

LET PROPERTY PACK

INVESTMENT INFORMATION

Barmpton Lane,
Darlington, DL1

210315002

 www.letproperty.co.uk





Property Description

Our latest listing is in Barmpton Lane, Darlington, DL1

Get instant cash flow of **£641** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£691** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Barmpton Lane,
Darlington, DL1

210315002



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £641

Market Rent: £691

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

Projected Investment Return



The monthly rent of this property is currently set at £641 per calendar month but the potential market rent is



£ 691

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	£641	£691
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£64.10	£69.10
Total Monthly Costs	£510.35	£515.35
Monthly Net Income	£130.65	£175.65
Annual Net Income	£1,567.80	£2,107.80
Net Return	3.96%	5.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£725.80**
Adjusted To

Net Return **1.83%**

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


Annual Net Income **£37.80**
Adjusted To

Net Return **0.10%**

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 £160,000.



2 bedroom semi-detached house for sale [+ Add to report](#)


Barmpton Lane, Darlington

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Jan 2022 to 19 Apr 2022 (88 days) by Carver Residential, Darlington

EXTENDED TO THE REAR | PLEASANT GARDENS FRONT AND REAR | POPULAR LOCATION | DECEPTIVELY SPACIOUS ...

 Sold price history: [View](#)

 Floor plan: [View](#)



2 bedroom semi-detached house for sale [+ Add to report](#)

Barmpton Lane, Darlington

CURRENTLY ADVERTISED

Marketed from 9 Feb 2024 by Venture Properties, Darlington

Semi-Detached | Two Double Bedrooms | Two Reception Rooms | Open Plan Kitchen/Diner | Whinfield | ...

 Sold price history: [View](#)

 Floor plan: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom bungalow

+ Add to report

Barmpton Lane, Darlington, Durham, DL1

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Mar 2024 to 10 Jul 2024 (104 days) by Let Direct NE Ltd, Gateshead



£595 pcm

2 bedroom semi-detached house

+ Add to report

Barmpton Lane, Darlington, County Durham

NO LONGER ADVERTISED

Marketed from 24 Aug 2021 to 20 May 2023 (633 days) by My Property Box, Darlington

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: **Yes**

 Current term of tenancy: **3 years+**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**
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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Barmpton Lane, Darlington, DL1

210315002

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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