

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fairbairn Road, Peterlee  
SR8 5EW

213350816

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





## Property Description

Our latest listing is in Fairbairn Road, Peterlee SR8 5EW

Get instant cash flow of **£603** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£613** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Fairbairn Road, Peterlee  
SR8 5EW

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## Property Key Features

**3 bedrooms**

**2 bathrooms**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £0**

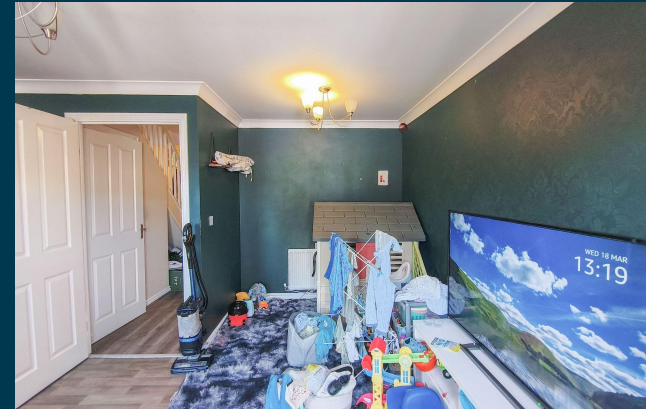
**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £603**

**Market Rent: £613**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £93,000.00 and borrowing of £69,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 93,000.00

25% Deposit	£23,250.00
SDLT Charge	£4,650
Legal Fees	£1,000.00
Total Investment	£28,900.00

# 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 £603.00 per calendar month but the potential market rent is

£ 613

Returns Based on Rental Income	£603.00	£613.00
Mortgage Payments on £69,750.00 @ 5%	<b>£290.63</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>Freehold</b>	
Letting Fees	<b>£60.30</b>	<b>£61.30</b>
<b>Total Monthly Costs</b>	<b>£365.93</b>	<b>£366.93</b>
<b>Monthly Net Income</b>	<b>£237.08</b>	<b>£246.08</b>
<b>Annual Net Income</b>	<b>£2,844.90</b>	<b>£2,952.90</b>
<b>Net Return</b>	<b>9.84%</b>	<b>10.22%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,726.90**  
Adjusted To

Net Return                      **5.98%**

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

Annual Net Income      **£1,557.90**  
Adjusted To

Net Return                      **5.39%**

# 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 £100,000.



£100,000

## 3 bedroom semi-detached house for sale

+ Add to report

Wilson Place, Peterlee, Durham, SR8 5DZ

CURRENTLY ADVERTISED

Marketed from 6 Feb 2025 by Pattinson Estate Agents, Peterlee



£99,999

## 3 bedroom semi-detached house for sale

+ Add to report

Bailey Rise, Peterlee, Durham, SR8 5EA

NO LONGER ADVERTISED

Marketed from 6 Dec 2024 to 13 Jun 2025 (189 days) by Pattinson Estate Agents, Peterlee

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 3 bedroom semi-detached house

+ Add to report

Amersham Crescent, Peterlee, County Durham, SR8

NO LONGER ADVERTISED

Marketed from 5 Aug 2025 to 6 Aug 2025 by Holbrook & Co, Seaham



£650 pcm

## 3 bedroom semi-detached house

+ Add to report

Jude Place, Peterlee

NO LONGER ADVERTISED

Marketed from 5 Sep 2025 to 9 Oct 2025 (33 days) by KDM Estates, Peterlee

# 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: **Moved in within the last 2 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**