Deal pack: Freehold building of five let flats, Urmston Lane, Stretford M32

Manchester M32 - 5 bedrooms, Other, freehold
Asking price: £550,000.00. Reference 100446.
Deal score 56 out of 100 (Fair).
Strategy: Sold with tenant.
Worked out on 23 November 2026.

Part	Weight	Score out of 100
Rental return	30%	47
Price against the market	30%	44
Room to add value	20%	No data
Selling on	20%	89

Figure	Estimate	From
Estimated value	£558,000.00	our estimate from public sales and asking prices nearby, November 2026
Price against est. value	1.4% below	our estimate from public sales and asking prices nearby, November 2026
Rent a month	£2,700.00	our estimate from asking rents nearby
Gross yield	5.9%	the rent a year against the price
Net yield	4.8%	after 4% empty weeks and 15% of the rent for management and upkeep (assumed)
Cashflow a month	£2,187.00	before tax, no mortgage
Cashflow with a mortgage	£296.37	75% loan, interest only at 5.5%
Prices over the last year	+4.7%	UK House Price Index, this type of home, council area
Sales nearby, 5 years	18	HM Land Registry price paid data
Refurbishment cost	Not known	
Value after works (GDV)	Not known	

Sold nearby	Type	Sold	Price
M32, 0 mi	detached	Mar 2025	£915,000.00
M32, 0 mi	semi-detached	Dec 2023	£365,000.00
M32, 0 mi	semi-detached	Oct 2022	£340,000.00
M32, 0.1 mi	semi-detached	Mar 2024	£497,000.00
M32, 0.1 mi	terraced	Mar 2023	£400,000.00
M32, 0.1 mi	semi-detached	Jun 2022	£615,000.00

Estimates from public data and the advert: not a valuation, a survey or a promise, and not financial advice. Check every figure, get a survey and a mortgage quote, and take independent advice before you buy.
How each figure is worked out: https://www.levelmoves.com/deal-score
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