

**SELL YOUR TENANTED
PROPERTY.COM**



PROPERTY INVESTMENT SCHEDULE

**3 Boston Street
Peterlee
SR8 3SL**

PROPERTY DETAILS

3 Boston Street
Peterlee
SR8 3SL

OFFERS IN THE REGION OF
£50,000

Sell Your Tenanted Property are delighted to bring to market this 2- bedroom house situated in the sought after area of Peterlee

Type Of Home	Terraced	Bedrooms	2
Tenure	Freehold	Bathrooms	1
Rent	£450/PCM	Reception	1
Returns	£5,400	Area Sqft	804
Yield	10.8%		

PROPERTY IMAGES

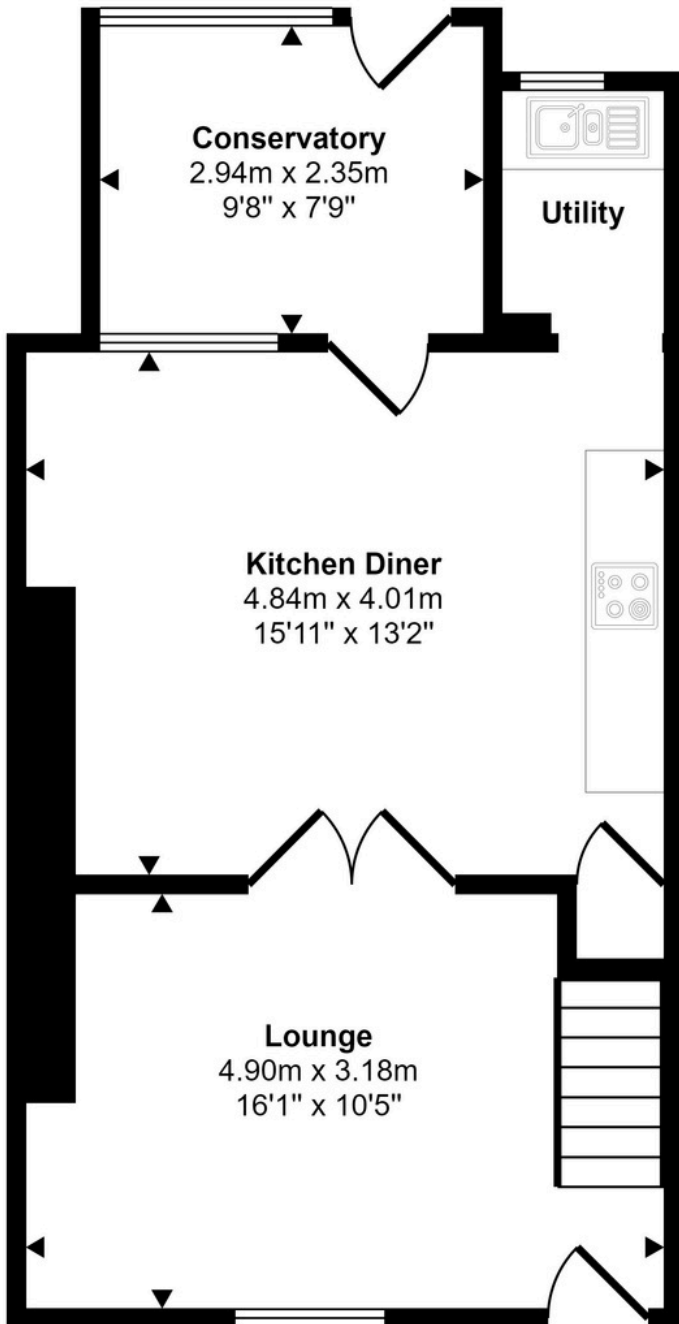


PROPERTY IMAGES



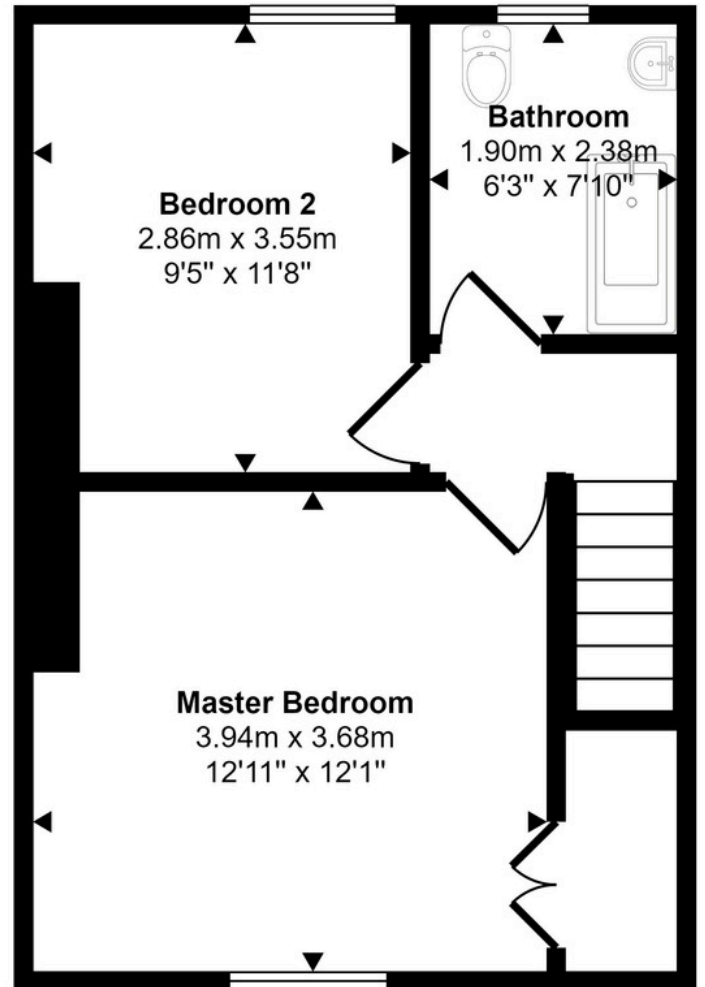
FLOOR PLAN

Approx Gross Internal Area
82 sq m / 883 sq ft



Ground Floor

Approx 46 sq m / 494 sq ft



First Floor

Approx 36 sq m / 389 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 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 £450/PCM

Cash Purchase Investment/ Current Return = **10.3 % Yield**

Investment

House Purchase Price	£50,000
LBTT	£1,500
Legal Fees	£1,000
Total Investment	£52,500

Income

Annual Income	£5,400
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£5,400

BTL Mortgage Investment/ Current Return = **24.5 % Yield**

Investment

25% Of Purchase Price	£12,500
LBTT	£1,500
Legal Fees	£1,000
Total Investment	£15,000

Income

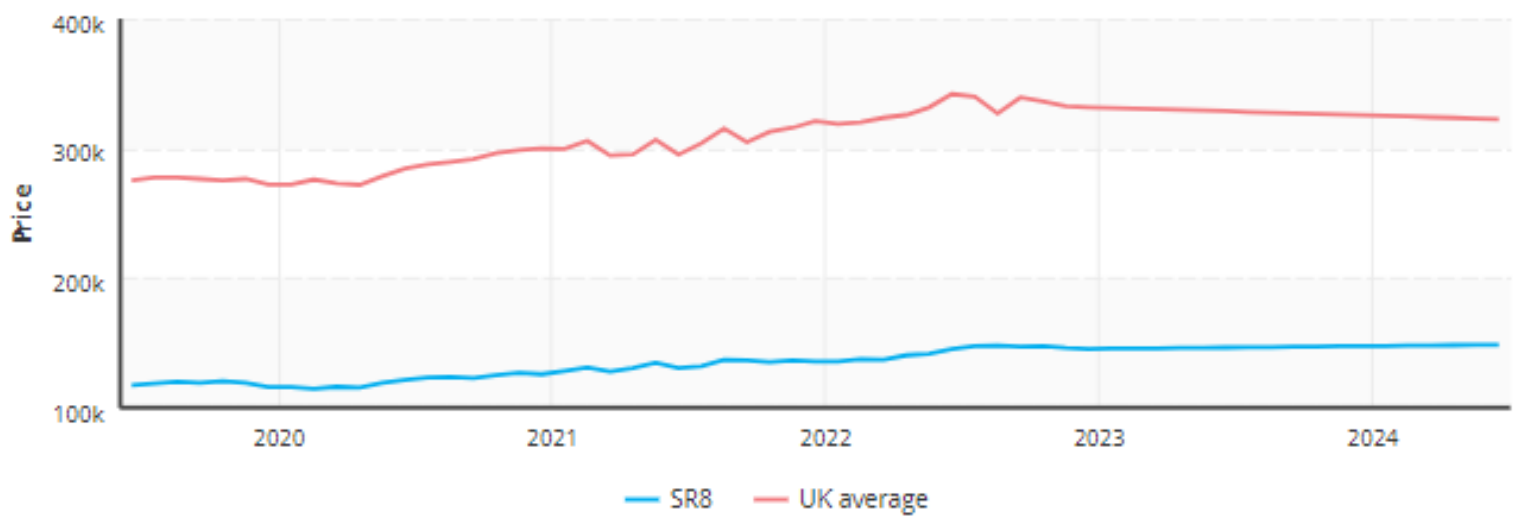
Potential Annual Income	£5,400
Less Mortgage Int	£1,725
Service Charge & Ground Rent	£0
Net Annual Income	£3,675

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

PROJECTED FUTURE VALUE

House prices in the SR8 Area In The Last 5 Years

Average home values nationwide



Historically, House prices in the SR8 area have risen by 30.4%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **68%**

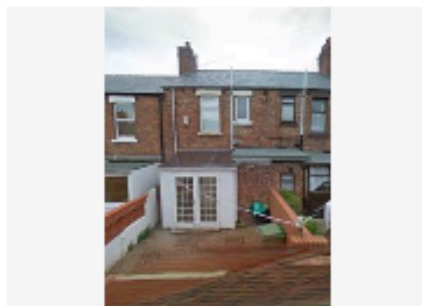
Cash Investment	£50,000
5 Year Income	£27,000
Potential Increase In Value <i>(based off of CMV of £50k)</i>	17,024
House Price In 5 Years	£73,024 (conservatively)
Total Potential Return	£34,024

BTL Mortgage Investment/Potential Total Return **283.2%**

Cash Investment	£12,500
5 Year Net Income	£18,375
Potential Increase In Value	£17,024
Total Potential Return	£35,399

LOCAL SALES ACTIVITY

Comparable sale properties



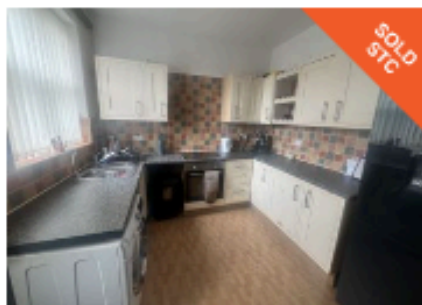
£49,000

Baldwin Street, Easington Colliery, Peterlee SR8

Distance: 0.03 miles

2 Terraced house / Freehold

Collier Estates are proud to market this property.



£50,000

Station Road, Peterlee, County Durham SR8

Distance: 0.06 miles

2 End terrace house / Freehold

Located on Station Road, this charming 2-bedroom end-of-terrace house offers a cosy retreat with picturesque views. As you enter, you're greeted by a warm and inviting living room, adjacent is the ...

Sale date: Dec 2005
Price: £46,000



£65,000

Baldwin Street, Easington Colliery, Peterlee SR8

Distance: 0.07 miles

2 Terraced house

Summary Pattinson Estate Agents welcome to the market this 2 bedroom beautifully refurbished (high standard), deceptively spacious terraced home. *please see walk through video ...

Sale date:	Nov 2023	Aug 2023	Sep 2007	May 2006
Price:	£26,000	£23,000	£60,000	£25,000



£20,000

Cornwall Street, Easington Colliery, Peterlee SR8

Distance: 0.11 miles

3 Terraced house

Summary To be sold via Online Auction. Fees Apply. We welcome for sale by auction this fantastic end terraced property situated on Cornwall Street in Easington, County Durham. ...

Sale date:	Jul 2017	Mar 2006
Price:	£48,000	£58,000

LOCAL LETTINGS ACTIVITY



Comparable rental properties



£500 pcm (£115 pw)

Baldwin Street, Easington Colliery, Peterlee SR8

Distance: 0.02 miles

 2  Terraced house

Rent UK Property are pleased to offer this recently refurbished property to rent in Peterlee.




£550 pcm (£127 pw)

Station Road, Easington Colliery, Peterlee SR8

Distance: 0.07 miles

ARCHIVED

 3  Terraced house

Free bond! DSS welcome...low upfront costs...Fenix Property are delighted to welcome to the market this 3 Bedroom Terraced House located in the popular location of Station Road, Easington ...



£550 pcm (£127 pw)

Station Road, Easington Colliery, Peterlee SR8

Distance: 0.07 miles

ARCHIVED

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Free bond! DSS welcome...low upfront costs...Fenix Property are delighted to welcome to the market this 3 Bedroom Terraced House located in the popular location of Station Road, Easington ...



£550 pcm (£127 pw)

Station Road, Easington Colliery, Peterlee SR8

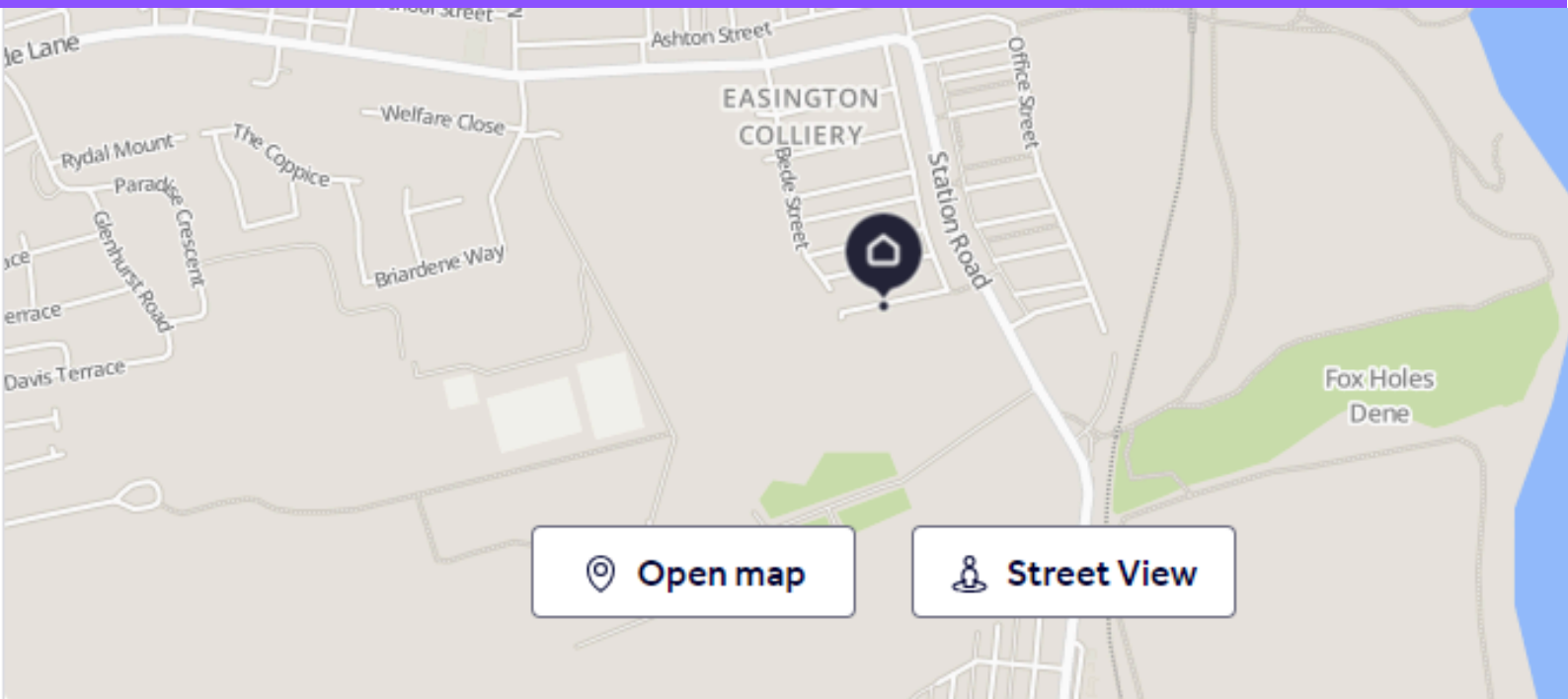
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ARCHIVED

 3  Terraced house

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LOCAL SCHOOLS



Stations

Schools

NEAREST SCHOOLS (i)

-  **Our Lady Star of the Sea Roman Catholic Voluntary ...** 0.8 miles
State School | Ofsted: Good
-  **Hope Wood Academy** 0.6 miles
State School | Ofsted: Good
-  **Easington Colliery Primary School** 0.7 miles
State School | Ofsted: Good
-  **Seascape Primary School** 1.5 miles
State School | Ofsted: Good

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Contact Information



0141 459 0575 (Scotland)
0161 524 1844 (England)



hello@sellyourtenantedproperty.co.uk



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

Head Office

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

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