

SELL YOUR TENANTED  
PROPERTY.COM



# PROPERTY INVESTMENT SCHEDULE

2 Inglewhite  
Skelmersdale  
WN8 6JE

# PROPERTY DETAILS

## 2 Inglewhite Skelmersdale WN8 6JE

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OFFERS OVER  
£110,000

Sell Your Tenanted Property are delighted to bring to market this 3- bedroom house situated in the sought after area of Skelmersdale

<b>Type Of Home</b>	Terraced	<b>Bedrooms</b>	3
<b>Tenure</b>	Freehold	<b>Bathrooms</b>	1
<b>Rent</b>	£600/PCM	<b>Reception</b>	1
<b>Returns</b>	£7,200	<b>Area Sqft</b>	TBC
<b>Yield</b>	6.5		

# PROPERTY IMAGES



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# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future increase over the next 5 years based on the current market value.

- Page 8 – Current annual rent returns for a cash purchase.
- Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.
- Page 10 – Historic increase in value & potential future increase in value. Within the area.
- Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years

# RETURN AT CURRENT RENT £600/PCM

Cash Purchase Investment/ Current Return = **6.3 % Yield**

## Investment

House Purchase Price	£110,000
LBTT	£3,300
Legal Fees	£1,000
Total Investment	£114,300

## Income

Annual Income	£7,200
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£7,200

BTL Mortgage Investment/ Current Return = **10.7 % Yield**

## Investment

25% Of Purchase Price	£27,500
LBTT	£3,300
Legal Fees	£1,000
Total Investment	£31,800

## Income

Potential Annual Income	£7,200
Less Mortgage Int	£3795
Service Charge & Ground Rent	£0
Net Annual Income	£3,405

\*Assumed 25% deposit & BTL interest rate of 4.6%

# RETURN AT POTENTIAL RENT £675/PCM

Cash Purchase Investment/ Current Return = **7.1% Yield**

## Investment

House Purchase Price	£110,000
LBTT	£3,300
Legal Fees	£1,000
Total Investment	£114,300

## Income

Annual Income	£8,100
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£8,100

BTL Mortgage Investment/ Current Return = **13.8% Yield**

## Investment

25% Of Purchase Price	£27,500
LBTT	£3,300
Legal Fees	£1,000
Total Investment	£31,300

## Income

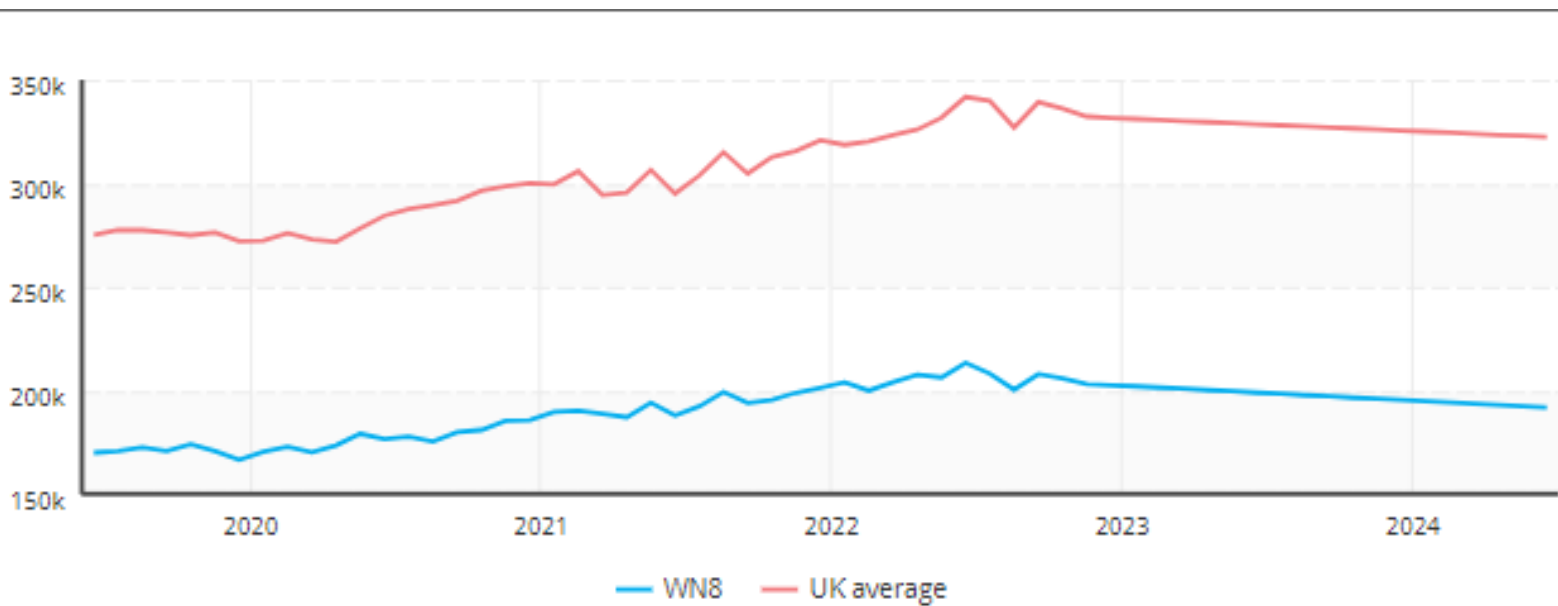
Potential Annual Income	£8,100
Less Mortgage Int	£3,795
Service Charge & Ground Rent	£0
Net Annual Income	£4,305

\*Assumed 25% deposit & BTL interest rate of 4.6%



# PROJECTED FUTURE VALUE

## House prices in the WN8 Area In The Last 5 Years



Historically, House prices in the WN8 area have risen by 25.6%

# TENANT POTENTIAL RETURN OVER 5 YEARS

**BASED ON THE POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **62.4%**

<b>Cash Investment</b>	<b>£110,000</b>
5 Year Income	£40,500
Potential Increase In Value (based off of CMV of £115k)	£28,160
<b>House Price In 5 Years</b>	<b>£138,160 (conservatively)</b>
Total Potential Return	£68,660

BTL Mortgage Investment/Potential Total Return **158.7%**

<b>Cash Investment</b>	<b>£31,300</b>
5 Year Net Income	£21,525
Potential Increase In Value	£28,160
Total Potential Return	£49,685

# LOCAL SALES ACTIVITY



**£155,000**

Inglewhite, Skelmersdale WN8 **ARCHIVED**

Distance: 0.06 miles

**Semi-detached house / Freehold**

Nestled at the end of a quiet and very much sought after row, this delightful three bedroom residence offers a perfect blend of character, comfort, and convenience. Situated close to local ...

**Sale date:** Sep 2022  
**Price:** £135,000



**£130,000**

Inglewhite, Skelmersdale WN8

Distance: 0.06 miles

**Terraced house**

Beautifully presented three bedroom terraced property for sale in the popular residential area of Inglewhite, within walking distance to the town centre of Skelmersdale.

**Sale date:** Dec 2018  
**Price:** £85,000



**£130,000**

Inglewhite, Skelmersdale WN8

Distance: 0.1 miles

**End terrace house**

Three bedroom end of terraced property available for sale in the popular residential area of Inglewhite, situated within walking distance of the town centre of Skelmersdale.



**£130,000**

Ivybridge, Skelmersdale WN8

Distance: 0.12 miles

**End terrace house**

Nicely presented three bedroom terraced property available for sale in the popular residential area of Ivybridge, situated in Skelmersdale.

# LOCAL LETTINGS ACTIVITY



**£550 pcm (£127 pw)**

Inglewhite, Skelmersdale WN8

2 Flat

Spacious two bedroom apartment available for rent in the town centre of Skelmersdale, situated on Inglewhite.



**£750 pcm (£173 pw)**

Inskip, Birch Green, Skelmersdale WN8

ARCHIVED

Distance: 0.06 miles

3 Semi-detached house

Spacious semi-detached home in a family friendly area. Freshly decorated throughout, with laminate flooring in all rooms and soft carpeting on the stairs and landing. Available from 1st May. ...



**£700 pcm (£162 pw)**

Feltons, Skelmersdale WN8

Distance: 0.17 miles

3 End terrace house

Three bedroom end-terraced property to let in the residential area of Feltons, Skelmersdale. The property comprises of an entrance hallway, downstairs toilet, good sized kitchen/ diner leading ...



**£750 pcm (£173 pw)**

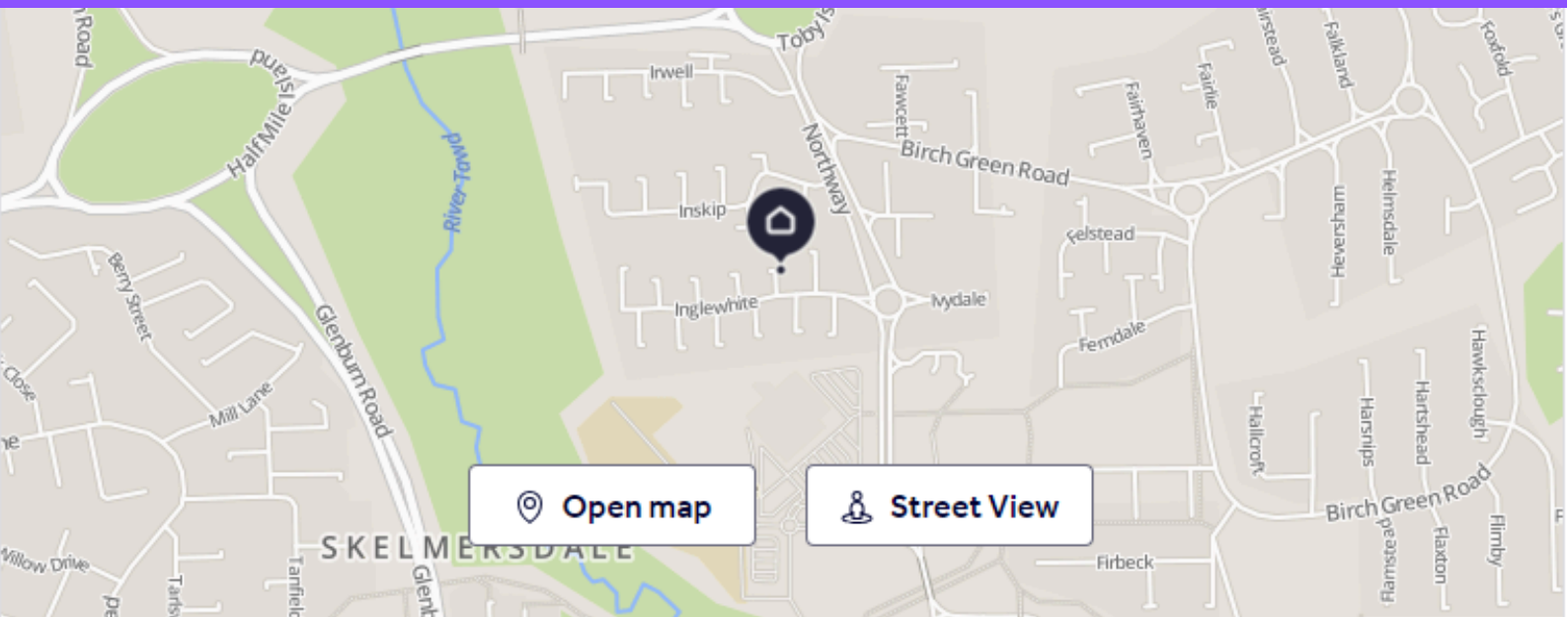
Feltons, Skelmersdale WN8

Distance: 0.17 miles

3 Terraced house

This lovely property has just had major refurbishment. Upgraded kitchen, New bathroom and WC, New flooring. Newly decorated. Very convenient for town centre. Very attractive and spacious family ...

# LOCAL SCHOOLS



 Stations  Schools

## NEAREST SCHOOLS

- |   |           |
|---|-----------|
|  <b>Cobbs Brow School</b><br>State School   Ofsted: Outstanding                        | 0.3 miles |
|  <b>Woodlands Community Primary School</b><br>State School   Ofsted: Good              | 0.4 miles |
|  <b>St James' Catholic Primary School, Skelmersdale</b><br>State School   Ofsted: Good | 0.7 miles |
|  <b>St Edmund's Catholic Primary School</b>  | 0.5 miles |

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# Contact Information



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