



PROPERTY INFORMATION PACK

Barrington Terrace, Ferryhill, DL17 8NW

10% Rental Yield

Purchase Price £69,500

Expected Cash Flow

£575.00pcm = £6,900pa

Refurbished, Tenanted, High Yield

**Option for
6 year
lease**

To speak to our property specialists call

01483 663001





Property Key Features

- 3 Bedrooms,
- 1 Bathroom
- Spacious living accommodation
- Popular and sought after area
- Freehold property
- Redecoration throughout
- New carpets
- EPC D

Investment Information

Property Let to a Private Tenant

Initial Outlay

Price	£66,500
Additional Costs	£0
Reservation Fee	£3,000
SDLT (5% for 'additional properties only')	£3,325
Solicitors (approx.)	£1,400
Selective License	£565

Total Buy Cost: £74,790

Projected Return

Rental Income	£6,900
Management Fee	£828
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

Net Annual Income: £6,586

Net Rental Yield: 8.8%



Investment Information

Property Let to a Local Community Investment Company

Property Key Features

- 2 Bedrooms, 1 Bathroom
- Spacious living accommodation
- Popular and sought after area
- Freehold property
- EPC D
- Redecoration throughout
- New carpets
- 6 year lease with guaranteed rental income

Compulsory Work for 6 year lease Includes:

- Emergency lighting throughout
- Hardwired smoke detectors in all rooms
- Plug sockets at high levels
- Power in to attic space
- Heat detector in kitchen
- Fire-doors and fireproof architrave throughout
- Digital locks on all bedroom doors

Initial Outlay

Price	£66,500
Additional Costs	£10,500
Reservation Fee	£3,000
SDLT (5% for 'additional properties only)	£3,325
Solicitors (approx.)	£1,400
Selective License	£565

Total Buy Cost: £85,290

Projected Return

Rental Income	£6,900
Management Fee	£828
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

Net Annual Income: £5,758

Net Rental Yield: 6.8%



6 yr Lease with a Local Community Investment Company

Benefits of the 6 year lease

- 6 years Guaranteed Rent as per terms of the agreement
- They pay the council tax and gas / electric throughout the period
- Property returned in same condition as given except fair wear and tear
- They normally take out another lease at the end of the first one.
- Tenants are well supported and visited regularly and the property has full CCTV which is monitored 24 hours per day in every house, in every room except for the bathroom.
- They have their own maintenance managers who deal with most issues

Red supported houses need additional work on top of our usual refurb quality which is detailed below and included in the quoted costs.

- Fire Doors on every room
- Oven and hob in Kitchen
- Emergency Lighting in every room
- Power in the loft and Additional Power sockets at ceiling level for every room
- Keypad locks on bedrooms
- Additional security on the front and back doors.



Comparables

12, Barrington Terrace, Ferryhill DL17 8NW

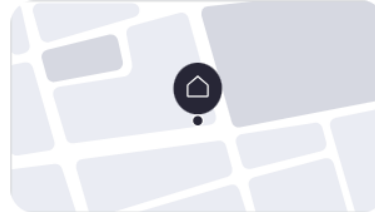
 Terraced  Freehold

Today  [See what it's worth now](#)

18 Jan 2024  £78,999

23 Mar 2015  £29,000

 [View +1 more](#)



£94,999

Terraced

 3  1

1, Siemens Street, Dean Bank, Ferryhill
DL17 8NF

0.0 miles away

Date sold: 24 Apr 2025

14, Dunning Road, Ferryhill DL17 8HN

 Terraced  3  Freehold

Today  [See what it's worth now](#)

9 Jan 2026  £72,950

18 Jul 1997  £22,500





Why Ferryhill?

Ferryhill is a good area for rental properties and first time buyers, it is a small town in South-Central County Durham, England, with a population of around 9,000. Ferryhill lies on the medieval Great North Road, which leads to Durham City Centre and Newcastle upon Tyne to the North and Darlington to the South. The town grew in the 1900's around the coal mining industry. The last mine in the area closed officially in 1968 and Ferryhill has since gone through recent regeneration from the Central Council, improving the local area with schemes including; demolishing old properties to create open green spaces and building new property. The area has also received eco funding through a Green Scheme, to improve EPC ratings by the use of Solid Wall Insulation for older properties.



There are many regular community events in Ferryhill, including, a weekly Friday market in the town centre, an Annual Summer Gala, Christmas markets, parading of miners banners, vintage car rallies, art and photography exhibitions along with many more. The local Mainsforth Sports Centre is an award winning sports complex. Ferryhill Carrs is a designated local nature reserve on the eastern side of the town.

There are also two large Amazon Logistics Centres nearby in Darlington and Bowburn, which have created 1000's of new jobs in the area. There are also proposals to reopen Ferryhill railway station.



Why ReadyLet?

Over the past 20 years we have built up a network of trusted, knowledgeable, property professionals who have in-depth local knowledge in the North East to select the right properties for you. We have enormous experience as distance Landlords living in the South of England, while investing in the North East.

ReadyLet Properties specialises in providing high yielding, tenanted properties in the North East of England, giving up to 12% return to Landlords. We provide our investors with the best service and advice available, and help throughout the entire process.

Our properties have been carefully selected for their potential to generate high rental income, then are refurbished and tenanted at our own cost, providing investors with an effortless way to grow their wealth.

What we offer...

- Tenanted, high-yield properties (up to 11% gross yields)
- Properties refurbished to Durham Decent Homes Standard, with all costs included in the price
- 6 month warranty on all refurbishment works
- No sourcing fees and no hidden charges – what you see is what you get
- Trusted Lettings Management – we will put you in contact with one of our local trusted management agents, ensuring rent collection and ongoing property management at competitive prices.
- Hands-free, end to end investment experience



What our customers say...

SF

Stephen Fish

GB • 1 review

13 Mar 2025



✓ Verified

I think readylet has given me the...

I think readylet has given me the opportunity to acquire properties in the North East at an excellent price and the comfort of knowing they will be well managed as well

Date of experience: 13 March 2025

DP

David Penman

GB • 3 reviews

13 Mar 2025



✓ Verified

Satisfied investor

I have been an investor with ReadyLet for over five years. Gill, Keith and Kim give great personal service and are a pleasure to deal with. I am impressed particularly by the fact that they will always answer the phone, or call back, and always respond to emails promptly.

Date of experience: 13 March 2025

HA

Hayley

GB • 17 reviews

19 Dec 2024



Investment Opportunity

We bought a property in 2022 but due to personal reasons have needed to sell and Readylet have made this a stress free process. When we purchased the property, a tenant had already been identified and so there was nothing for us to do and so a really 'hands off investment.

Date of experience: 19 December 2024

MP

mustaq patel

GB • 6 reviews

6 Mar 2025



✓ Verified

world class customer service ...

The Team at ready let are always there to help and assist whenever I have had problem or issue they have always been there to sort it out nothing is to much trouble because of this I have bought multiple property's from them

Date of experience: 06 March 2025



Get in Contact

To arrange a call to discuss this property, or others we have available, email

info@readylet.co.uk

with a time that suits you.

Alternatively call us directly on **01483 663001** to speak to our property specialists.

We look forward to hearing from you.

Our office opening hours are Monday – Friday 9am – 5pm