

LET PROPERTY PACK

INVESTMENT INFORMATION

Somercotes Hill, Alfreton,
DE55

223729400

 www.letproperty.co.uk





Property Description

Our latest listing is in Somercotes Hill, Alferton, DE55

Get instant cash flow of **£795** per calendar month with a **6.0%** Gross Yield for investors.

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...



Somercotes Hill, Alfreton,
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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £795

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month.



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



Returns Based on Rental Income	£795
Mortgage Payments on £90,000.00 @ 5%	£375.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£79.50
Total Monthly Costs	£469.50
Monthly Net Income	£325.50
Annual Net Income	£3,906.00
Net Return	10.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,316.00**
Adjusted To

Net Return **6.26%**

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

Annual Net Income **£2,106.00**
Adjusted To

Net Return **5.69%**

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 £175,000.



£175,000

2 bedroom detached house for sale

[+ Add to report](#)

Somercotes Hill, Somercotes, DE55

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 27 Aug 2025 by Derbyshire Properties, Alfreton



£155,000

2 bedroom semi-detached house for sale

[+ Add to report](#)

Somercotes Hill, Somercotes, DE55

CURRENTLY ADVERTISED

Marketed from 10 Mar 2026 by Savidge & Brown, Alfreton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom semi-detached house

James Avenue, Somercotes

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Sep 2025 to 10 Oct 2025 (38 days) by Matthew Thomas Residential, Ripley

+ Add to report



£795 pcm

2 bedroom semi-detached house

Windmill Rise, Somercotes, Alfreton

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Oct 2024 to 22 Nov 2024 (35 days) by Smartmove Homes, Ripley

+ 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**

 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.



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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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