

LET PROPERTY PACK

INVESTMENT INFORMATION

Hopton Wafers, Kidderminster,
DY14

209881355

 www.letproperty.co.uk





Property Description

Our latest listing is in Hopton Wafers, Kidderminster, DY14

This property has a potential to rent for **£1,667** which would provide the investor a Gross Yield of **2.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Hopton Wafers,
Kidderminster, DY14

209881355



Property Key Features

4 bedroom

3 bathroom

Spacious Lounge

Large Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,667

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £840,000.00 and borrowing of £630,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 840,000.00

25% Deposit	£210,000.00
SDLT Charge	£54,700
Legal Fees	£1,000.00
Total Investment	£265,700.00

Projected Investment Return



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	£1,667
Mortgage Payments on £630,000.00 @ 5%	£2,625.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£166.70
Total Monthly Costs	£2,806.70
Monthly Net Income	-£1,139.70
Annual Net Income	-£13,676.40
Net Return	-5.15%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£17,010.40**

Net Return **-6.40%**

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

Annual Net Income Adjusted To **-£26,276.40**

Net Return **-9.89%**

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 £950,000.



£950,000

6 bedroom country house for sale

The Old Coach House, Hopton Wafers

+ Add to report

CURRENTLY ADVERTISED

6 Bedroom detached family home | 5 Reception rooms | 4 Bathrooms | With 2 acres | Previous Planni...

Marketed from 14 Jun 2024 by Cobb Amos, Ludlow



£450,000

2 bedroom barn conversion for sale

Hopton Wafers, Kidderminster, Shropshire

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

A recently updated semi-detached barn conversion with a wide range of useful outbuildings, includ...

Marketed from 1 Jul 2022 to 11 Nov 2022 (133 days) by Fine & Country, Ludlow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

4 bedroom detached house

+ Add to report

The Brambles, 1 The Orchard, Coreley, Ludlow, Shropshire

NO LONGER ADVERTISED

Marketed from 8 Jun 2022 to 21 Jul 2022 (42 days) by Nock Deighton, Ludlow



£1,400 pcm

4 bedroom detached house

+ Add to report

Lea View, Cleobury Mortimer, Kidderminster, DY14

NO LONGER ADVERTISED


LET AGREED

Marketed from 12 Sep 2023 to 1 Dec 2023 (80 days) by Walton & Hipkiss, Hagley

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

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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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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