

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Saxelby Road, Melton  
Mowbray, LE14

223414283

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





## Property Description

Our latest listing is in Saxelby Road, Melton Mowbray, LE14

This property has a potential to rent for **£2,200** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge and Game Room**

**Fully-Equipped Kitchen**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £2,200**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £247,000.00 and borrowing of £185,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 247,000.00

25% Deposit £61,750.00

SDLT Charge £14,790

Legal Fees £1,000.00

**Total Investment £77,540.00**

# Projected Investment Return



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



Returns Based on Rental Income	£2,200
Mortgage Payments on £185,250.00 @ 5%	£771.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£220.00
Total Monthly Costs	£1,006.88
Monthly Net Income	£1,193.13
Annual Net Income	£14,317.50
Net Return	18.46%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£9,917.50**  
Adjusted To

Net Return                      **12.79%**

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

Annual Net Income      **£10,612.50**  
Adjusted To

Net Return                      **13.69%**

# 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 £290,000.



**£290,000**

## 3 bedroom detached house for sale

+ Add to report

Wreake Crescent, Asfordby

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Oct 2023 to 14 Jul 2024 (256 days) by Mike Ford Estate Agents & Valuers LTD, Melton Mowbray



**£289,950**

## 3 bedroom semi-detached house for sale

+ Add to report

Station Lane, Asfordby, Melton Mowbray, LE14 3SL

NO LONGER ADVERTISED

Marketed from 7 Sep 2024 to 5 May 2025 (240 days) by Jelson Homes Ltd

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

## 3 bedroom detached house

+ Add to report

Burton Gardens, Keyworth, Nottingham, Nottinghamshire, NG12

**CURRENTLY ADVERTISED**

Marketed from 3 Dec 2025 by Rex Gooding, West Bridgford

New 3-bedroom detached house set within the new development off Nicker Hill, the most sought-after...



£2,250 pcm

## 3 bedroom bungalow

+ Add to report

14 Church Leys, Station Road, Reasby, Leicestershire, LE7 4ZJ

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 10 Feb 2025 to 8 Apr 2025 (57 days) by Kings Property Management & Lettings LTD, Sileby





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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**