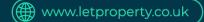


LET PROPERTY PACK

INVESTMENT INFORMATION

St. Andrews Crest, Bishop Auckland, DL14

221372958









Property Description

Our latest listing is in St. Andrews Crest, Bishop Auckland, DL14

Get instant cash flow of £400 per calendar month with a 7.6% Gross Yield for investors.

This property has a potential to rent for £588 which would provide the investor a Gross Yield of 11.2% 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...







St. Andrews Crest, Bishop Auckland, DL14



Property Key Features

2 bedroom

1 bedroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £588

221372958

Lounge







Kitchen









Bedrooms









Bathroom







Exterior







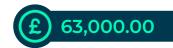
Initial Outlay





Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£15,750.00**

SDLT Charge £3,150

Legal Fees £1,000.00

Total Investment £19,900.00

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 £400 per calendar month but the potential market rent is



Returns Based on Rental Income	£400	£588
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£40.00	£58.80
Total Monthly Costs	£251.88	£270.68
Monthly Net Income	£148.13	£317.33
Annual Net Income	£1,777.50	£3,807.90
Net Return	8.93%	19.14%

Return Stress Test Analysis Report





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

Annual Net Income

£2,631.90

Adjusted To

Net Return

13.23%

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

Annual Net Income

£2,862.90

Adjusted To

Net Return

14.39%

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 £70,000.



2 bedroom terraced house for sale

+ Add to rep

Linden Road, Bishop Auckland

CURRENTLY ADVERTISED

SOLD STC

Marketed from 13 May 2025 by Hunters, Bishop Auckland

£70,000

2 bedroom terraced house for sale

Woodlands Road, Bishop Auckland, DL14

+ Add to re

CURRENTLY ADVERTISED

Marketed from 14 Feb 2025 by Let Property Sales & Management, Glasgow

£70,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

+ Add to report

Sun Street, Bishop Auckland, County Durham, DL14

NO LONGER ADVERTISED

Marketed from 23 Sep 2025 to 27 Nov 2025 (65 days) by Dowen, Bishop Auckland

£600 pcm



£580 pcm

2 bedroom terraced house

+ Add to report

Queens Road, Bishop Auckland

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Apr 2025 to 27 May 2025 (41 days) by Hunters, Bishop Auckland

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: 5 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.





Interested in this property investment?

Call us on **0141 478 0985**

St. Andrews Crest, Bishop Auckland, DL14

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.

