

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wharton Road, Winsford,  
CW7

222936207

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





## Property Description

Our latest listing is in Wharton Road, Winsford, CW7

Get instant cash flow of **£850** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£983** which would provide the investor a Gross Yield of **7.6%** 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...**



Wharton Road, Winsford,  
CW7

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## Property Key Features

**3 Bedrooms**

**3 Bathrooms**

**Spacious Rooms**

**Well-Equipped Kitchen**

**Factor Fees: £19.30 PM**

**Ground Rent: TBC**

**Lease Length: 975 years**

**Current Rent: £850**

**Market Rent: £983**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£8,350
Legal Fees	£1,000.00
Total Investment	£48,100.00

# Projected Investment Return



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

£ 983

Returns Based on Rental Income	£850	£983
Mortgage Payments on £116,250.00 @ 5%	<b>£484.38</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£19.30</b>	
Ground Rent	<b>TBC</b>	
Letting Fees	<b>£85.00</b>	<b>£98.30</b>
<b>Total Monthly Costs</b>	<b>£603.68</b>	<b>£616.98</b>
<b>Monthly Net Income</b>	<b>£246.33</b>	<b>£366.03</b>
<b>Annual Net Income</b>	<b>£2,955.90</b>	<b>£4,392.30</b>
<b>Net Return</b>	<b>6.15%</b>	<b>9.13%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,426.30**  
Adjusted To

Net Return                      **5.04%**

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

Annual Net Income      **£2,067.30**  
Adjusted To

Net Return                      **4.30%**

# 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 £180,000.



£180,000

## 3 bedroom town house for sale

+ Add to report

Wharton Road, Winsford

NO LONGER ADVERTISED

Marketed from 9 Jan 2025 to 28 Mar 2025 (78 days) by Butters John Bee, Winsford



£170,000

## 3 bedroom house for sale

+ Add to report

Wharton Road, Winsford

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Mar 2023 to 13 Oct 2023 (206 days) by New Adventure Homes, Middlewich

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

## 3 bedroom house

Wharton Road, Winsford

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Aug 2025 to 3 Nov 2025 (72 days) by New Adventure Homes, Middlewich

+ Add to report



£950 pcm

## 3 bedroom semi-detached house

Bradbury Road, Winsford, CW7

NO LONGER ADVERTISED

Marketed from 13 Nov 2025 to 15 Nov 2025 (2 days) by OpenRent, London

+ Add to report

# 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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**