



Ready Let Investment Property For  
Sale In And Around County Durham

# PROPERTIES IN THE NORTH EAST



# Why the North East?

## The demand for high quality rental property is high!

The UK property market continues to go from strength to strength and the market in the North East constantly offers some of the highest rental returns in the UK.

Buying investment property in the North East is a secure investment. The North East currently has low but growing property prices allowing the shrewd investor to obtain a high yielding property for less than the deposit on a low yielding property elsewhere. Our properties are refurbished to a high standard and people want to live in them.

And as an extra bonus worth highlighting - the UK is estimated to have a shortfall of around 1 million homes, ensuring a buoyant rental market.





# INVESTMENT PROPERTIES IN THE NORTH EAST

**Shildon**



**Blackhall Colliery**



**Seaham**



**Ferryhill**



**Wingate**



**Bishop Auckland**





# TYPICAL PROPERTIES

**Refurbished to the Durham Standard**  
(which is far higher than legal requirements)

These properties are refurbished (unless otherwise stated).

The properties have double glazing and gas fired central heating.



## Work Includes

- \*Roof check and repair if necessary.
- \*Outside guttering and repair if necessary.
- \*Full damp check and chemical damp proof course fitted as necessary.
- \*Upgraded electrics with electric condition report.
- \*New Fitted kitchen.
- \*New Bathroom Suite, walls fitted with cladding.
- \*Full redecoration.
- \*New carpets.
- \*Either fully serviced boiler or new boiler with gas safety certificate for both options.





A hand in a dark suit sleeve holds a set of keys, offering them to another hand in a striped shirt sleeve. The background is white.

# Ready To Invest

## What we do

Providing our investors with the best service and advice available in Ready Let investment property

Over the last 20 years we have built up a team of trusted knowledgeable property professionals in the North East. We have enormous experience as distance landlords living in the South of England and investing in the North East.

We provide refurbished property which is tenanted and giving up to 14% return to landlords.







# The North East's Areas Of County Durham

## Wingate

Station Town is a village in County Durham. It is situated to the south of Wingate, west of Hartlepool and is easily accessible by road via the A19 and B1280.

Station Town is within the Blackhall ward/electoral division in the constituency of Sedgefield.

Sedgefield's is known for the fact that Tony Blair was its MP for a considerable time, during which time George W Bush visited Sedgefield with Tony Blair.

The beautiful St Edmunds Church is noted for its ornate 17th-century Cosin woodwork.

There a good selection of shops in the area including food shops and chemists.

## Shildon

Shildon is a town near Bishop Auckland in County Durham.

It is home to the National Railway Museum and holds an annual Shildon Steam Gala.

A bustling small town with a town centre. Scott Street is near to the town centre in a quiet residential area.

Shildon is a town in County Durham, in England. The population taken at the 2011 Census was 9,976.[1] It is situated 2 miles (3.2 km) south east of Bishop Auckland, 11 miles (18 km) north of Darlington, 13 miles (21 km) from Durham, 23 miles (37 km) from Sunderland and 30 miles (48 km) from Newcastle upon Tyne.

At the dawn of the 19th century Shildon was a few houses on a cross road. The Industrial Revolution and the coming of the railways saw the town grow.[3] In 1801 the population was recorded at being 100 people. Their occupations were noted as being in agriculture, coal mining and the growing textiles industry[4].

Shildon is the home a large Railway Museum which is a popular attraction.

It is a commuter town to Bishop Auckland



# Blackhall Colliery



Blackhall Colliery is a village on the North Sea Coast of County Durham it is situated on the A1086 between Howden and Hartlepool. Built around the once extensive mining industry Blackhall's colliery closed in 1981.

There is now an industrial estate built over part of the old colliery buildings. After the mines closed down the once busy village became economically challenged. As time has passed other industries have begun to emerge to once again create employment in the area.



## Seaham

Seaham is a lively harbour town on Durham's Heritage Coast. Dramatic cliff top views, home to one of England's oldest churches, beautiful beaches to relax on. There is a wide choice of bars, cafes and restaurants along the busy seafront.

Dalton Park, the region's biggest outlet shopping centre is close by.

Seaham has one of the finest hotels and spas in the North at Seaham Hall. There are three local golf clubs, Seaham Harbour Golf Club,





Seaham Golf Club and Sharpley Golf Club.

## Ferryhill

Ferryhill is a town in south-central County Durham, England with a population of 11,651 people. The town grew rapidly in 1900s around the coal mining industry. The last mine closed in 1968.



Ferryhill lies on the medieval Great North Road which used to be the A1, now the A167 which leads to Durham City and Newcastle-upon-Tyne to the north and Darlington to the South.

Ferryhill Carrs is a designated local nature Reserve at the eastern edge of the town.

## Bishop Auckland

Bishop Auckland is a market town in County Durham. It is located about 12 miles northwest of Darlington and 12 miles southwest of Durham.

Bishop Auckland has a population of 24,392. Much of Bishops Auckland's early history surrounds the bishops of Durham and the establishment of a hunting lodge which later became the main residence of the Bishops of Durham.

During the Industrial Revolution the town grew rapidly as coal mining took hold as an important industry. The subsequent decline of the coal mining industry in the late twentieth century has been

Blamed for a fall in the town's fortunes in other sectors. Today the largest sector of employment in the town is manufacturing.

The property is near to West Auckland which is to the west of Bishop Auckland on the A688 road.

West Auckland Town FC is famously the "The Home of the First World Cup" as its football team were the winners of the Sir Thomas Lipton Trophy, one of the first international footballing competitions.

West Auckland has a new shopping centre with Tesco's and various other superstores which is a great attraction to the area.