

SELL YOUR TENANTED  
PROPERTY.COM



# PROPERTY INVESTMENT SCHEDULE

7 Chase Mews  
Newcastle  
NE32 3UF

# PROPERTY DETAILS

## 7 Chase Mews, Newcastle NE32 3UF

OFFERS OVER  
£129,950

Sell Your Tenanted Property are delighted to bring to market this 3- bedroom terraced situated in the sought after area of Jarrow

**Type Of Home** Terraced

**Tenure** Freehold

**Rent** £620/PCM

**Returns** £7,440

**Yeild** 5.72%

**Bedrooms** 3

**Bathrooms** 3

**Reception** 1

**Area Sqft** 793

# PROPERTY IMAGES



# PROPERTY IMAGES

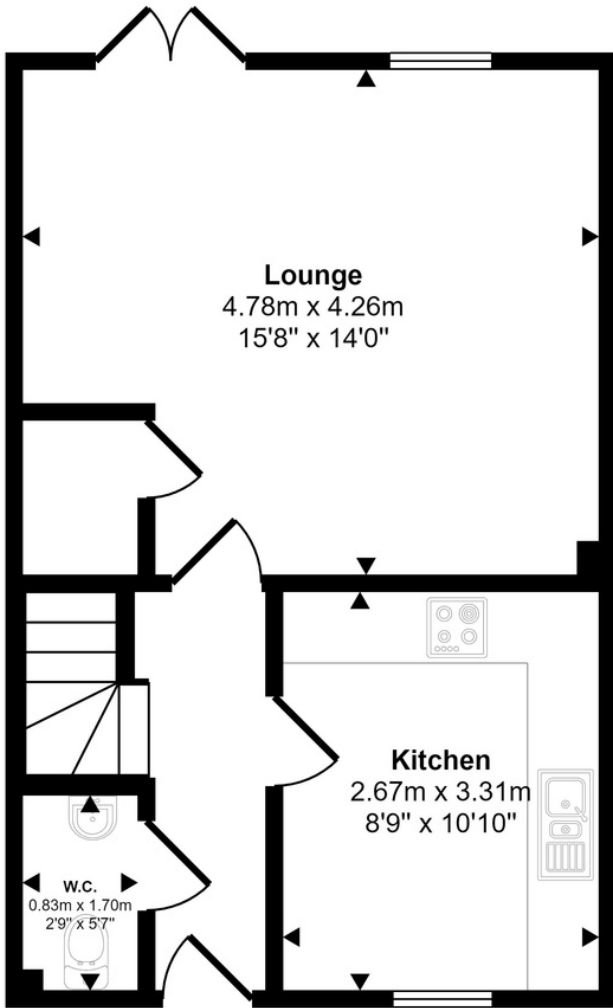


# PROPERTY IMAGES



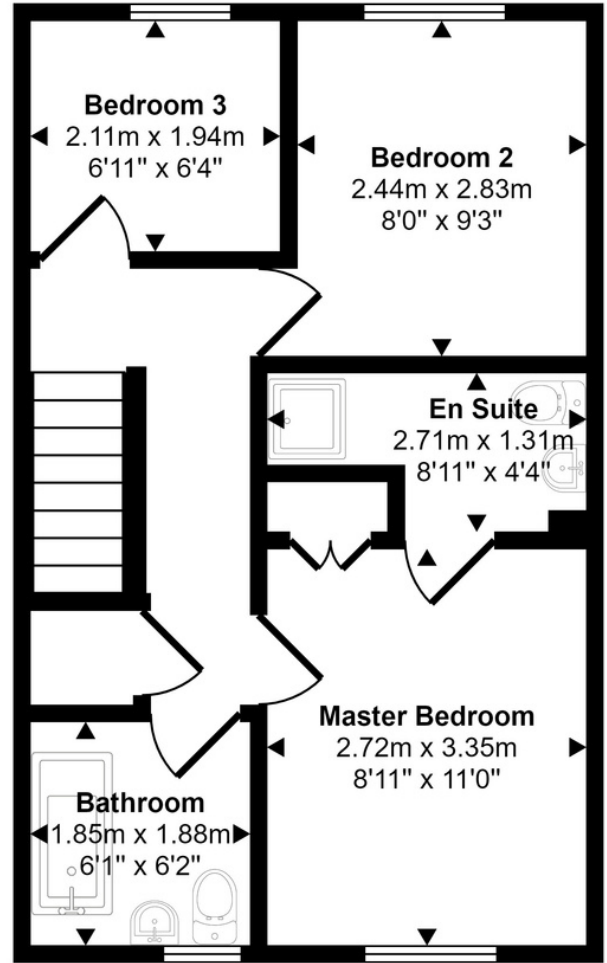
# FLOOR PLAN

Approx Gross Internal Area  
74 sq m / 793 sq ft



Ground Floor

Approx 37 sq m / 398 sq ft



First Floor

Approx 37 sq m / 395 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.

2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future  
increase over the next 5 years.

- Page 8 – Current annual rent returns for a cash purchase.
- Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.
- Page 10 – Historic increase in value & potential future increase in value. Within the area.
- Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years

# RETURN AT CURRENT RENT £620/PCM

Cash Purchase Investment/ Current Return = **5.72% Yeild**

## Investment

House Purchase Price	£129,950
LBTT	£3,898
Legal Fees	£1000
Total Investment	£134,848

## Income

Annual Income	£7,440
Less Mortgage Int	£0
Factor Fees	£0
Net Annual Income	£7,440



# RETURN AT POTENTIAL RENT £890/PCM

Cash Purchase Investment/ Current Return = **7.8% Yeild**

## Investment

House Purchase Price	£129,950
LBTT	£3,898
Legal Fees	£1000
Total Investment	£134,848

## Income

Annual Income	£10,680
Less Mortgage	£0
Factor Fees	£0
Net Annual Income	£10,680

BTL Mortgage Investment/ Current Return = **14.3% Yeild**

## Investment

25% Of Purchase Price	£32,487
LBTT	£3,898
Legal Fees	£1000
Total Investment	£37,385

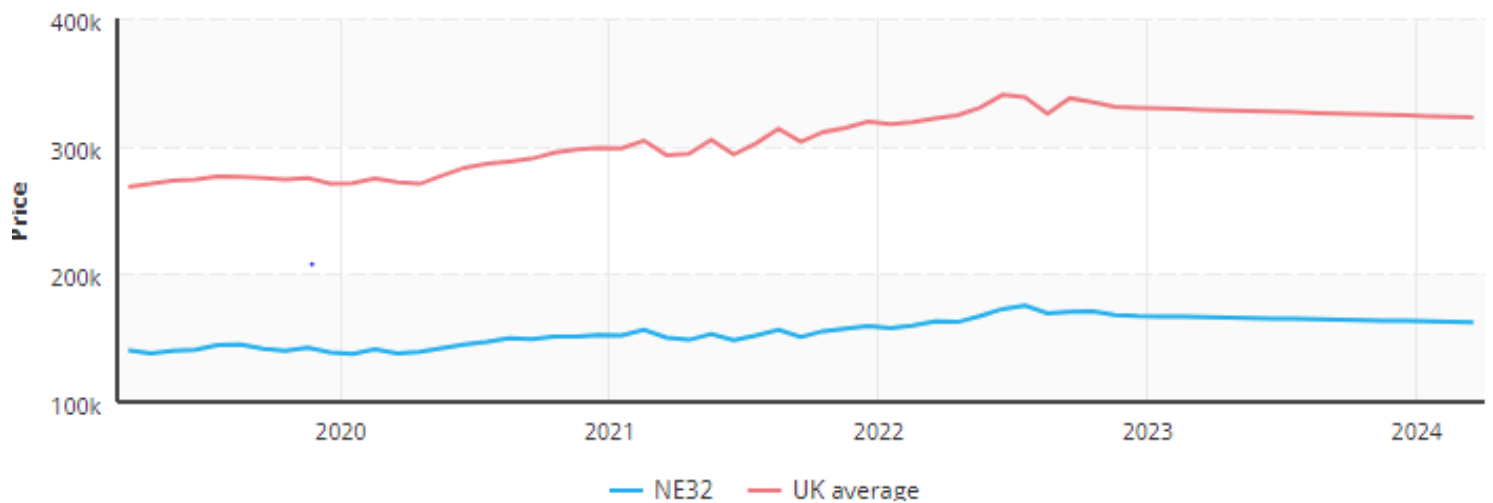
## Income

Potential Annual Income	£10,680
Less Mortgage Int	£4,873
Factor Fees	£0
Net Annual Income	£5,353

\*Assumed 25% deposit & BTL interest rate of 5%

# PROJECTED FUTURE VALUE

## House prices in the NE32 Area In The Last 5 Years



Historically, House prices in the NE32 area have risen by 12%

# TENANT POTENTIAL RETURN OVER 5 YEARS

**BASED ON THE POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **70%**

<b>Cash Investment</b>	<b>£129,950</b>
5 Year Income	£53,400
Potential Increase In Value	£38,050
<b>House Price In 5 Years</b>	<b>£168,000</b>
Total Potential Return	£91,450

BTL Mortgage Investment/Potential Total Return **172%**

<b>Cash Investment</b>	<b>£37,385</b>
5 Year Net Income	£26,765
Potential Increase In Value	£38,050
Total Potential Return	£64,815

# TENANT INFORMATION



Tenancy Agreement In Place



No Missed/ Late Rent Payments In Last 12 Months



Tenant Expected To Stay Long Term



Property Fully Compliant (EICR/ Gas Safety etc)

SELL YOUR TENANTED  
PROPERTY.COM

# LOCAL SALES ACTIVITY

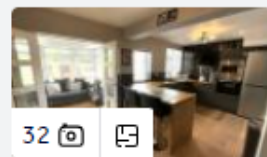
## 98, Lulworth Avenue, Jarrow, Tyne And Wear NE32 3SB

3 bed, terraced

£142,500 12 Feb 2024 Freehold

£76,000 18 Aug 2014 Freehold

No other historical records



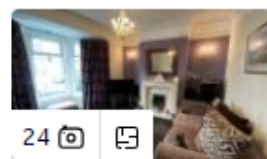
## 9, Kent Street, Jarrow, Tyne And Wear NE32 5AW

4 bed, terraced

£172,000 9 Feb 2024 Freehold

£52,500 13 Oct 2000 Freehold

£39,000 19 May 1995 Freehold



## 30, Dene Terrace, Jarrow, Tyne And Wear NE32 5NQ

3 bed, semi-detached

£195,000 8 Feb 2024 Freehold

£150,000 18 Nov 2016 Freehold

No other historical records



## 10, Thirlwell Grove, Jarrow, Tyne And Wear NE32 5YD

3 bed, semi-detached

£215,000 2 Feb 2024 Freehold

£172,000 7 Jul 2022 Freehold

No other historical records



# LOCAL LETTINGS ACTIVITY



## 135 Wansbeck Road (E)

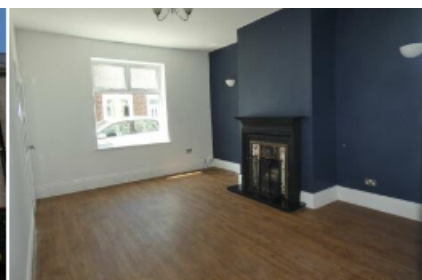
Terraced 🏠 3 🛏 1

Beautifully updated and stylish three bedroom terrace home located on the sought after street in Jarrow. This property is ideally located within school catchments areas, a short walk to Monkton Dene Park,

Added on 16/02/2024 by Safe & Secure Properties, Houghton Le ...

£875 pcm

£202 pw



## Elm Street, Jarrow, Tyne and Wear, NE32 5JD

Terraced 🏠 2 🛏 1

| SPACIOUS MID TERRACE | TWO BEDROOMS | NEWLY INSTALLED KITCHEN / INTEGRATED APPLIANCES | LARGE REAR COURT YARD | IMMACULATELY PRESENTED. Pattinson Estate Agents are delighted

£695 pcm

£160 pw



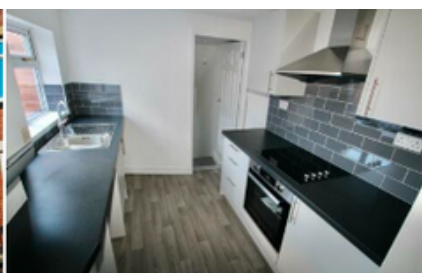
## Maple Street, Jarrow, Tyne And Wear, NE32

Terraced 🏠 3 🛏 1

**\*\*NEW TO THE MARKET\*\*** Recently refurbished 3 bedroom terraced house located in Jarrow. The property is in an excellent location to Jarrow town centre & close to Jarrow Metro with great

£750 pcm

£173 pw



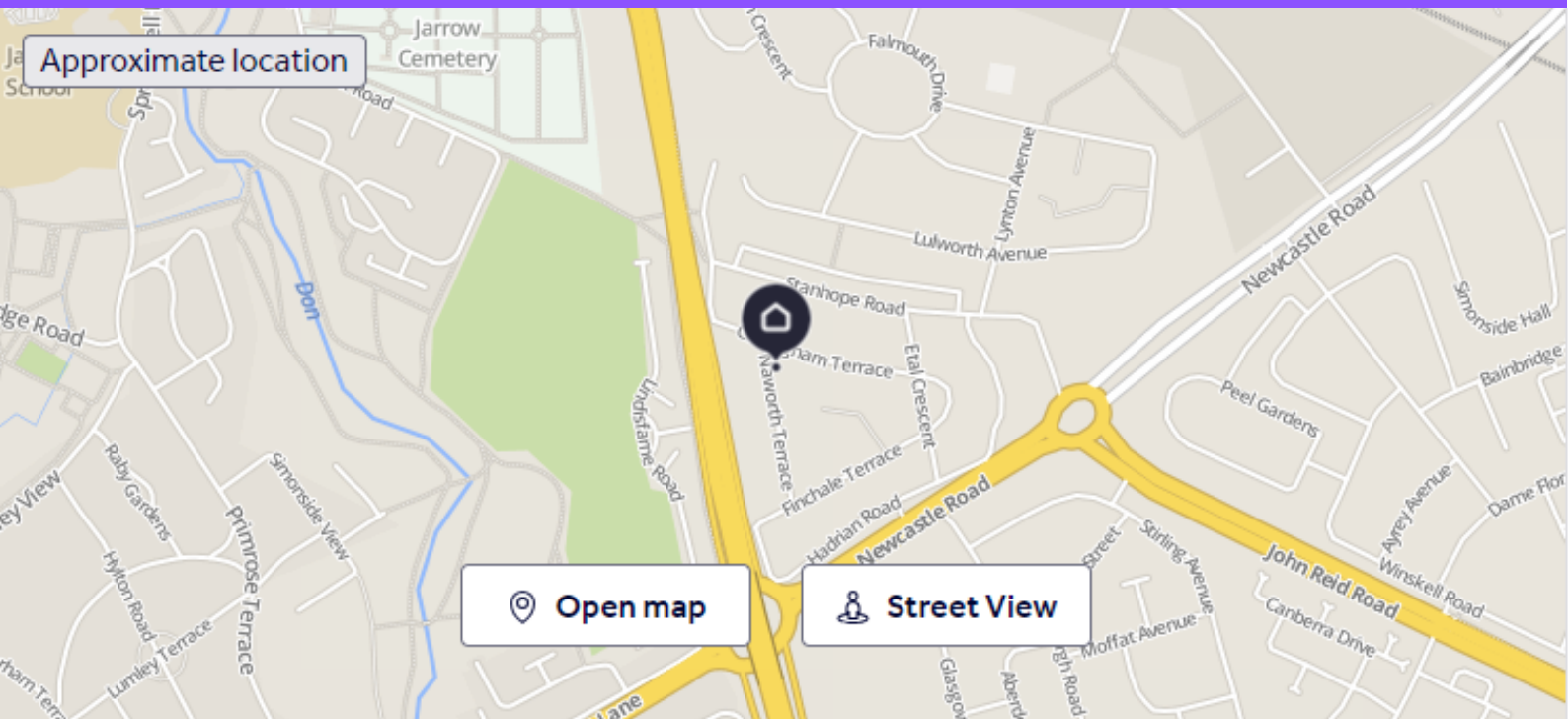
## Wellesley Street, Jarrow, Tyne And Wear, NE32

Flat 🏠 3 🛏 1

**\*\* NEW TO THE MARKET \*\*** Recently refurbished 3 bedroom first floor flat ideally located in a popular residential arrear of Jarrow, close to local amenities and schools making this an ideal family

£675 pcm





# LOCAL SCHOOLS



 Stations

 Schools

## NEAREST SCHOOLS

- |                                                                                                                                                                       |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|  <b>Simonside Primary School</b><br>State School   Ofsted: Good                      | 0.3 miles |
|  <b>St Mary's Catholic Primary School</b><br>State School   Ofsted: Good             | 0.4 miles |
|  <b>Epinyay Business and Enterprise School</b><br>State School   Ofsted: Outstanding | 0.7 miles |
|  <b>Jarrow School</b><br>State School   Ofsted: Good                                 | 0.6 miles |

SELL YOUR TENANTED  
PROPERTY.COM

# Contact Information



0141 459 0575 (Scotland)

0161 524 1844 (England)



[hello@sellyourtenantedproperty.co.uk](mailto:hello@sellyourtenantedproperty.co.uk)



[sellyourtenantedproperty.co.uk](https://www.sellyourtenantedproperty.co.uk)

## Head Office

Suite 4 Aspire Business Centre,  
16 Farmeloan Road  
G73 1DL

### DISCLAIMER

All reasonable efforts have been made by Gormley Property Solutions Ltd. to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Certain assumptions have been made.

Gormley Property Solutions Ltd accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Investment Schedule has been aggregated from a number of data points by Gormley Property Solutions Ltd. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Investment Schedule does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact us on 0141 459 0575 or visit <https://www.sellyourtenantedproperty.co.uk>. To opt out of future communication, contact us at [hello@sellyourtenantedproperty.co.uk](mailto:hello@sellyourtenantedproperty.co.uk)