

# WHITTAKER

PROPERTY GROUP

# DEAL SUMMARY

Redwell Road, Prudhoe, NE42



Type of Works Required:

A full refurbishment is to be carried out which includes a new kitchen and bathroom, full electrical rewire, full heating system, full main roof replacement, external pointing, replastering of all walls and ceilings, new internal door, new floor coverings, and a full redecoration throughout.

Purchase Price	£100,000.00
Approx. Cost of Building Works (STBQ)	£43,000.00
Expected Revaluation	£165,000.00
Rental Income (pm)	£925.00
Buying Cost	£156,800.00

Below based on 75% LTV


<b>Money Left In</b> (upon initial refinance)	£33,050.00
<b>Value In 5 Years</b> (5% PA compounded)	£210,586.46
<b>Money Left In</b> (when refinanced in 5 years)	-£1,139.84
<b>Gross Yield</b>	7%
<b>ROCE</b> (after refinance)	10%
<b>ROCE</b> (after 5 years)	-561%

# COMPARABLES

## Revaluation Comparables

60, Hillcrest, Prudhoe NE42 5LF

Semi-Detached 3 Freehold




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

28 Jun 2024 £165,000

24 May 2013 £135,000

5, Moorlands, Prudhoe NE42 5LR

Semi-Detached 3 Freehold





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

2 Mar 2023 £170,000

7 Nov 2017 £107,000

## Rental Comparables

1/11

Dene Terrace East, Wylam

Terraced 2 1

1.60 miles



This immaculate terraced house is available to let in a sought-after location in the heart of Wylam, ideal for those who value convenience and modern comfort. The property benefits from...

**LET AGREED**

Added on 09/10/2025 by Rook Matthews Sayer, Ponteland

950 pcm  
19 pw

1/9

Bewick Garth, Mickley, Stocksfield, Northumberland, NE43 7AU

Terraced 3 1

1.65 miles

\*\*\*THREE BEDROOM TERRACE\*\*\* \*\*GARAGE EN-BLOC\*\*\*  
\*\*\*FRONT AND REAR GARDENS\*\*\* \*\*DESIRABLE LOCATION\*\*\* Pattinson welcome to the market this three...

**LET AGREED**

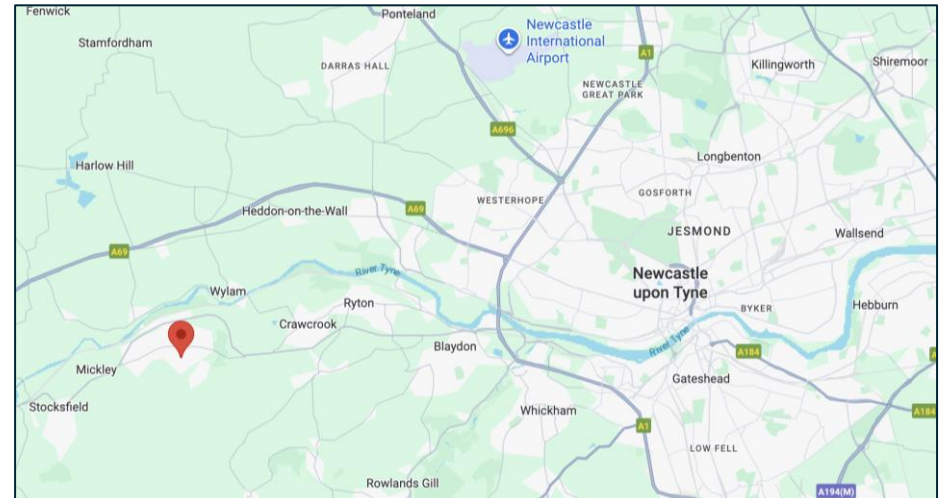
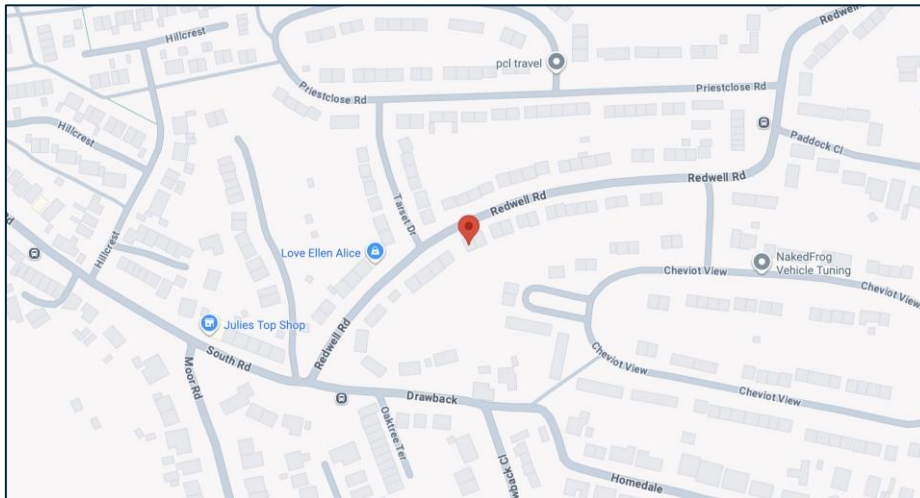
900 pcm  
208 pw

# NEIGHBOURHOOD PROFILE

Redwell Road is located in the popular riverside town of Prudhoe, a well established residential area offering a strong balance between countryside surroundings and commuter convenience.

Prudhoe benefits from a wide range of local amenities including supermarkets, independent shops, cafés, leisure facilities and well regarded primary and secondary schools, making it attractive to families and long term residents.

The town is particularly popular with commuters thanks to excellent transport links including Prudhoe railway station on the Newcastle and Carlisle line, plus easy road access via the A695 and A1, providing straightforward travel into Newcastle upon Tyne (approximately 20 minutes by car) and across to Hexham. Surrounded by open countryside and positioned close to the River Tyne, the area appeals to tenants and owner occupiers seeking a quieter lifestyle while remaining well connected to major employment hubs.



# THE DEAL IN DETAIL

Property Address	Prudhoe NE42	
Property Type	3 bed semi-detached house	
Tenure	Freehold	
Purchase Price	£100,000.00	
<b>Buying Costs</b>		
Estimated Refurbishment Cost	£43,000	<i>*Depending upon standard of finish. Also please add in your own contingency.</i>
Selective Licencing Fee	£0.00	
Building Regs	£0.00	
Conveyancing	£1,000	<i>*Estimated cost, individual circumstances may vary</i>
Stamp Duty	£5,000.00	<i>*Calculated @ 5% of purchase price, may vary depending on individual circumstances</i>
Deposit (bridging finance)	£25,000.00	<i>*Calculated @ 25% of purchase price, individual circumstances may vary</i>
Sourcing Fee	£3,500.00	<i>*+VAT</i>
Hands Off Service Fee	£4,300.00	<i>*+VAT - Includes full project management, access to power team, dealing with letting agents etc</i>
<b>Funds Required for Project (using bridging finance)</b>	<b>£81,800.00</b>	<i>*75% LTV. FOR EXAMPLE PURPOSES. If using bridging, need to add in the finance costs of doing so.</i>
<b>Total Buying Cost</b>	<b>£156,800.00</b>	
Expected Re-valuation	£165,000	<i>*Based upon comparables and local estate agents opinions</i>
<b>Total Money Left In Once Refinanced (75% mortgage)</b>	<b>£33,050.00</b>	<i>*Including all of the above fees</i>
<b>Property Value In 5 Years Time (5% PA, compounded)</b>	<b>£210,586.46</b>	<i>*Property value in 5 years time if values increase by 5% per annum (compounded)</i>
<b>Total Money Left In After 5 Years (75% mortgage)</b>	<b>-£1,139.84</b>	<i>*When you refinance again after your 5 year fixed rate has finished (using compounded figure above)</i>
<b>Gross Rent In 5 Years Time (pa)</b>	<b>£14,166.73</b>	<i>*Rental value in 5 years time if values increase by 5% per annum (compounded)</i>
<b>Gross Rent (pm)</b>	<b>£925</b>	
<b>Gross Income (pa)</b>	<b>£11,100</b>	
<b>Expenses</b>		
<b>Management Fee (pm)</b>	<b>£93</b>	<i>*10%</i>
<b>Interest Only Mortgage (75% mortgage pm)</b>	<b>£515.63</b>	<i>*Calculated @ 5% interest rate, individual circumstances may vary</i>
<b>LL Insurance (pm)</b>	<b>£20</b>	<i>*Individual circumstances may vary</i>
<b>Maintenance (pm)</b>	<b>£20</b>	
<b>Net Income (75% mortgage pm)</b>	<b>£276.88</b>	
<b>Net Income (75% mortgage pa)</b>	<b>£3,322.50</b>	
<b>Gross Yield</b>	<b>7%</b>	<i>*Annual gross rent divided by total buying costs</i>
<b>Net Income In 5 Years Time (75% mortgage pm)</b>	<b>£532.44</b>	
<b>Net Income In 5 Years Time (75% mortgage pa)</b>	<b>£6,389.23</b>	
<b>Return on Capital Employed (After Refinance)</b>	<b>10%</b>	
<b>Return on Capital Employed (After 5 years)</b>	<b>-561%</b>	