

# WHITTAKER

PROPERTY GROUP

# DEAL SUMMARY

Cypress Grove, NE40

Purchase Price	£92,000.00
Approx. Cost of Building Works (STB Q)	£24,500.00
Expected Revaluation	£135,000.00
Rental Income (pm) Buying	£795.00
Cost	£128,050.00

Below based on 75% LTV

<b>Money Left In</b> (upon initial refinance)	£26,800.00
<b>Value In 5 Years</b> (5% PA compounded )	£172,298.01
<b>Money Left In</b> (when refinanced in 5 years)	-£1,173.51
<b>Gross Yield</b>	7%
<b>ROCE</b> (after refinance)	11%
<b>ROCE</b> (after 5 years)	-484%



Type of Works Required:

A full refurbishment is to be carried out which includes a new kitchen and bathroom, new radiators throughout, replastering of most walls and ceilings, full rewire, new floorcoverings, new internal doors, garden cut and tidy and finally a full redecoration throughout.

# COMPARABLES

## Revaluation Comparables

30, Cedar Grove, Ryton Central, Ryton NE40 3RQ

Terraced 2 Freehold




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

5 Jan 2024	£135,000
5 Aug 2022	£97,000
	View +1 more

Terraced house just 2 streets away

33, Tower Gardens, Ryton Central, Ryton NE40 3RR

Semi-Detached 2 Freehold



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

15 Aug 2022	£130,000
29 Sep 2017	£98,000
	View +1 more

This one needs updating inside

## Rental Comparables

Eastlands, Blaydon-on-Tyne

Semi-Detached 3 1

2.33 miles

**LET AGREED**

Added on 31/07/2025 by Orange Sales and Lettings, Stockton-On-...

01642 548163 Local call rate

Contact Save

Price Change History

08/08/2025	Initial asking price: £850 pcm
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Seen this property before with a different price? [Help us link the price history](#)

We done this one and rented out straightaway

Chesters Gardens, Crawcrook, Ryton, Tyne and Wear, NE40 4PH

Semi-Detached 2 1

1.08 miles

**LET AGREED**

Added on 21/07/2025 by Pattinson Estate Agents, Whickham

0191 625 0245 Local call rate

Contact Save

Price Change History

22/07/2025	Initial asking price: £750 pcm
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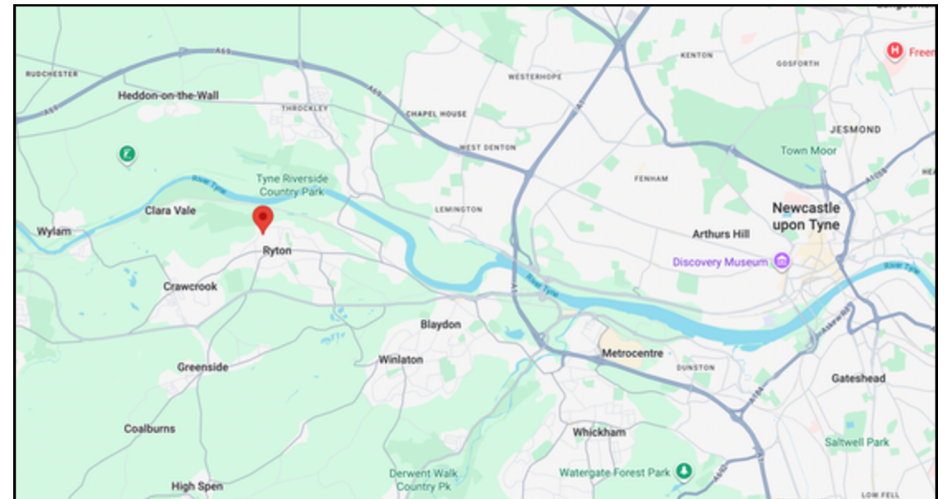
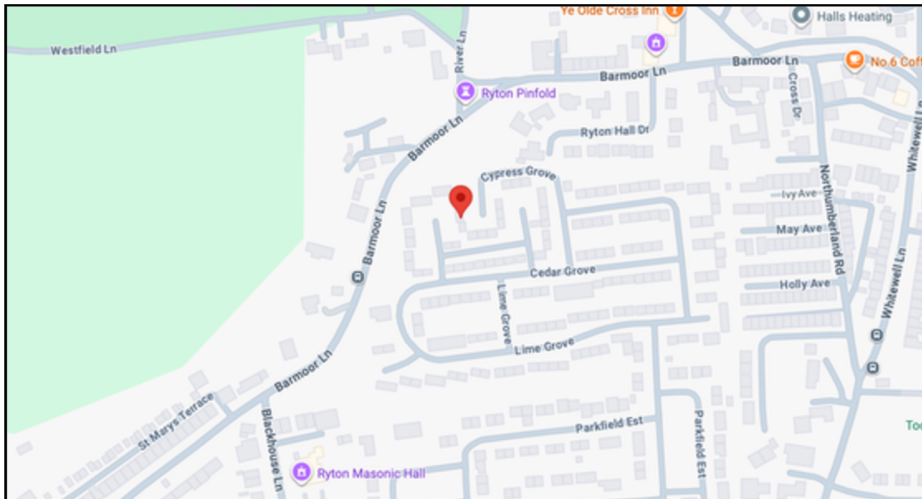
This one is dated and needs updating

# NEIGHBOURHOOD PROFILE

Cypress Grove is located within the popular village of Ryton, a well regarded residential area to the west of Newcastle upon Tyne, known for its quieter surroundings and strong community feel.

The area is particularly attractive to families, with a selection of well-rated primary and secondary schools nearby, as well as access to further education opportunities in Newcastle and Gateshead. Local amenities include convenience stores, supermarkets, cafes, and independent shops within Ryton village, while more extensive retail and leisure options can be found in nearby Blaydon and the Metrocentre.

Transport links are strong, with easy access to the A1 providing direct routes into Newcastle city centre (approximately 20 minutes by car), Gateshead, and beyond. Public transport options are also readily available, making commuting straightforward. Overall, the area offers a balance of suburban living and accessibility, with consistent demand from families and tenants seeking a quieter location within reach of the city.



# THE DEAL IN DETAIL

Property Address	Ryton NE40	
Property Type	2 bed semi-detached house	
Tenure	Freehold	
Purchase Price	£92,000.00	
<b>Buying Costs</b>		
Estimated Refurbishment Cost	£24,500	*Depending upon standard of finish. Also please add in your own contingency.
Selective Licencing Fee	£0.00	
Building Regs	£0.00	
Conveyancing	£1,000	*Estimated cost, individual circumstances may vary
Stamp Duty	£4,600.00	*Calculated @ 5% of purchase price, may vary depending on individual circumstances
Deposit (bridging finance)	£23,000.00	*Calculated @ 25% of purchase price, individual circumstances may vary
Sourcing Fee	£3,500.00	*+VAT
Hands Off Service Fee	£2,450.00	*+VAT - Includes full project management, access to power team, dealing with letting agents etc
Funds Required for Project (using bridging finance)	<b>£59,050.00</b>	*75% LTV. FOR EXAMPLE PURPOSES. If using bridging, need to add in the finance costs of doing so.
Total Buying Cost	<b>£128,050.00</b>	
Expected Re-valuation	£135,000	*Based upon comparables and local estate agents opinions
Total Money Left In Once Refinanced (75% mortgage)	<b>£26,800.00</b>	*Including all of the above fees
Property Value In 5 Years Time (5% PA, compounded)	<b>£172,298.01</b>	*Property value in 5 years time if values increase by 5% per annum (compounded)
Total Money Left In After 5 Years (75% mortgage)	<b>-£1,173.51</b>	*When you refinance again after your 5 year fixed rate has finished (using compounded figure above)
Gross Rent In 5 Years Time (pa)	<b>£12,175.73</b>	*Rental value in 5 years time if values increase by 5% per annum (compounded)
Gross Rent (pm)	<b>£795</b>	
Gross Income (pa)	£9,540	
<b>Expenses</b>		
Management Fee (pm)	£80	*10%
Interest Only Mortgage (75% mortgage pm)	£421.88	*Calculated @ 5% interest rate, individual circumstances may vary
LL Insurance (pm)	£20	*Individual circumstances may vary
Maintenance (pm)	£20	
Net Income (75% mortgage pm)	<b>£253.63</b>	
Net Income (75% mortgage pa)	£3,043.50	
Gross Yield	<b>7%</b>	*Annual gross rent divided by total buying costs
Net Income In 5 Years Time (75% mortgage pm)	<b>£473.27</b>	
Net Income In 5 Years Time (75% mortgage pa)	<b>£5,679.23</b>	
Return on Capital Employed (After Refinance)	<b>11%</b>	
Return on Capital Employed (After 5 years)	<b>-484%</b>	