

SELL YOUR TENANTED  
PROPERTY.COM



# PROPERTY INVESTMENT SCHEDULE

18 Poplar Lea,  
Durham,  
DH7 8SP

# PROPERTY DETAILS

18 Poplar Lea,  
Durham,  
DH7 8SP

OFFERS IN THE REGION OF  
£85,000

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

<b>Type Of Home</b>	Terraced	<b>Bedrooms</b>	3
<b>Tenure</b>	Freehold	<b>Bathrooms</b>	1
<b>Rent</b>	£500/PCM	<b>Reception</b>	1
<b>Returns</b>	£6,000	<b>Area Sqft</b>	TBC
<b>Yield</b>	7%		



# PROPERTY IMAGES





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# 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 £500/PCM

Cash Purchase Investment/ Current Return = **7 % Yield**

## Investment

House Purchase Price	£85,000
LBTT	£2,550
Legal Fees	£1,000
Total Investment	£88,550

## Income

Annual Income	£6,000
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£6,000

BTL Mortgage Investment/ Current Return = **13.3 % Yield**

## Investment

25% Of Purchase Price	£21,250
LBTT	£2,550
Legal Fees	£1,000
Total Investment	£24,800

## Income

Potential Annual Income	£6,000
Less Mortgage Int	£2,700
Service Charge & Ground Rent	£0
Net Annual Income	£3,300

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

# RETURN AT POTENTIAL RENT £550/PCM

Cash Purchase Investment/ Current Return = **7.7% Yield**

## Investment

House Purchase Price	£85,000
LBTT	£2,550
Legal Fees	£1,000
Total Investment	£24,800

## Income

Annual Income	£6,600
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£6,600

BTL Mortgage Investment/ Current Return = **15.7% Yield**

## Investment

25% Of Purchase Price	£21,250
LBTT	£2,550
Legal Fees	£1,000
Total Investment	£24,800

## Income

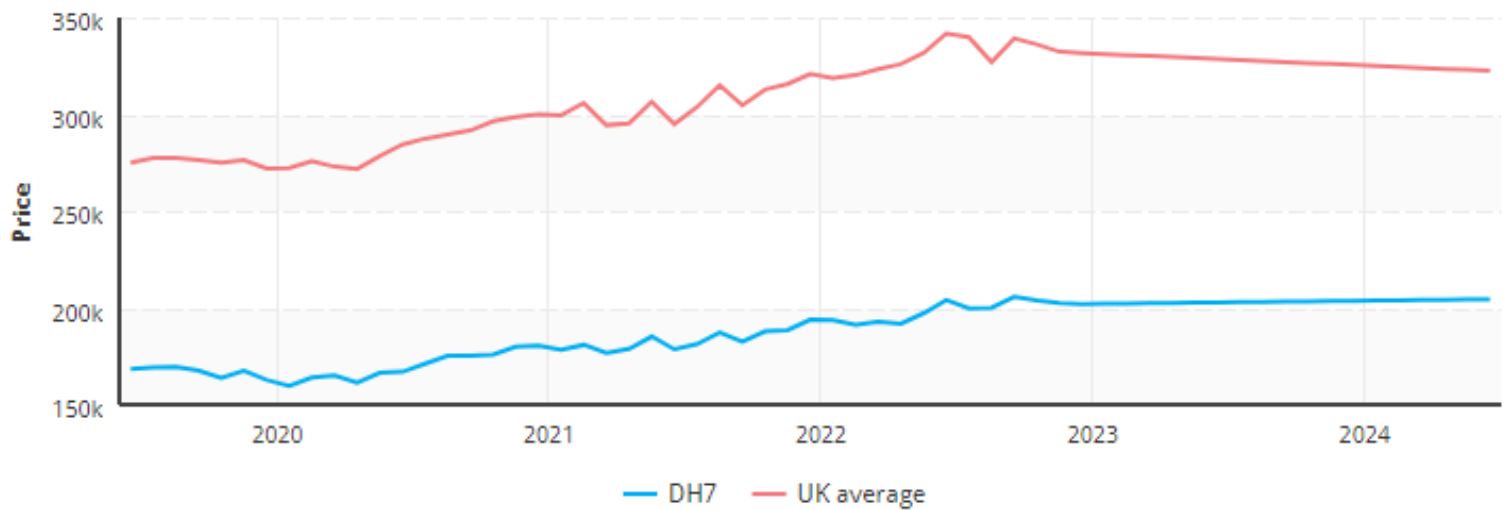
Potential Annual Income	£6,600
Less Mortgage Int	£2,700
Service Charge & Ground Rent	£0
Net Annual Income	£3,900

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



# PROJECTED FUTURE VALUE

## House prices in the DH7 Area In The Last 5 Years



Historically, House prices in the DH7 area have risen by 23%

# TENANT POTENTIAL RETURN OVER 5 YEARS

**BASED ON THE POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **75.1%**

Cash Investment	£85,000
5 Year Income	£39,000
Potential Increase In Value (based off of CMV of £108k)	£24,840
House Price In 5 Years	£132,840 (conservatively)
Total Potential Return	£63,840

BTL Mortgage Investment/Potential Total Return **178.8%**

Cash Investment	£24,800
5 Year Net Income	£19,500
Potential Increase In Value	£24,840
Total Potential Return	£44,340



# LOCAL SALES ACTIVITY



**G** **£90,000**  
Deerness Heights, Brandon, Durham, County Durham DH7 **Distance: 0.21 miles**

**3** **Terraced house / Freehold**

Situated on the outer fringe of Brandon with stunning views to Durham City and the Cathedral to rear. This three bedroom mid link offers spacious accommodation with modern gas central heating and ...

<b>Sale date:</b>	Sep 2018	Aug 2003	Jan 2002	Dec 1997
<b>Price:</b>	£89,950	£74,950	£41,000	£38,500



**H** **£115,000**  
Midhill Close, Brandon, Durham, County Durham DH7 **Distance: 0.21 miles**

**2** **Semi-detached bungalow / Freehold**

This two bedroom semi detached bungalow offers spacious accommodation with gardens to front and rear, driveway for up to three cars leading to an attached garage to side. With gas central heating ...

<b>Sale date:</b>	Oct 2001
<b>Price:</b>	£59,000



**I** **£55,000**  
Deerness Heights, Brandon, Durham DH7 **ARCHIVED** **Distance: 0.24 miles**

**3** **Terraced house**

Strapline Auction Sale - 23/07/2024 A three bedroom terrace property, benefitting from front and rear gardens, in need of modernisation. Vacant. ...

<b>Sale date:</b>	Aug 1999	Nov 1998
<b>Price:</b>	£40,500	£34,500



**J** **£70,000**  
Deerness Heights, Brandon, Durham DH7 **ARCHIVED** **Distance: 0.24 miles**

**3** **Terraced house**

Strapline Auction Sale - 29/05/2024 A three bedroom terrace property, benefitting from front and rear gardens, in need of modernisation. Vacant. ...

# LOCAL LETTINGS ACTIVITY



Select image

**£625 pcm (£144 pw)**

Pear Lea, Brandon, Durham DH7

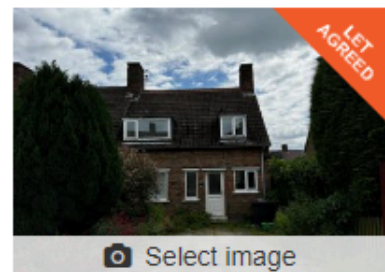


For print:  Hide property description

2 End terrace house Listed: 25 June 2024

Distance: 0.07 miles

**\*\*two bed end terrace\*\* available July\*\* virtual tour available\*\* good location\*\* EPC grade D\*\* council tax band A\*\* [Full details](#)**



Select image

**£595 pcm (£137 pw)**

Linden Park, Brandon, Durham DH7

ARCHIVED

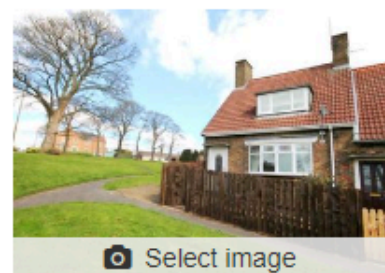


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2 End terrace house Listed: 19 June 2024

Distance: 0.17 miles

Recently re-decorated semi detached house available immediately on an unfurnished basis. Internally the property comprises: Entrance hallway, lounge and fitted kitchen with oven and hob. A ...



Select image

**£625 pcm (£144 pw)**

Pear Lea, Brandon, Durham, County Durham DH7

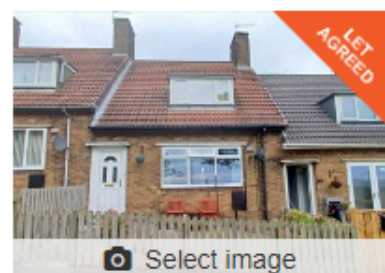


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2 Terraced house Listed: 20 May 2024

Distance: 0.07 miles

\* no tenant fees - available end of June 2024\* part furnished This lovely cottage style two bedroom home is presented to a good standard therefore is ideal for a range of tenants. Beautifully ... [Full details](#)



Select image

**£595 pcm (£137 pw)**

Pear Lea, Brandon, Durham City DH7

ARCHIVED



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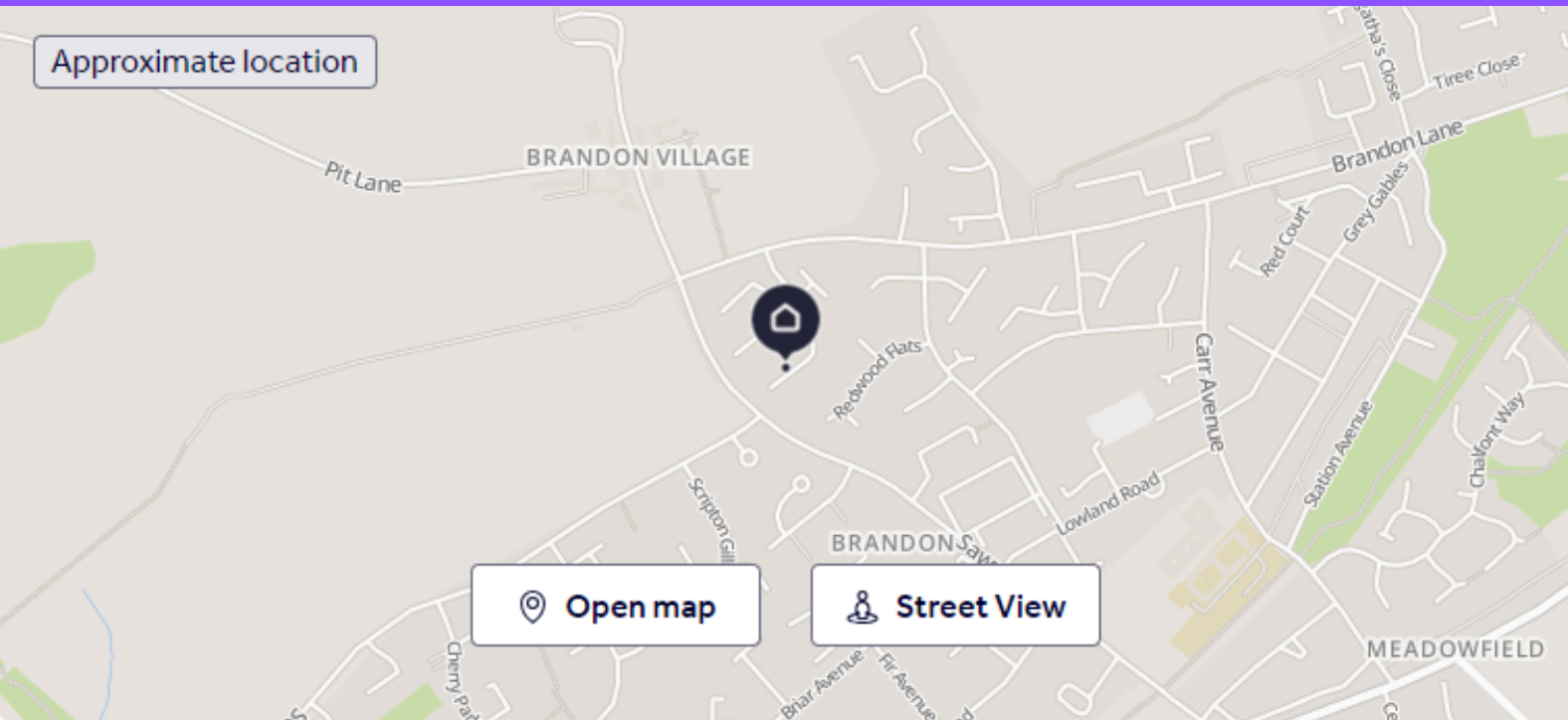
2 Terraced house Listed: 17 May 2024

Distance: 0.07 miles

No tenant fees - available early March This lovely cottage style terrace home is beautifully situated, take full advantage of the outstanding views over countryside to the front of the house while ...




# LOCAL SCHOOLS



 Stations  **Schools**

## NEAREST SCHOOLS

-  **Brandon Primary Academy** 0.4 miles  
State School | Rating: N/A
-  **New Brancepeth Primary Academy** 1.2 miles  
State School | Rating: N/A
-  **Browney Primary Academy** 0.9 miles  
State School | Ofsted: Good
-  **St Patrick's Catholic Primary School, Langley Moor** 1.0 miles  
State School | Rating: N/A

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# 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

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