

UK BUY-TO-LET INVESTMENT IN THE NORTH EAST

£35,000 to £40,000
with yields up to 15%



PRICES FROM £35,000

We focus on low cost properties due to their ability to deliver high rental yields, the scope for long term asset value growth and the opportunity for investors to build multi-property portfolios at relatively modest cost.

Unique Opportunities in Low Cost, High Yield Housing in the Northern United Kingdom

The Buy-to-Let property market in the UK continues to flourish with more people than ever renting their home; a demand created by a general shortage of residential property and the challenge for young people and those without capital, to get on the property ownership ladder.



FEATURES OF OUR BUY-TO-LET INVESTMENT PROGRAMMES

When evaluating property we always advise investors to consider yield, management and risk which is why the investment properties we offer provide favourable conditions for investors including:

- + Low purchase prices from **£35,000**
- + Rental yields up to **15%**
- + Wide range of offmarket properties available
- + Fully secured freehold property investments
- + Clear title deed ownership to the built freehold property.
- + Fully Managed Hands-off Property investment.
- + Available properties include fully renovated & tenanted
- + Cash Buyers only
- + Reservation fee only **£1,000** per property
- + Legal fees of approximately **£800**



WHY INVEST IN THE NORTHERN UK?

Despite the UK's imminent exit from the European Union, investment in UK property remains strongly viable and with the Government's declared intention in 2020 to commence a significant investment programme within UK regions, and particularly the North, this presents new opportunities for investors as greater infrastructure investment will likely lead to higher rates of property value growth

Investor Support

Working with partner Management Companies, Landlords can enjoy a fully hands-off letting, maintenance and Tenant Finder service for truly hassle free ownership. Tenant Finding services ensure fast occupancy at end of lease term and many of the properties available are already tenanted on long term leases.

Why Social Housing?

In March of 2019, the UK's Housing Minister announced a £multi-million programme to support 54 regional projects to help society's most vulnerable individual families to secure safe and well-maintained residential property within the private rental sector.

Out of 4.5 million UK households living in private rental accommodation, almost 1 million receive State

benefit to help pay their rent.

Yet the latest figures show around half of landlords said they would not be willing to let to tenants on Housing Benefit – ruling out thousands of vulnerable people and families. Yet in reality, because of Government engagement, the Social Housing sector provides opportunity that we believe should not be overlooked.

Our ethical social investment programme allows investors the choice of properties specifically identified within social housing projects where the tenant will be an individual or family of need, but where their tenancy and rental payments are supported by local Government

This helps strengthen the choices and opportunities available for those on benefits to secure the homes they and their families need and

provides security of payment to the Landlord.

The Northern UK Track Record

In the wider property market, regions outside of London continue to perform well in the private rental sector with tenants and investors choosing to invest outside of the Capital in cities such as Manchester, Liverpool, Newcastle & Sheffield.

Independent research conducted in 2019 indicated house prices in Northern UK across the North East, North West, Yorkshire and Humberside, are expected to rise and average of 11 to 12% by 2023 versus increases of around 9.2% in London over the same period

Rents are also increasing in the North of England; an average of 2.4% in the year to April 2019, versus 1.1% in London

EXAMPLE PROPERTY



This property in the North East was subject to an initial refurbishment as shown in the images. The home sold for £45,000 and attracts a monthly rental income of £500 on a long term contract representing a yield to the Landlord of 13% per year.

Property Details

We offered for sale this brick built terraced property with gas fired central heating and double glazing.

It briefly comprises: lounge, kitchen and dining room. Two bedrooms and a bathroom on the first floor. In addition there is a courtyard garden to the rear.





The content contained within this brochure is correct at the time of publishing and is provided for marketing information and does not constitute property particulars for contractual purposes – January

Reservation Process

1. Choose which property you would like to purchase
2. Complete MRV property reservation form
3. Pay £3,000 MRV Consulting Fee (fee to include using our panel lawyer to handle the legal process for your purchase)
4. Purchase is only secure when MRV have received fee and completed reservation form has been completed.



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