

SELL YOUR TENANTED
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PROPERTY INVESTMENT SCHEDULE

934 High Lane
Stoke-On-Trent
ST6 6HE

PROPERTY DETAILS

934 High Lane
Stoke-On-Trent
ST6 6HE

OFFERS IN THE REGION OF
£150,000

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

Type Of Home Semi-Detached

Tenure Freehold

Rent £695/PCM

Returns £8,340

Yield 5.56%

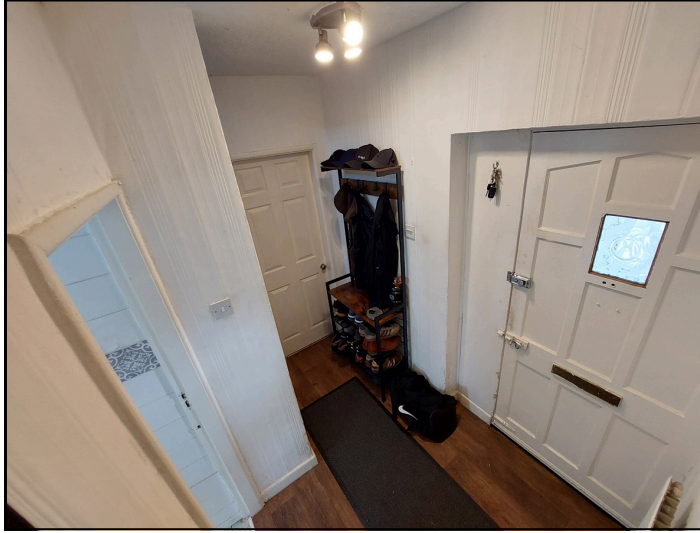
Bedrooms 3

Bathrooms 1

Reception 1

Area Sqft TBC

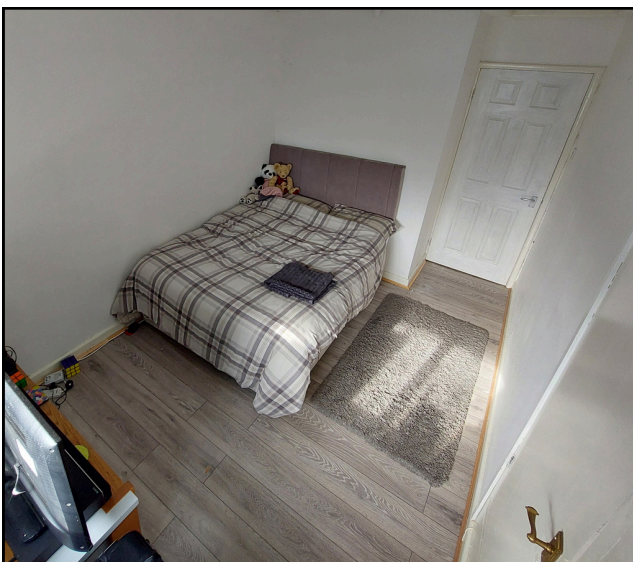
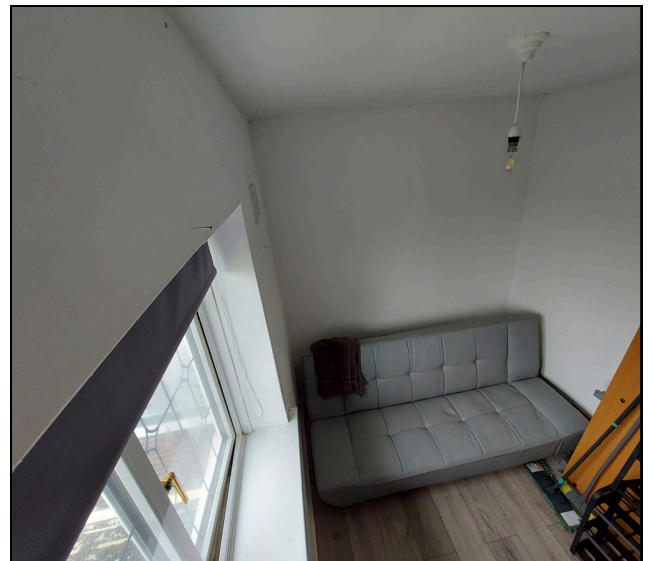
PROPERTY IMAGES



PROPERTY IMAGES



PROPERTY IMAGES



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 based on the current market value.

- **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

£695/PCM

Cash Purchase Investment/ Current Return = **5.4% Yield**

Investment

House Purchase Price	£150,000
LBTT	£4,500
Legal Fees	£1,000
Total Investment	£155,500

Income

Annual Income	£8,340
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£8,340

BTL Mortgage Investment/ Current Return = **7.4 % Yield**

Investment

25% Of Purchase Price	£37,500
LBTT	£4,500
Legal Fees	£1,000
Total Investment	£43,000

Income

Potential Annual Income	£8,340
Less Mortgage Int	£5,175
Service Charge & Ground Rent	£0
Net Annual Income	£3,165

*Assumed 25% deposit & BTL interest rate of 4.6%

RETURN AT POTENTIAL RENT £785/PCM

Cash Purchase Investment/ Current Return = **6.1% Yield**

Investment

House Purchase Price	£150,000
LBTT	£4,500
Legal Fees	£1,000
Total Investment	£155,500

Income

Annual Income	£9,420
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£9,420

BTL Mortgage Investment/ Current Return = **9.87% Yield**

Investment

25% Of Purchase Price	£37,500
LBTT	£4,500
Legal Fees	£1,000
Total Investment	£43,000

Income

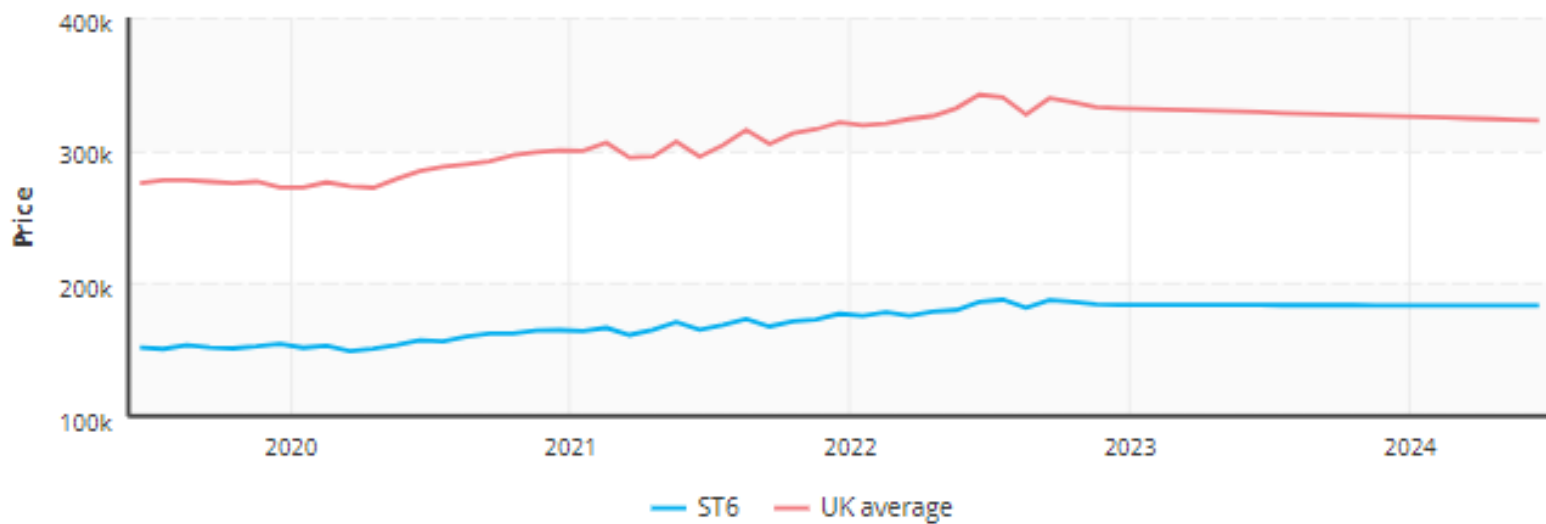
Potential Annual Income	£9,420
Less Mortgage Int	£5,175
Service Charge & Ground Rent	£0
Net Annual Income	£4,245

*Assumed 25% deposit & BTL interest rate of 4.6%

PROJECTED FUTURE VALUE

House prices in the ST6 Area In The Last 5 Years

Average home values nationwide



Historically, House prices in the ST6 area have risen by 26.7%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **61.7%**

Cash Investment	£150,000
5 Year Income	£47,100
Potential Increase In Value (based off of CMV of £115k)	£45,390
House Price In 5 Years	£215,390 (conservatively)
Total Potential Return	£92,490

BTL Mortgage Investment/Potential Total Return **154.9%**

Cash Investment	£43,000
5 Year Net Income	£21,225
Potential Increase In Value	£45,390
Total Potential Return	£66,615

LOCAL SALES ACTIVITY

Comparable sale properties



£200,000

High Lane, Chell, Stoke-On-Trent ST6

Distance: 0.14 miles

3 Detached house / Freehold

Draft details. This is an ideal opportunity to purchase a substantial Detached House which is in need of complete renovation. It sits in a good size plot in an elevated position, set back off the ...



£190,000

Chell Green Avenue, Chell, Stoke-On-Trent ST6

Distance: 0.16 miles

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3 Semi-detached house / Freehold

One to be viewed - We are thrilled to bring to market this three-bedroom semi-detached property which benefits from a ground floor rear extension and is ready for you to come and put your stamp on ...

Sale date: Sep 2008 Jan 2001
Price: £124,950 £59,000



£225,000

Hewitt Street, Chell, Stoke-On-Trent ST6

Distance: 0.18 miles

3 Detached bungalow / Freehold

This three bedroom individually designed detached bungalow is nestled within an impressive plot, ideally located close to excellent local amenities and within easy reach of major road and public ...

Sale date: Apr 2018
Price: £170,000



£175,000

High Lane, Stoke-On-Trent, Staffordshire ST6

Distance: 0.18 miles

3 Semi-detached house / Freehold

2024 is sure to be full of plenty of highs... Starting with this fantastic property on high lane... This stunning property is perfect for anyone looking for a luxurious home with plenty of space ...



LOCAL LETTINGS ACTIVITY

Comparable rental properties



S **£895 pcm (£207 pw)**
Barber Road, Stoke-On-Trent, Staffordshire ST6 Distance: 0.08 miles

 3  Terraced house

3 bedroom unfurnished house to rent in barber road, tunstall - only £895PCM  



T **£795 pcm (£183 pw)**
Hewitt Street, Chell, Stoke-On-Trent, Staffordshire ST6 Distance: 0.18 miles

ARCHIVED

 3  Terraced house

Holding and Security Deposits may apply, ask in branch for details This neutrally decorated, three-bedroom terraced property in the quiet residential area of Chell is ideal for families or ...

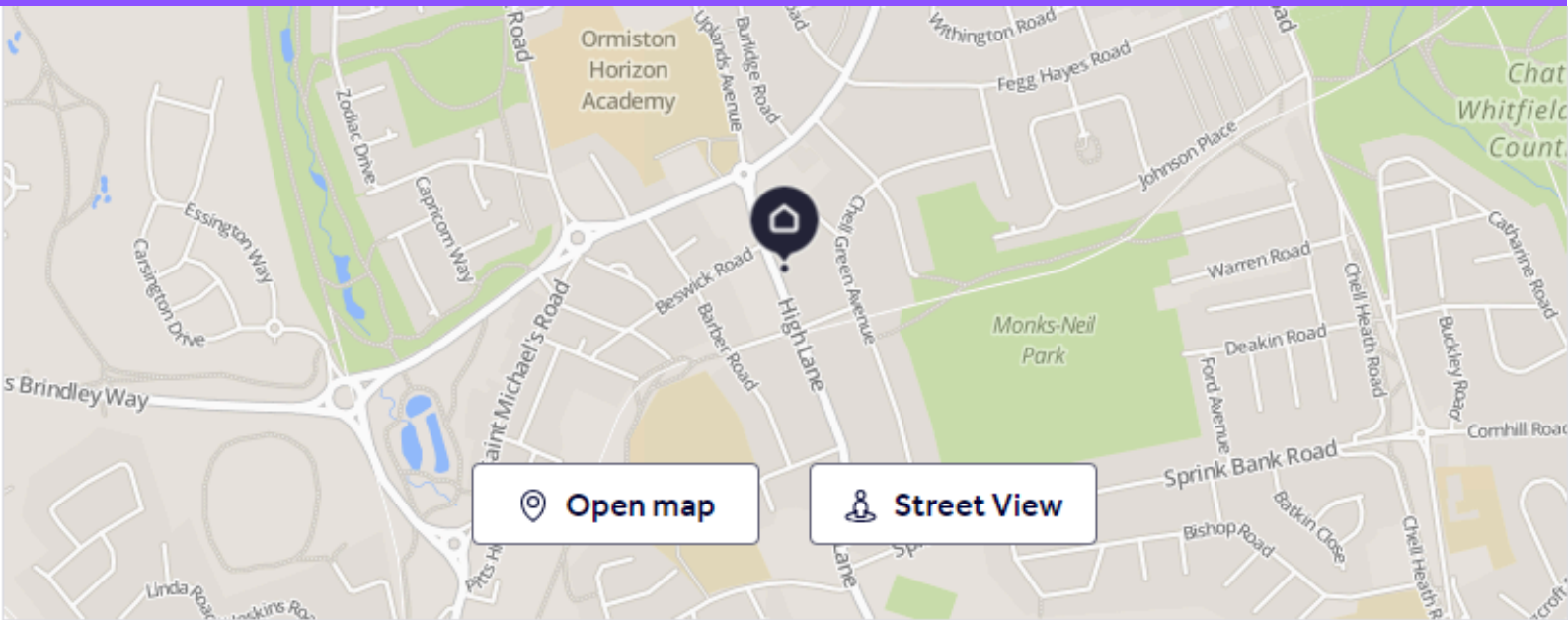


U **£1,050 pcm (£242 pw)**
Rosebery Street, Stoke-On-Trent ST6 Distance: 0.19 miles

 3  Terraced house

Newly refurbished family home. Great Location for schools, transport links and shopping. The ground floor has a separate reception room which can be used as a study or office. There is a walk... ..

LOCAL SCHOOLS







Stations



Schools

NEAREST SCHOOLS

 St Margaret Ward Catholic Academy State School Ofsted: Good	0.2 miles
 Watermill School State School Ofsted: Good	0.2 miles
 Ormiston Horizon Academy State School Ofsted: Good	0.3 miles
 Whitfield Valley Primary Academy State School Ofsted: Good	0.4 miles

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