

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

LEASE OPTIONS

Build a pension pot for your future

Chadford road, Stockton
3 Bed terrace



Monthly Cash Flow £347.00

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

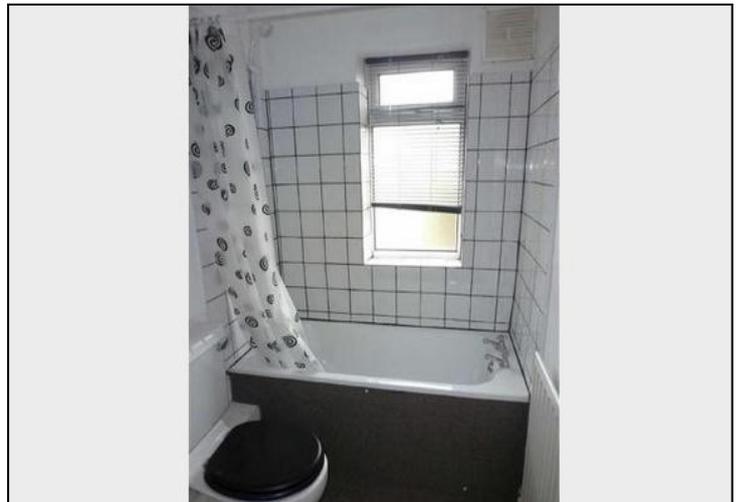
The borough of Stockton-On-Tees consists of the market town of Stockton (population 82,880), and the smaller outlying settlements of Billingham (pop. 36,720) and Thornaby-on-Tees (pop. 23,200), including Ingleby Barwick (pop. 16,280). Durham Tees Valley Airport is also partly within the borough. The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

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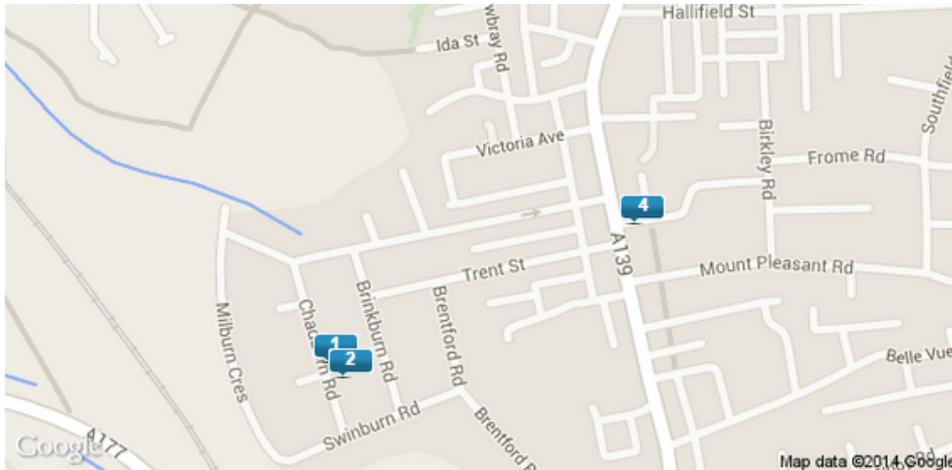
Photographs



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



£77,500

3 bedrooms | Terraced
Chadburn Road, Stockton-On-Tees, Durham, TS20

For sale 1

Marketed from: 23-04-2013

**** NO CHAIN **** House Tree are delighted to bring to the market this 3 bedroom property situated in Norton. The property has been redecorated and benefits from a ground floor extension. Carpets and Curtains included. We anticipate a high level of interest from a range of buyers, viewing...

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



£69,995

3 bedrooms | Terraced
Chadburn Road, Norton, TS20

For sale 2

Marketed from: 22-12-2013

We are pleased to offer for sale this three bedroom terraced property in the popular location of Norton, Stockton on Tees. No upper chain, this could be an ideal investment or first time home ... The property briefly comprises of entrance hallway, lounge, kitchen, out house, three bedrooms and ba

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



Offers in Region of £67,000

3 bedrooms | Terraced
Mowbray Road, Norton, Stockton On Tees

Archived 3

Marketed from: 14-08-2013 to 25-03-2014 (224 days)

Sold STC * NOW REDUCED * Three bedroom mature family home within an attractive cul-de-sac location. NO ONWARD CHAIN.

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

Sold Price History: 28 Feb 2014: £67,100



Offers in Excess of £60,000

3 bedrooms | End of Terrace
Norton Road, Stockton, TS20 2BX

Archived 4

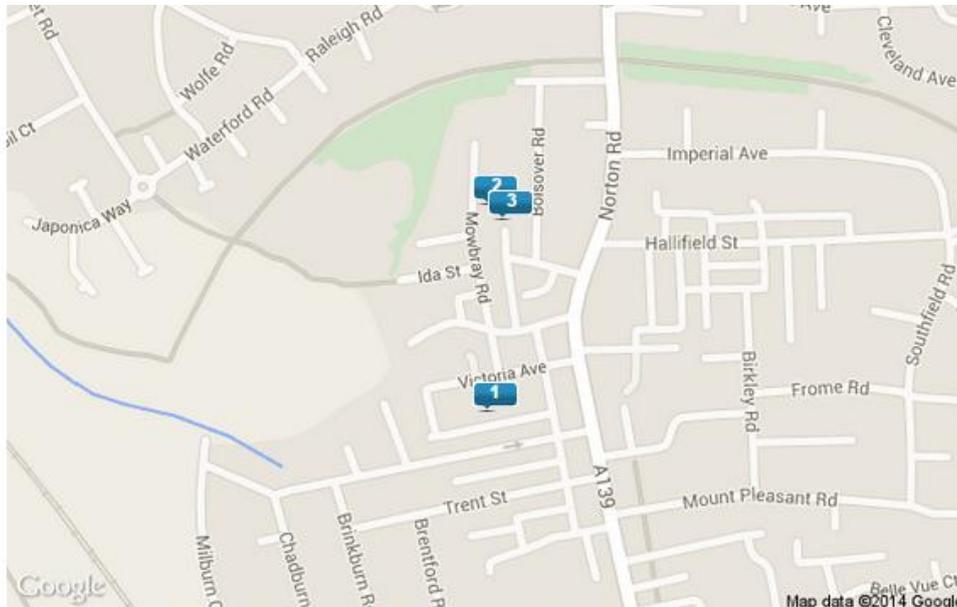
Marketed from: 11-07-2014 to 21-10-2014 (102 days)

Sold STC In need of updating, this SPACIOUS end terrace house comprises 2 RECEPTION ROOMS and a kitchen to the ground floor. To the first floor are 3 BEDROOMS, a bathroom and separate WC. Externally there is an ENCLOSED front garden and PARKING to the rear.

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

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Rental analysis



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£150 pw | £650 pcm

3 bedrooms | Terraced
Victoria Avenue, Norton, Stockton-On-Tees, TS20

Archived ¹

Marketed from: 07-07-2014 to 27-08-2014 (52 days)

Let Agreed A superbly well presented three bedroom mid terrace house comprising of entrance hallway, study area, lounge, dining room, kitchen/breakfast room, rear lobby, landing, three bedrooms and bathroom/WC. In addition the property has a good size rear garden, garage and forecourt to the front.

[Extra pictures](#), [Virtual Tour](#) and [map](#) available



£114 pw | £495 pcm

2 bedrooms | Terraced
Mowbray Road, Norton, Stockton on Tees, TS20 2PZ

To let ²

Marketed from: 01-12-2014

Let Agreed SORRY THIS IS NOW LET. PLEASE CALL US FOR DETAILS OF OTHER SUITABLE PROPERTIES - WE ALSO URGENTLY REQUIRE RENTAL PROPERTIES IN NORTON WITH TENANTS WAITING. We are pleased to offer for rent this Two Bedroom End Terrace house located in a cul-de-sac. The property briefly comprises entrance hallwa...

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



£114 pw | £495 pcm

2 bedrooms | Terraced
Mowbray Road, Norton, Stockton on Tees, TS20 2PZ

Archived ³

Marketed from: 16-06-2014 to 23-07-2014 (37 days)

We are pleased to offer for rent this Two Bedroom End Terrace house located in a cul-de-sac. The property briefly comprises entrance hallway, lounge and kitchen diner, two bedrooms, study and a family bathroom. There are gardens to front and enclosed garden to rear. All applications considered. Furt...

[Full brochures](#), [extra pictures](#), [Floorplans](#), [Virtual Tour](#) 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 600 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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Deal structure

PROPERTY FEES

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

FINANCIAL INFORMATION

Property address	Mortgage outstanding	Interest rates	Mortgage expires	Monthly mortgage payments	Arrears	Rent
Chadburn Rd Stockton-on-Tees TS20 2DQ	£60,000	2.95%	2032	£148.00	£0.00	£495.00

NOTES ABOUT THE TENANT

- The current tenant has been at the property since 1st May 2012.
- The rent PCM is £495.00
- 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.
- The property requires a small refurbishment which has been priced up by NGU Homelettings contractors at £1,000

Monthly rental yield:	9.99%
Net annual return on capital investment:	96.38%
Cash Flow	£347
Net Annual Income	£4164

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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