

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fonteyn Place, Standley,  
DH9

220432072

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





## Property Description

Our latest listing is in Fonteyn Place, Standley, DH9

Get instant cash flow of **£600** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£732** which would provide the investor a Gross Yield of **8.5%** 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...



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Fully-Equipped Kitchen with  
Dining Area**

**Large Lounge**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £600**

**Market Rent: £732**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 732

Returns Based on Rental Income	£600	£732
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£73.20
Total Monthly Costs	£396.88	£410.08
Monthly Net Income	£203.13	£321.93
Annual Net Income	£2,437.50	£3,863.10
Net Return	7.64%	12.11%



# Return Stress Test Analysis Report



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

Annual Net Income      **£2,399.10**  
Adjusted To

Net Return                      **7.52%**

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

Annual Net Income      **£2,318.10**  
Adjusted To

Net Return                      **7.27%**

# 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 £110,000.



£110,000

## 3 bedroom end of terrace house for sale

+ Add to report

Bronte Place, Stanley, Durham, DH9

CURRENTLY ADVERTISED

Marketed from 1 Sep 2025 by YOUR MOVE Chris Stonock, Chester Le Street



£110,000

## 4 bedroom terraced house for sale

+ Add to report

Potter Place, Stanley, County Durham, DH9

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Jan 2025 by Pro Investment Properties Ltd, Redcar

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 3 bedroom semi-detached house

+ Add to report

Wooler Drive, The Middles, Stanley, Durham, DH9

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jul 2024 to 20 Aug 2024 (24 days) by Reeds Rains, Stanley



£850 pcm

## 3 bedroom semi-detached house

+ Add to report

Cheviot Terrace, Stanley, DH9

NO LONGER ADVERTISED

Marketed from 6 Mar 2025 to 15 Apr 2025 (40 days) by OpenRent, London



# 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: **7 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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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**