

LET PROPERTY PACK

INVESTMENT INFORMATION

Blakeholme Court,
Burton-on-Trent, DE14

222722718

 www.letproperty.co.uk





Property Description

Our latest listing is in Blakeholme Court, Burton-on-Trent, DE14

Get instant cash flow of **£850** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Blakeholme Court,
Burton-on-Trent, DE14

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Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £1,150

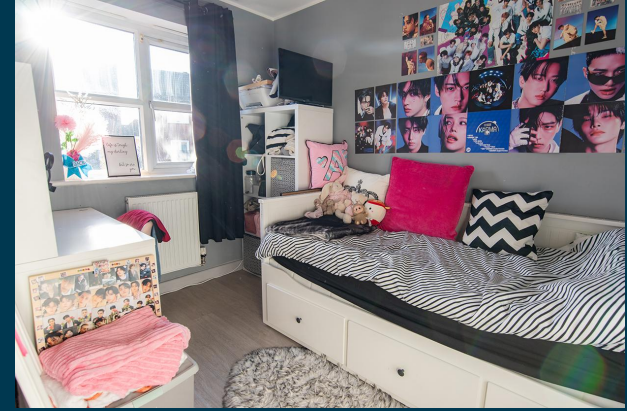
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit £54,750.00

SDLT Charge £12,830

Legal Fees £1,000.00

Total Investment £68,580.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£850	£1,150
Mortgage Payments on £164,250.00 @ 5%	£684.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£85.00	£115.00
Total Monthly Costs	£784.38	£814.38
Monthly Net Income	£65.63	£335.63
Annual Net Income	£787.50	£4,027.50
Net Return	1.15%	5.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,727.50**
Adjusted To

Net Return **2.52%**

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

Annual Net Income **£742.50**
Adjusted To

Net Return **1.08%**

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 £230,000.



£230,000

4 bedroom town house for sale



Victoria Crescent, Burton-On-Trent, Staffordshire, DE14

NO LONGER ADVERTISED

Marketed from 11 Jun 2019 to 28 Oct 2019 (139 days) by Right Now Residential, London



£225,000

3 bedroom town house for sale



Dallow Street, Shobnall

NO LONGER ADVERTISED

Marketed from 10 Jul 2025 to 22 Sep 2025 (74 days) by haart, covering Burton-on-Trent

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.

The logo for Nicholas Humphreys, featuring the name 'Nicholas Humphreys' in white text on a red background, with the word 'RESERVED' in large, bold, white capital letters below it.

£1,300 pcm

3 bedroom town house

+ Add

Bridgewater Road, Staffordshire, Burton upon Trent, DE14

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Sep 2025 to 6 Oct 2025 (34 days) by Nicholas Humphreys, Burton-on-Trent



£1,200 pcm

3 bedroom terraced house

Jeque Place, BURTON-ON-TRENT

CURRENTLY ADVERTISED

Marketed from 14 Nov 2025 by Burchell Edwards Lettings, Burton-upon-Trent

Current Tenant Profile



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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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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