

FREE LANDLORD GUIDE

How to Maximise Rental *Yield* in Sandy

Local market data, practical improvements and letting strategy to help your Sandy property work harder for you.

LOCAL MARKET

The Sandy rental market right now

Central Bedfordshire's private rental market has kept climbing through 2026. According to the ONS, the average monthly private rent across Central Bedfordshire reached £1,250 in June 2026, up 4.4% on the year — a faster rise than the wider East of England average.

£1,250 average monthly rent, Central Bedfordshire, June 2026	+4.4% annual rent growth — faster than the East of England average	£354k average house price across the authority
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That combination — rents rising faster than prices — is exactly what landlords want to see. But averages hide a lot: two similar-looking properties on opposite sides of Sandy can yield very differently depending on condition, presentation and how they're let.

1. KNOW YOUR NUMBERS

Gross yield is the easiest place to start

Gross yield is the easiest figure to calculate and the one most quoted — but it's only useful as a starting point.

$$(Annual\ rent \div property\ value) \times 100 = gross\ yield\ (\%)$$

Example: a Sandy two-bed terrace valued at £280,000, let at £1,150 per month (£13,800 a year), yields 4.9%. Net yield — after mortgage interest, insurance, maintenance, management fees and void periods — gives a truer picture. Ask us for a free yield assessment compared against real, current lettings in Sandy, Potton, Gamlingay and Biggleswade.

2. PROPERTY TYPE

Choose the right property type

- ☐ Two-bed properties are the most in-demand rental size across Central Bedfordshire, with the widest tenant pool and shortest void periods.
- ☐ Properties within easy reach of Sandy railway station (direct trains to King's Cross and Cambridge) consistently let faster and command a rent premium.
- ☐ Off-street parking and a manageable garden add real value in Sandy's mix of market-town and village stock.

3. Watch the Universal Studios effect

Construction on the Universal United Kingdom Resort at Kempston Hardwick, Bedford — around 20,000 construction jobs, then roughly 8,000 permanent roles from its planned 2031 opening — is already reshaping demand across the wider area, Sandy included. See our companion guide, 'Buy to Let Near Universal Studios'.

4. IMPROVEMENTS

Improvements that actually move the needle

Improvement	Typical impact
Fresh neutral decoration throughout	Faster letting, fewer viewings needed to secure a tenant
Modern kitchen or bathroom refresh	Can support a meaningfully higher achievable rent
Improving EPC rating	Lower void risk and future-proofs against tightening standards
Professional photography & staging	Reduces time to let, protecting your annual yield
Fast, responsive maintenance	Longer tenancies, fewer voids, better property care

5. VOID PERIODS

Reduce void periods

A single month's void wipes out roughly 8% of annual rental income

More than most 'yield-boosting' upgrades will ever earn back. The biggest lever most landlords have is how quickly one tenancy turns into the next.

- ☐ Start marketing and arranging viewings before the outgoing tenant has left, where notice periods allow.
- ☐ Price realistically from day one — an overpriced listing that sits for three weeks costs far more than pricing a little keener.
- ☐ Keep the property genuinely viewing-ready throughout the tenancy, not just at the end of it.
- ☐ Use a letting agent with a live local database of prospective tenants, rather than relying on portals alone.

Want a free rental valuation for your Sandy property?

Lane & Browns have been letting and managing homes in Sandy for over 35 years. Whether you're buying your first rental property or looking for a letting agent who'll actually pick up the phone, we're here to help.

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It starts with a chat and a cup of tea.

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