



OCTOBER • WEEK 2

WEEKLY PROPERTY UPDATE

Viewings. Offers. Progress.

Three offers submitted across Boldon, Hebburn and South Shields, with two direct-to-vendor opportunities also being assessed.



WEEK ENDING 11 OCTOBER 2026

HARTLEPOOL • SOUTH TYNESIDE • NORTH EAST

THIS WEEK AT LETSAVVY

A busy week on acquisitions

Viewings have led to three offers across the North East, while two more owner-direct opportunities are being considered.

01 REGINALD STREET • BOLDON

Offer submitted following our assessment.

02 HEBBURN

Viewing completed and an offer submitted.

03 SOUTH SHIELDS

Viewing completed and an offer submitted.

04 DIRECT TO VENDOR

Two further leads under consideration.



OFFERS SUBMITTED

Three offers now on the table

Reginald Street, Hebburn and South Shields are all at offer stage. No purchase is being described as agreed.

3

OFFERS SUBMITTED

3

LOCATIONS

PENDING

SELLER RESPONSES



OUR APPROACH

Numbers before decisions

We review purchase price, refurbishment requirements, likely rental income and comparable sales before taking a property further.

REGINALD STREET

What we found at the viewing

The photographs show areas we have been assessing as part of our refurbishment and purchase-cost review.



OFFER SUBMITTED • SUBJECT TO SELLER RESPONSE

CONDITION AND OUTSIDE SPACE

Reviewing the full property

External condition and maintenance are just as important as the interior when assessing the refurbishment budget.



Photographs from this week's property viewing activity.



EXISTING PROJECTS

Work continues across the portfolio

Acquisition activity runs alongside the refurbishment, operations and finance work already underway.

MALCOLM ROAD

Refurbishment ongoing

The three-bedroom to four-bedroom project continues. The working budget is approximately £28,000, with a target finished value of approximately £125,000.

AVONDALE GARDENS

Accommodation and refinance

Contractor accommodation has previously generated more than £9,000 in bookings. The property has been valued at £145,000 and refinancing is progressing.

HARDIE DRIVE

Due diligence remains important

We continue to assess the legal, survey and finance position. Any decision to proceed must still make financial sense.

DIRECT TO VENDOR

Two opportunities in discussion

We are exploring two additional leads. Neither is being presented as an agreed purchase.



WEEK IN REVIEW

From viewings to offers.

Three offers submitted, two direct-to-vendor leads being explored and continued work across our existing property projects.

PRIORITIES FOR NEXT WEEK

- Follow up on the three offers.
- Continue the two direct-to-vendor conversations.
- Progress the Malcolm Road refurbishment.
- Keep Avondale refinancing moving.
- Review the next opportunities carefully.

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