

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

**LEASE OPTIONS**

Build a pension pot for your future

**Mersey Street, Chopwell, NE17**  
**3 Bed Terrace**



**Monthly cash flow £267**

**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.

## 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: Gateshead



## Background

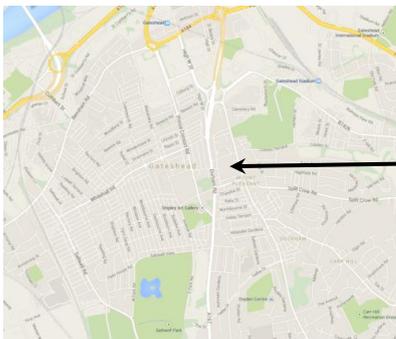
United by seven bridges across a spectacular rivers cape, Gateshead a town on the south bank of the River Tyne forms a single, diverse and extremely vibrant visitor destination.

With so many different areas each offering new sights, sounds and experiences, you'll be amazed at how much is on offer whatever your tastes. World-class culture, vibrant nightlife, award-winning dining, inspiring heritage, fantastic shopping and acclaimed architecture are linked here, as nowhere else, by the famous Geordie spirit.

With so much to see and do, where do you start? Whether you're visiting Gateshead for a city break or you're a local looking to explore the North East - the list of must see will ensure you experience the best Gateshead has to offer. With popular tourist attractions like the Angel of the north, standing tall and watching over Gateshead, this iconic work of public art by Antony Gormley is admired by 150,000 visitors a year.

At 54m wide and 20m high, it dominates the Gateshead skyline and is an awe-inspiring symbol of North East pride and culture.

## Map of the area



*Gateshead 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



**£65,000**

3 bedrooms | Terraced  
CLYDE STREET, CHOPWELL.

Archived   
Marketed from: 02-03-2010 to 22-01-2013 (1058 days)

We are delighted to offer to the market this well presented three bedroom mid terrace house ideal for the first time buyer or growing family. The accommodation briefly comprises: Lounge, kitchen, three bedrooms, bathroom/w.c. yard, gas central heating and double glazing.

[Extra pictures and map available](#)

Sold Price History: 25 May 2012: £65,000 7 May 2004: £57,000 16 Jul 2003: £29,500



**£64,000**

3 bedrooms | Terraced  
Humber Street, Chopwell, NE17

For sale   
Marketed from: 03-02-2015

**Under Offer** We are delighted to welcome to the open market this three bedroom mid terraced property in the popular location of Humber Street, Chopwell. This property has been fully refurbished to a high standard and is ideal for First time buyers, investors, families and couples alike. This property is clo

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



**£59,950**

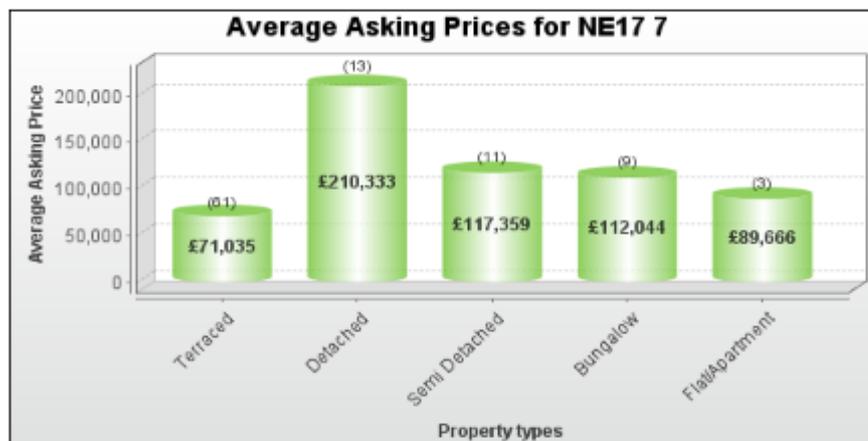
3 bedrooms | Terraced  
Clyde Street, Chopwell, NE17

Archived   
Marketed from: 28-09-2014 to 29-11-2014 (63 days)

**Under Offer** Pattinson are delighted to welcome to the Sale Market this well presented Three Bedroom Terraced property, situated in the heart of Chopwell, simply MUST BE VIEWED to appreciate the standard of accommodation on offer and has been realistically priced to sell. This property would make an ideal family

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

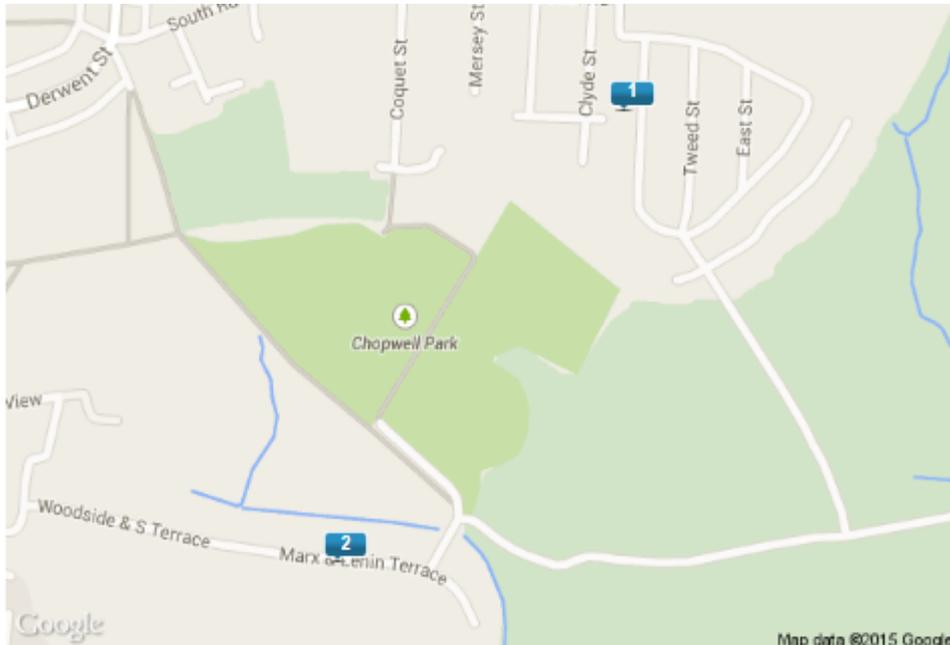
NE17 7 graph?



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



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**£114 pw | £495 pcm**

3 bedrooms | Terraced  
Clyde Street, Chopwell, Blaydon, NE17

NEW TO THE MARKET We are pleased to offer this 3 bedroom mid-terraced house in the popular village of Chopwell. The ground floor has an open plan living area with a newly refurbished kitchen. Close to all local amenities and good links transport links - ADMIN FEE ONLY £100!!

[Extra pictures and map available](#)

To let 

Marketed from: 20-03-2015



**£104 pw | £450 pcm**

3 bedrooms | Terraced  
Marx Terrace, Chopwell, Newcastle Upon Tyne NE17

Three bedroomed mid link popular village location...

[Extra pictures and map available](#)

Archived 

Marketed from: 24-10-2012 to 20-11-2012 (27 days)

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

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<b>Deal structure</b>		Total Rent £	500
Rent Per Calendar Month £	500	Gross Annual Rent £	6000
Monthly payments £	183.00	Total Mortgage £	183.00
Purchase Price £	60000	10 % Management £	50
Interest Rate	3.66%		
Sourcing Fee £	5400	Rent - Management Fee £	450
Legal's £	608		
Refurb Costs £	0	<b>Net Cash Flow £</b>	267.00
<b>Total Purchase Costs £</b>	<b>6008</b>	<b>Net Annual Return £</b>	<b>3204</b>
<b>Cashflow Summary</b>			
Gross Yield	10.00%		
Net Yield	5.34%		
<b>Net Annual Return on Capital Investment</b>	<b>53.33%</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)

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