

**GET ON THE HOUSING MARKET WITHOUT HAVING TO PAY**  
**BUY TO LET MORTGAGE DEPOSITS.**

**LEASE OPTIONS**

Build a pension pot for your future

**Stranton Street, Stockton**  
**2 Bed terrace**



**Monthly Cash Flow £231.00**

**DISCLAIMER:** It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake any due diligence you feel necessary to make a fully informed purchase decision. We recommend that all Investors view an interested property in person, before purchase. 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 FSA regulated Financial Advisor.

## The attraction to a buyer of a lease option

The attraction to a buyer of doing a lease option is that they can effectively get on the housing market without having to pay Buy to Let mortgage deposits which are currently a minimum of 25% because they are utilising someone else's finance with their mortgage company to do it.

## Why do sellers do lease options?

When a property has neutral equity or negative equity, lease options are perfect for people wanting to move on from their property. Lease Option arrangements have helped many who may otherwise have lost the property in the face of changing personal circumstances or are "reluctant landlords" and no longer want to be a landlord.

## Local area: Stockton On Tees



## Background

Stockton-On-Tees is a unitary authority area and borough in the Tees Valley, in north-east England, with a population of 191,600 shown in the 2011 census

The borough of Stockton-On-Tees consists of the market town of Stockton (population 82,880), and the smaller outlying settlements of Billingham (pop. 36,720) and Thornaby-on-Tees (pop. 23,200), including Ingleby Barwick (pop. 16,280). Durham Tees Valley Airport is also partly within the borough. The Stockton-On-Tees borough accounts for the largest number of residents within the Teesside and Hartlepool urban area.

## Highlights

Stockton Town Centre has a proud history, from the elegant town hall built in 1735 to the widest High Street in England which has hosted the Queen of the North market since 1310. The town centre has a wealth of beautiful heritage buildings which we will be bringing back into use while introducing local history into the design and production of street furniture, paving and lighting.

**DISCLAIMER:** It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake any due diligence you feel necessary to make a fully informed purchase decision. We recommend that all Investors view an interested property in person, before purchase. 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 FSA regulated Financial Advisor.

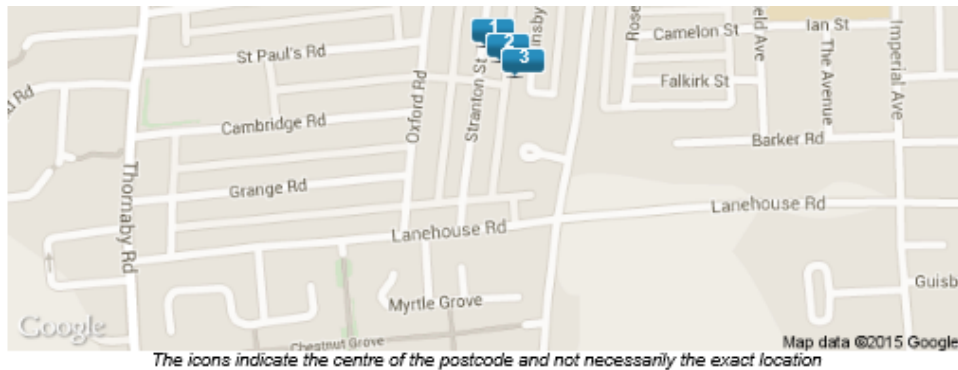
## Photographs



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.

**DISCLAIMER:** It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake any due diligence you feel necessary to make a fully informed purchase decision. We recommend that all Investors view an interested property in person, before purchase. 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 FSA regulated Financial Advisor.

## Market value comparable



**Offers Over £59,950**

2 bedrooms | Terraced  
Stranton Street, Thornaby

**For sale** 1

Marketed from: 03-06-2014

**Sold STC** Perfect Property for First Time Buyers & Landlords \* Two Reception Rooms \* Two Double Bedrooms \* Gas Central Heating & Double Glazing \* Courtyard Garden with Established Planting & Water Feature

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



**Offers Over £59,950**

2 bedrooms | Terraced  
Stranton Street, Thornaby

**Archived** 2

Marketed from: 22-06-2013 to 17-10-2014 (482 days)

\*Free solicitors upto value of £1,000 for any buyer\* \* A Very Impressive Two Bedroom Mid Terrace House \* Two Double Bedrooms with The Master having an Attached Study/Dressing Room \* Dining Room with Bay Window to the Front Elevation \* Spacious Lounge \* Kitchen with Modern Units & (contd...)

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

Sold Price History: 5 Dec 2014: £55,000 1 Nov 2004: £52,500



**£42,500**

2 bedrooms | Terraced  
Stranton Street, Thornaby, Stockton-On-Tees

**Archived** 3

Marketed from: 18-07-2014 to 02-10-2014 (77 days)

**Sold STC** Public Notice - We are acting in the sale of the above property and have received an offer of £46,300. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating D....

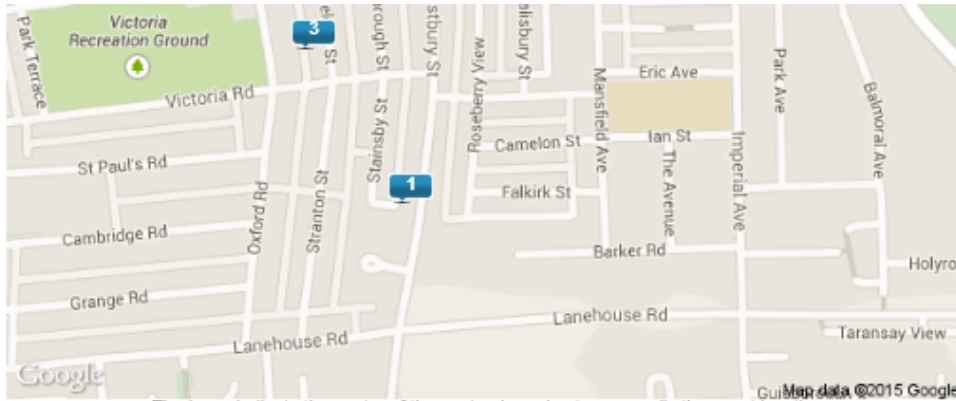
[Full brochure](#), [extra pictures](#), [Virtual Tour](#) and [map available](#)

Sold Price History: 19 Jan 2007: £50,000

**DISCLAIMER:** It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake any due diligence you feel necessary to make a fully informed purchase decision. We recommend that all Investors view an interested property in person, before purchase. 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 FSA regulated Financial Advisor.



## Rental analysis



The icons indicate the centre of the postcode and not necessarily the exact location



**£98 pw | £425 pcm**  
**2 bedrooms | Terraced**  
**WESTBURY STREET, Thornaby, TS17**

**To let** 1

Marketed from: 23-01-2015

**Let Agreed** This stunning property is now available to let with ourselves and offers tenants a modern kitchen and bathroom as well as central heating and double glazing throughout! An ideal family property due to the close proximity to local Primary Schools and amenities such as Thornaby Swimming Pool.

[Extra pictures and map available](#)



**£98 pw | £425 pcm**  
**2 bedrooms | Terraced**  
**Langley Avenue, Thornaby, Stockton-on-tees, TS17**

**Archived** 2

Marketed from: 29-10-2013 to 21-02-2014 (115 days)

**Let Agreed** Recently renovated we have this wonderful two bedroom property in a popular area of Thornaby. Briefly downstairs is a double through lounge, fitted kitchen and utility room leading to an enclosed rear yard. Upstairs are two double bedrooms and the family bathroom. Viewings are highly recommend...

[Extra pictures and map available](#)



**£91 pw | £395 pcm**  
**2 bedrooms | Terraced**  
**Havelock Street, Thornaby, TS17**

**Archived** 3

Marketed from: 24-03-2014 to 29-08-2014 (158 days)

**Let Agreed** SORRY, THIS IS NOW LET. Please call us for details of other suitable properties. Jones Estate Agents offer for rent this 2 bed Mid-Terraced House. The property comprises entrance hallway, kitchen, lounge, dining room, 2 bedrooms and bathroom. The property benefits from Gas Central Heating ...

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

## Letting your new property:

NGU Homelettings has been successfully letting properties in the North East since 2008. We manage over 600 plus properties and are landlords ourselves, we own over 150 properties.

**DISCLAIMER:** It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake any due diligence you feel necessary to make a fully informed purchase decision. We recommend that all Investors view an interested property in person, before purchase. 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 FSA regulated Financial Advisor.

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](http://www.nguhomelettings.com)

**DISCLAIMER:** It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake any due diligence you feel necessary to make a fully informed purchase decision. We recommend that all Investors view an interested property in person, before purchase. 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 FSA regulated Financial Advisor.

## Deal structure

### PROPERTY FEES

NGU arrangement fee	£3,000	plus VAT
Estimated solicitor costs	£600.00	plus VAT
Stamp duty	£0.00	
<b>TOTAL CASH OUT LAY TO PURCHASE:</b>	<b>£3600</b>	<b>plus VAT</b>

### FINANCIAL INFORMATION

Property address	Mortgage outstanding	Interest rates	Mortgage expires	Monthly mortgage payments	Arrears	Rent
Stranton Street , Stockton on Tees , TS17 6LL	£48,000	3.99%	2034	£169.00	£0.00	£400.00

### NOTES

- Distressed Landlord looking to sell – The property Needs work however the landlord doesn't want to complete the work.
- The rent PCM is £400.00

### ADDITIONAL NOTES

- The current owner is looking to do a lease option on this property for a maximum of 10 years.
- The current owner is looking to achieve 10% of any future sales value for the property.
- The property requires a small refurbishment which has been priced up by NGU Homelettings contractors at £3,000

<b>Monthly rental yield:</b>	<b>9.99%</b>
<b>Net annual return on capital investment:</b>	<b>34.68%</b>
<b>Cash Flow</b>	<b>£231</b>
<b>Net Annual Income</b>	<b>£2772</b>

## Queries

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

**Tel. 0191 491 0344 and choose option 2.**

Or email [mikebell@nguhomelettings.com](mailto:mikebell@nguhomelettings.com)

**DISCLAIMER:** It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake any due diligence you feel necessary to make a fully informed purchase decision. We recommend that all Investors view an interested property in person, before purchase. 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 FSA regulated Financial Advisor.