

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mossbank Grove,  
Heywood, OL10 4UA

210400269

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Mossbank Grove, Heywood, OL10 4UA

Get instant cash flow of **£680** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£979** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in Heywood, it will make for a reliable long term investment for an investor.**

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



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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Room**

**Well Maintained**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £680**

**Market Rent: £979**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 149,000.00**

25% Deposit	<b>£37,250.00</b>
SDLT Charge	<b>£4,470</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£42,720.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £680 per calendar month but the potential market rent is

£ 979



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	£680	£979
Mortgage Payments on £111,750.00 @ 5%	£465.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£68.00	£97.90
<b>Total Monthly Costs</b>	<b>£548.63</b>	<b>£578.53</b>
<b>Monthly Net Income</b>	<b>£131.38</b>	<b>£400.48</b>
<b>Annual Net Income</b>	<b>£1,576.50</b>	<b>£4,805.70</b>
<b>Net Return</b>	<b>3.69%</b>	<b>11.25%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,847.70**  
Adjusted To

Net Return                      **6.67%**

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


Annual Net Income      **£2,570.70**  
Adjusted To

Net Return                      **6.02%**

# 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 £175,000.



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

Bury Old Road, Heywood, Greater Manchester, OL10

**NO LONGER ADVERTISED** **SOLD STC**


Marketed from 17 Jul 2023 to 30 Oct 2023 (105 days) by Ryder & Dutton, Heywood

EXCELLENT FAMILY HOME | THREE BEDROOMS | FANTASTIC LOCATION | GARDENS | DRIVEWAY | COUNCIL TAX BA...

EPC: [View](#)

(Approx.) Sqft: **1,033 sq ft** Price (£) per sqft: **£169.35**

[View floor plan](#)



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

Cobden Street, Heywood, Greater Manchester, OL10

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 21 May 2023 to 16 Nov 2023 (178 days) by Ryder & Dutton, Heywood


NO CHAIN | ATTRACTIVE SEMI-DETACHED | THREE BEDROOMS | EXCELLENT POTENTIAL | REQUIRES MODERNISATI...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



**3 bedroom house** + Add to report


Elbut Lane, Bury

**NO LONGER ADVERTISED** **LET AGREED**


Marketed from 30 Oct 2024 to 10 Dec 2024 (40 days) by Hunters, Darwen

£1,000 pcm

Semi-Detached Farmhouse | 3 Bedrooms | Multiple Receptions Rooms | 2 Bathrooms | Gardens and Priv...



[View floor plan](#)



**3 bedroom semi-detached house** + Add to report

Melton Street, Heywood

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 7 Nov 2023 to 2 Jan 2024 (55 days) by Accommodation.co.uk, covering National

£1,000 pcm

AVAILABLE NOW | FRONT AND REAR GARDEN | PETS BY NEGOTIATION | DRIVEWAY AND GARAGE | PART FURNISH...

# 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

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

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.



**LETPROPERTY**