

LET PROPERTY PACK

INVESTMENT INFORMATION

Wash Lane, Ravenstone,
Coalville, LE67

222833118

 www.letproperty.co.uk





Property Description

Our latest listing is in Wash Lane, Ravenstone, Coalville, LE67

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Wash Lane, Ravenstone,
Coalville, LE67

222833118



Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 175,000.00

25% Deposit	£43,750.00
SDLT Charge	£9,750
Legal Fees	£1,000.00
Total Investment	£54,500.00

Projected Investment Return



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



Returns Based on Rental Income	£950
Mortgage Payments on £131,250.00 @ 5%	£546.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£95.00
Total Monthly Costs	£656.88
Monthly Net Income	£293.13
Annual Net Income	£3,517.50
Net Return	6.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,617.50**
Adjusted To

Net Return **2.97%**

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

Annual Net Income **£892.50**
Adjusted To

Net Return **1.64%**

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

2 bedroom end of terrace house for sale

+ Add to report

Wash Lane, Ravenstone, Coalville, Leicestershire, LE67

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Oct 2024 to 20 May 2025 (207 days) by Your Move, Coalville



£150,000

End of terrace house for sale

+ Add to report

Leicester Road, Ravenstone, Coalville, LE67

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Aug 2021 to 22 Nov 2021 (93 days) by Frank Innes, Coalville

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom bungalow

5 Beadmans Corner, Ravenstone

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Oct 2023 to 9 Jan 2024 (82 days) by Roy Green Surveyors, Letting & Estate Agents, Leicester

+ Add to report



£725 pcm

2 bedroom house

Wash Lane, Ravenstone

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Aug 2021 to 29 Sep 2021 (29 days) by Frank Innes Lettings, Coalville

+ 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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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.



www.letproperty.co.uk

Wash Lane, Ravenstone, Coalville, LE67

222833118

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