

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

LEASE OPTIONS

Build a pension pot for your future

Witty Avenue, Hebburn, NE21 2SE
3 Bed Semi-Detached



Monthly cash flow £134.32

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 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: Newcastle upon Tyne



Background

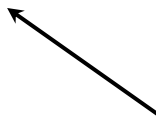
Newcastle is situated in the North East of England, in the county of Tyne and Wear. The city and metropolitan areas, during the latest census, had a population of 799,000. The city itself is situated off the A1 which stretches from Edinburgh in the north to London in the South.

Highlights

The city has a strong sporting tradition, hosting a championship football and premiersip rugby team. There are also two universities, Newcastle University and University of Northumbria which makes the city quite diverse and vibrant. The city has a reputation for being fun-loving with many bars, restaurants and nightclubs.

There has been lots of recent regeneration where former shipping premises have been converted into new office developments. The quayside has been redeveloped, including the world famous Baltic Centre for Contemporary Art. As a result the city is a thriving, cosmopolitan area, with an abundance of bars, restaurants and public areas.

Map of the area



Hebburn, Newcastle, and surrounding area

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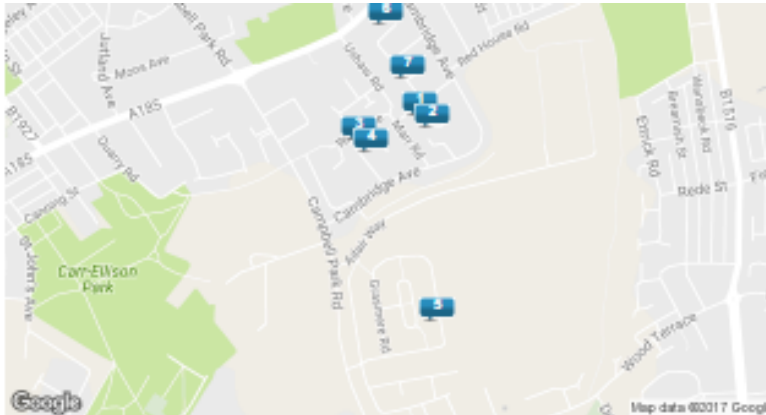
Photographs



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




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



£140,000

3 bedrooms | Semi-Detached
Neville's Cross Road, Hebburn, Hebburn, Tyne & Wear, NE31 2SA

Archived 
Marketed from: 25-04-2016 to 15-07-2016 (82 days)

Under Offer Welcoming to the market this impressive three bedroom, two reception room, semi-detached house in Neville's Cross Road, Hebburn. Extended and improved with benefits including gas central heating, double glazing, spacious living area, as well as a refitted bathroom, paved driveway which fits two...


[Extra pictures and map available](#)

Sold Price History: 1 Jul 2016: £138,500



£139,950

3 bedrooms | Semi-Detached
Neville's Cross Road, Hebburn, Hebburn, Tyne & Wear, NE31 2SA

Archived 
Marketed from: 31-10-2015 to 09-07-2016 (283 days)

Under Offer Pritinson welcome to the market this beautifully presented, three bedroom, two reception room semi-detached house in Neville's Cross Road. Extended and improved with benefits including gas central heating, double french doors to the patio and laminated flooring as well as a refitted bathroom...


[Extra pictures and map available](#)

Sold Price History: 8 Jul 2016: £133,000



Offers in Region of £134,950

3 bedrooms | Semi-Detached
Witty Avenue, Hebburn, Tyne & Wear

Archived 
Marketed from: 03-02-2016 to 10-02-2016 (7 days)

Fantastic Family Home! Located in an excellent location being close to both Jarrow and Hebburn and just a short walk from Hebburn Comprehensive School. With its beautiful interior and large rear garden this property is not to be overlooked.


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

Sold Price History: 4 Nov 2005: £107,500 14 Apr 2003: £54,950 3 Dec 1999: £37,000



Offers in Region of £124,950

3 bedrooms | Semi-Detached
Witty Avenue, Hebburn

Archived 
Marketed from: 31-05-2015 to 15-10-2015 (138 days)


This semi-detached house on Witty Avenue, situated conveniently between both Hebburn and Jarrow town centres, with a range of shops, supermarket and transport links. Neutrally decorated throughout, the property comprises a lounge with a feature fireplace with bow window, an open plan kitchen and...

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



Offers in Region of £114,950

3 bedrooms | Semi-Detached
Windemere Crescent, Hebburn

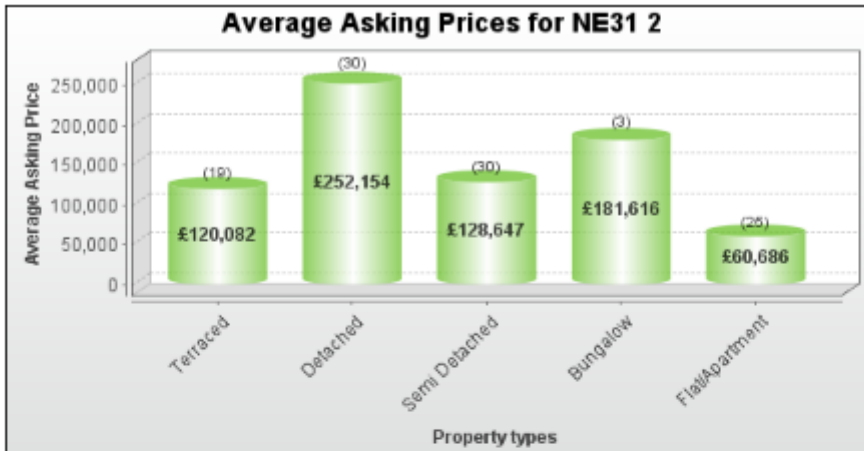
Archived 
Marketed from: 30-07-2015 to 02-09-2015 (34 days)

Sold STC This beautiful three bedroom semi-detached house is situated in a popular location for access to Hebburn shopping centre, local transport links and leisure facilities. Neutrally decorated throughout this lovely home comprising an entrance hallway, ample sized lounge with french doors leading to...

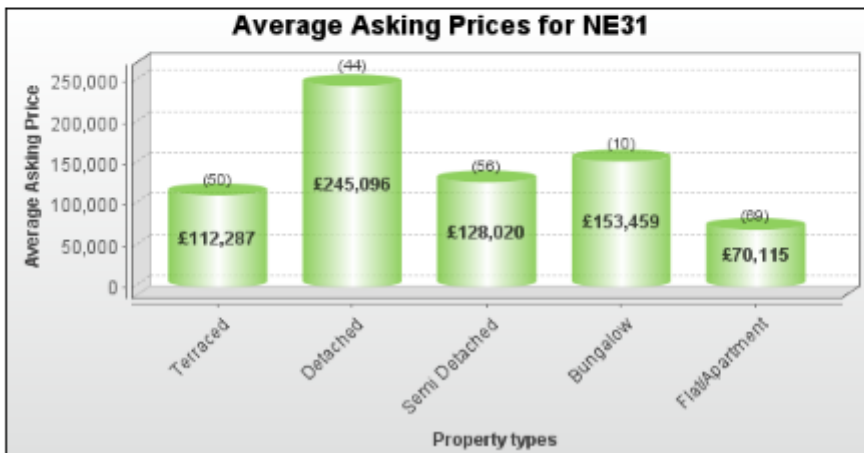
[Full brochure, extra pictures and map available](#)

Sold Price History: 13 Nov 2015: £109,000

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This graph derives its data from the average asking prices of properties advertised on Rightmove.co.uk within the last 60 days



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Rental analysis



£138 pw | £600 pcm

3 bedrooms | Semi-Detached
Cambridge Avenue, Hebburn

Archived 

Marketed from: 29-08-2013 to 30-09-2013 (33 days)

Let Agreed An immaculately presented three bedroom, semi-detached home in a popular area of Hebburn. With open plan living space, generous bedrooms and a beautiful garden - this property must be viewed to be fully appreciated. Call us now.

[Extra pictures and map available](#)



£112 pw | £485 pcm

3 bedrooms | Semi-Detached
Witty Avenue, Hebburn, NE31

Archived 

Marketed from: 29-10-2010 to 04-01-2011 (68 days)

Let Agreed ""DSS WELCOME""EXTREMELY LOW ADMIN FEES AND 24 HOUR MAINTENANCE FOR ALL TENANTS""NGU Home Lettings are pleased to welcome to the rental market this well presented three bedroom semi detached house on Witty Avenue, Hebburn. The house consists of a fitted kitchen....

[Extra picture and map available](#)



£112 pw | £485 pcm

3 bedrooms | Semi-Detached
Witty Avenue, Hebburn, NE31

Archived 

Marketed from: 15-02-2013 to 20-03-2013 (34 days)

Let Agreed ""DSS WELCOME WITH NO RENT UP FRONT""WE HELP ALL TENANTS BY FILLING OUT YOUR HOUSING BENEFIT FORMS FOR YOU""EXTREMELY LOW ADMIN FEES AND 24 HOUR MAINTENANCE FOR ALL TENANTS""NGU Homelettings are pleased to welcome to the rental market this well presented three bedroom semi detached house on W...

[Extra picture and map available](#)



£110 pw | £475 pcm

3 bedrooms | Semi-Detached
Oxford Crescent, Hebburn

Archived 

Marketed from: 21-12-2010 to 05-02-2011 (46 days)

Let Agreed Three bedroom semi-detached home in a popular residential area which benefits from double glazing, modern fitted kitchen, white bathroom suite, gardens to the front and rear as well as driveway for off road parking.

[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 720 plus properties and are landlords ourselves, we own over 170 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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Deal structure

ADDRESS AND DESCRIPTION:

Address: 1 Witty Avenue, Hebburn, NE31 2SE

Property type: 3 bed Semi-detached

PROPERTY FEES

NGU arrangement fee	£5,000	Inc VAT
Estimated solicitor costs	£648.00	plus VAT
Stamp duty	£0.00	
TOTAL CASH OUT LAY TO PURCHASE:	£5,648.00	plus VAT

FINANCIAL INFORMATION

Property address	Mortgage outstanding	Interest rates	Mortgage expires	Monthly mortgage payments	Arrears	Rent
Witty Avenue, Hebburn, NE31 2SE	£86,096.00	2.54%	2034	£256.27	£0.00	£484.99

NOTES ABOUT THE TENANT

- The current tenant has been at the property since
- The rent PCM is £484.99
- The tenant paid a deposit of £475.00 when she moved into the property.
- The tenant is on an assured short hold tenancy.
- The tenant is on Local Housing Allowance (benefit tenant).
- The tenant is not in any rent arrears.

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.

Monthly rental net yield:	4.69%
Annual return on capital investment:	28.54%

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

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