

LET PROPERTY PACK

INVESTMENT INFORMATION

Hogspringville, Hockenden
Ln Swanley, BR8

208400171

 www.letproperty.co.uk





Property Description

Our latest listing is in Hogspringville, Hockenden Ln Swanley, BR8

This property has a potential to rent for **£2,500** which would provide the investor a Gross Yield of **4.6%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity..



Hogspringville,
Hockenden Ln Swanley,
BR8

208400171



Property Key Features

6 Bedrooms

2 Bathrooms

Spacious Rooms

Well Maintained Property

Ground Rent: tbc

Lease Length: tbc

Market Rent: £2,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £650,000.00 and borrowing of £487,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 650,000.00

25% Deposit	£162,500.00
SDLT Charge	£39,500
Legal Fees	£1,000.00
Total Investment	£203,000.00

Projected Investment Return



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£2,500



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£0	£2,500
Mortgage Payments on £487,500.00 @ 5%		£2,031.25
Est. Building Cover (Insurance)		£15.00
Approx. Factor Fees		£0.00
Ground Rent		tbc
Letting Fees	£0.00	£250.00
Total Monthly Costs	£2,046.25	£2,296.25
Monthly Net Income	-£2,046.25	£203.75
Annual Net Income	-£24,555.00	£2,445.00
Net Return	-12.10%	1.20%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **-£2,555.00**
Adjusted To

Net Return **-1.26%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **-£7,305.00**
Adjusted To

Net Return **-3.60%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £675,000.



£675,000

 Floorplan

5 bedroom semi-detached house for sale

Hockenden Lane, Swanley, BR8

+ Add to report

NO LONGER ADVERTISED

5 to 6 bedrooms | 2 to 3 Reception Rooms | 3 Bathrooms | Open Plan
Kitchen/Family/Breakfast Room ...

Marketed from 29 Jul 2022 to 6 Dec 2022 (130 days) by Robinson Jackson, Swanley Resale



£600,000

 Floorplan

6 bedroom semi-detached house for sale

Hogspringville, Swanley, BR8 7QJ

+ Add to report

NO LONGER ADVERTISED

Contemporary Detached Property | Ample Off-Street Parking | Recently
Refurbished to High Standard...

Marketed from 23 Apr 2024 to 9 Jul 2024 (77 days) by SmoothSale, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm



5 bedroom semi-detached house

Crescent Gardens Swanley BR8

+ Add to report

NO LONGER ADVERTISED

Impressive Semi-Detached Chalet | Unfurnished With Kitchen Appliances | Ample Off Street Parking ...

SOLD PRICE HISTORY

21 Jun 2002	£217,500
8 Nov 1995	£97,000

Marketed from 22 Jun 2023 to 27 Jun 2023 (5 days) by Langford Russell, Swanley



£3,200 pcm

6 bedroom semi-detached house

Walsingham Road,

+ Add to report

CURRENTLY ADVERTISED

Spacious Living Area | 5 / 6 Bedroom Property | EPC: C | Split Over 3 Floors | Driveway | Large G...

Marketed from 1 Jul 2024 by Family Homes Sales & Lettings, Sittingbourne

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- ✓ Tenancy Agreement in place: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **Vacant**
- ✓ Payment history: **N/A**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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BR8

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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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