



BUY AND REFURBISH

6 Months' Rent

GUARANTEED

Absolutely rock solid property investment

Sowerby Crescent, Stokesley

3 Bed Terrace



£67,000

DISCLAIMER: It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake due diligence you feel necessary to make a fully informed purchase decision. The information and services provided by NGU HomeSalesOnline.co.uk does not constitute financial, investment or tax advice and should not be taken as such. We strongly recommend that you discuss all such matters with a FCA regulated Financial Advisor.



Local area: Stokesley, Redcar & Cleveland



Background

Stokesley is a small market town located in the Hambleton district of North Yorkshire, which lies on the River Leven.

Stokesley is located between Middlesbrough, Guisborough and Northallerton in farming area and is surrounded by other small towns and villages, including Great Ayton, Great Broughton and Hutton Rudby.

Local attractions include Captain Cook's monument, Roseberry Topping and the North York Moors.

Stokesley has been a market town since it was granted its charter in 1223 by Henry III. The River Leven flows through the town until it joins the River Tees at Yarm. The Pack Horse Bridge crosses the river and dates back to the 17th Century.

Stokesley highstreet is lined with many independent shops and eateries. Other facilities include the primary and secondary school, leisure centre with swimming pool, health centre, police and fire station. The town also has a business park, home to many small and large businesses including Quorn.

Map of the area



Stokesley, and surrounding area

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Business Strategy

BUY TO LETS

Only buy property that allows the potential for a **LITTLE MONEY** left in finance strategy.

- **WHAT DOES THIS MEAN?**
- The best way of showing this is to give you an example:
- - You refurbish a property at a cost of £16,500
- - Other costs of £4,140
- You want the property to go up in value enough to cover most of your refurbishment costs and other costs.

- Re-mortgage valuation after refurbishment £100,000
- You choose a re-mortgage product that requires a 25% deposit £75,000
- You therefore need to purchase the property minus all of your costs
- (Refurb £13,500 + Other £4,140= £15,840)
- £75,000-£20,640 = £54,360
- To make this property **LITTLE MONEY** left in, purchase price is £67,000

GUARANTEED 6 MONTHS RENT

- We will pay your rent from the day the sale completes. This will mean that you will receive a rental income whilst the property is being developed.
- Expected Rent PCM = £500
- 6 Months' Rent = £3000
- £3000 rental income before the property is tenanted

ROCK SOLID INVESTMENT

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Photographs



In accordance with the Property Misdescriptions ACT (1991) any sales particulars are a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. It should not be assumed that any property has all the necessary planning, building regulation or other consent. Tenure and boundary information are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Nothing concerning the type of construction or the condition of the property is to be implied from the photographs of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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Market value comparable



Guide Price £140,000

3 bedrooms | End of Terrace
Hebron Road, Stokesley, Middlesbrough, North Yorkshire

Archived 1
Marketed from: 09-04-2014 to 16-12-2014 (252 days)

Sold STC OPEN TO OFFERS. An immaculately presented three bed roomed property which has been improved by the current owners. (contd...)

[Extra pictures](#), [Floorplan and map available](#)



Offers in Region of £124,500

3 bedrooms | Terraced
Sowerby Crescent, Stokesley

Archived 2
Marketed from: 08-08-2012 to 25-09-2013 (413 days)

A recently refurbished property offering light and spacious family accommodation within close proximity of the local amenities. A welcoming hall leads to the lounge and modern kitchen with dining area. To the first floor are three double bedrooms and family bathroom. Externally the property be...

[Extra pictures](#), [Floorplan and map available](#)

Sold Price History: 24 Feb 2012: £80,000



Guide Price £100,000

3 bedrooms | Terraced
Hebron Road, Stokesley, North Yorkshire

Archived 3
Marketed from: 28-11-2013 to 13-06-2014 (197 days)

CASH INCENTIVE AVAILABLE FROM THE VENDOR, PLEASE CALL 01642 711 555 TO DISCUSS This three bed roomed property would ideally suit a First Time Buyer or a Rental Investor, and is located less than a mile from the High Street in Stokesley. (contd...)

[Full brochure](#), [extra pictures](#), [Floorplan and map available](#)

Sold Price History: 13 Jun 2014: £95,000 23 Sep 2010: £90,000

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Rental analysis



£121 pw | £525 pcm

2 bedrooms | Terraced
West Green, Stokesley

Archived **1**

Marketed from: 21-02-2014 to 13-06-2014 (112 days)

Let Agreed Most deceptive, comfortable 2/3 Bedroom Mid Terrace Cottage, overlooking West Green and being conveniently placed for local Stokesley amenities. TO LET UNFURNISHED. Briefly Comprising Ground Floor Dining Room and Breakfast Kitchen while to the first floor is a larger Sitting Room, Bedroom 2 and B...



£114 pw | £495 pcm

2 bedrooms | End of Terrace
High Street, Stokesley

Archived **2**

Marketed from: 20-03-2014 to 13-05-2014 (54 days)

Let Agreed Available now, this Period two bedroom cottage is located within the very heart of the desirable Georgian market town of Stokesley, being handily placed for local amenities. To be let UNFURNISHED. This character property briefly comprises:- Side Entrance Hall, Front Sitting Room, Kitchen with fl...

[Full brochures, extra pictures, Floorplan and map available](#)



£114 pw | £495 pcm

2 bedrooms | End of Terrace
High Street, Stokesley

Archived **3**

Marketed from: 13-11-2014 to 17-12-2014 (34 days)

Let Agreed Available now, this Period two bedroom cottage is located within the very heart of the desirable Georgian market town of Stokesley, being handily placed for local amenities. To be let UNFURNISHED. This character property briefly comprises:- Side Entrance Hall, Front Sitting Room, Kitchen with fl...

[Full brochures, extra pictures, Floorplan and map available](#)



£110 pw | £475 pcm

3 bedrooms | Terraced
Sowerby Crescent, Stokesley

Archived **4**

Marketed from: 15-04-2015 to 15-06-2015 (61 days)

Let Agreed PROPERTY UNDER REFERENCE. ANY FURTHER INTERESTED PARTIES CAN STILL REGISTER AN INTEREST IN THE PROPERTY VIA GSC GRAYS STOKESLEY - 01642 710742 Well presented, three bedroom, terraced house having undergone full refurbishment. The property benefits from a recently installed modern kitchen, new f...

[Full brochures, extra pictures and map available](#)

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Letting your new property:

NGU Homelettings has been successfully letting properties in the North East since 2008. We manage over 670 plus properties and are landlords ourselves, we own over 150 properties.

We provide an expert, professional and accredited service. We are ARLA registered and are a member of the Property Ombudsman of Lettings.



We specialise in:

- Single lets-professional and benefit tenants through attention to detail.
- HMO Professional lets.

Tenant find fee for single lets:

- £325.00 plus VAT for properties marketed under £400 pcm.
- £400.00 plus VAT for properties marketed over £400 pcm.

Full property management:

- Frees up your time and takes control of every aspect.
- Gives all tenants access to our 24/7 maintenance number so they don't call you at all.
- Save money through access to our vetted tradesman.
- We collect your rent and transfer it across to you on the first working day it hits our account.
- Our fully managed fee is equal to 10% plus VAT of the rent per month.

www.nguhomelettings.com

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BUY TO LET DEAL MACHINE		Total Rent	500
Predicted End Market Value	100000	Gross Annual Rent	6000
Discount Split		Total Mortgage	250.00
Refurb Allocation	16500	10 % Management + VAT	60.00
Purchase Price	67000		
Finance Deposit 25%	16750	Rent - Lettings Management Fee	440.00
Sourcing Fee £	4140	Net Cash Flow	190.00
Refurb Costs £	16500	Net Annual Return	2280.00
Total Buying Costs £	37390		
Todays Finance Illustration		Cashflow Summary	
Interest Only Monthly Payments	125.63	Gross Yield	8.96%
Total Outstanding Finance 75% LTV	50250	Annual Return on Capital Investment	6.10%
Interest Rate	3.00%	Equity	25000
End Refinance Illustration			
Interest Only Monthly Payments	250.00	Target Offer For No Money Left In	54360
Total Outstanding Finance	75000	Little Money Left In(-£)vs Extra Cash Back(+£)	£12,640.00
Interest Rate	4.00%		

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ROCK SOLID INVESTMENT

Queries

If you have any queries regarding this property, contact Mike Bell on:

Tel. 0191 491 0333

Or email mikebell@nguhomelettings.com

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