



DOWBUSZ

P R O P E R T Y

Benefits of Property Investment



Passive Income



Growth Potential



Stability

*ARE YOU READY FOR PROPERTY
INVESTMENT?*

SINGLE LET PROJECT

2 BED TERRACED HOUSE

CHESTERFIELD / CLAY CROSS

Details

Building type..... 2 Bedroom Terraced House
Construction Type..... Standard
Tenure..... Freehold
Heating Type..... Gas Central
Reason of Sale..... Unknown
Occupier..... Empty
Refurbishment..... Minor

Numbers

UK RESIDENTS

Purchase Price	£84 000
BTL Deposit (25%)	£21 000
Stamp Duty (3%)	£2 520
Refurbishment	£18 000
Legal Fees	£2 000
Broker Fee	£500
Done Up Value (DUV)	£125 000
Final Rent	£650
ROE	~21.8%
YIELD	~9.29%
TOTAL INVESTMENT COST (BTL)	~45 000£

NON-UK RESIDENTS

Purchase Price	£84 000
BTL Deposit (25%)	£21 000
Stamp Duty (5%)	£4 200
Refurbishment	£18 000
Legal Fees	£2 000
Broker Fee	£500
Done Up Value (DUV)	£125 000
Final Rent	£650
ROE	~19.63%
YIELD	~9.29%
TOTAL INVESTMENT COST (BTL)	~46 720£

Sourcing Fee

£4000

Project Management Fee

£4000

Refurb

- **Painting**
- **New Bathroom**
- **Kitchen Repaint**
- **Kitchen Splashback**
- **New Flooring (Laminate and Carpets)**
- **New Fusebox**
- **Internal Doors**
- **Gutters Cleaning**
- **Certificates**

2 BED TERRACED HOUSE (+ Attic Room)

PP £84 000

Chesterfield / Clay Cross

Chesterfield is a market town and unparished area in the Borough of Chesterfield, Derbyshire, England, 24 miles north of Derby and 11 miles south of Sheffield at the confluence of the River, Rother and River Hipper.

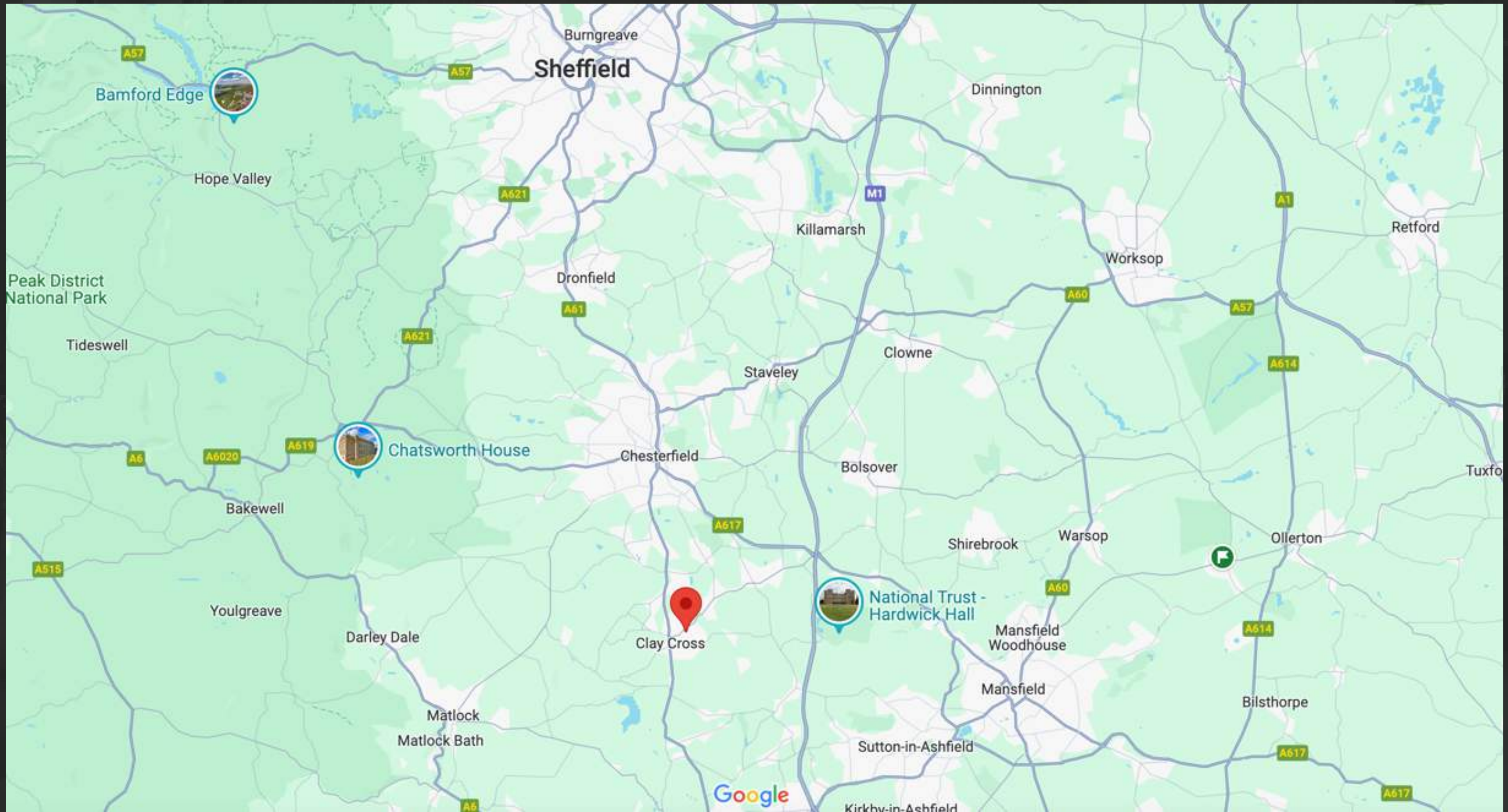
Its borough, including Whittington, Brimington and Staveley, had a population of 103,801 in 2011.

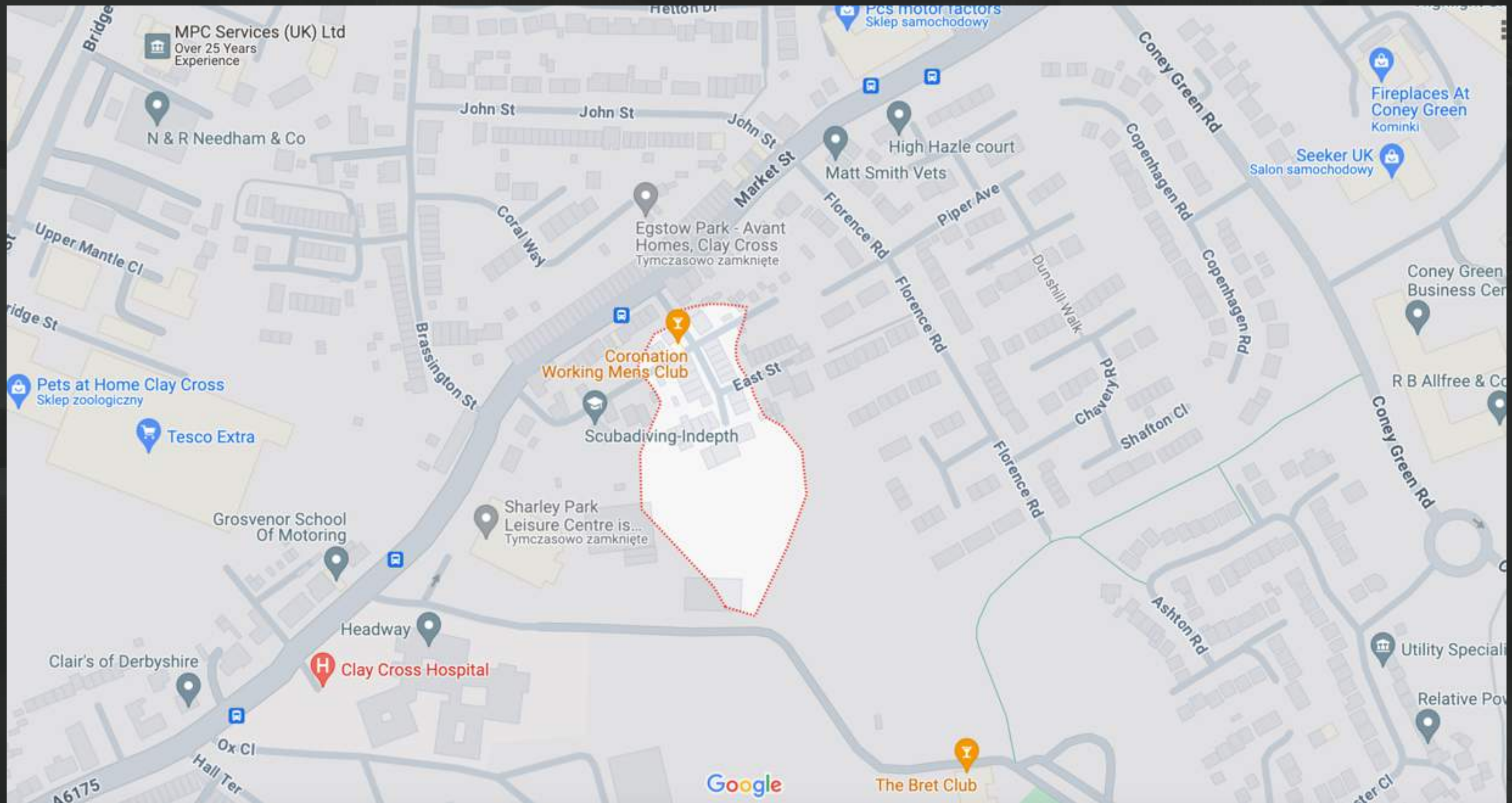
In the last 30 years the economy around Chesterfield has undergone major change.

The employment base has moved from the primary and secondary sectors towards the tertiary.



Location





Public transport

NEARBY BUS STOPS

Today

The closest bus stop is Stollard Street and it's only 0.04 miles away from Stollard Street.

Stollard Street

Walking Time

0.04 MILES

0.7 MINUTES



Community Hospital

Walking Time

0.13 MILES

2.5 MINUTES



Egstow

Walking Time

0.13 MILES

2.5 MINUTES



Copenhagen Road

Walking Time

0.2 MILES

4.1 MINUTES



Wingfield View

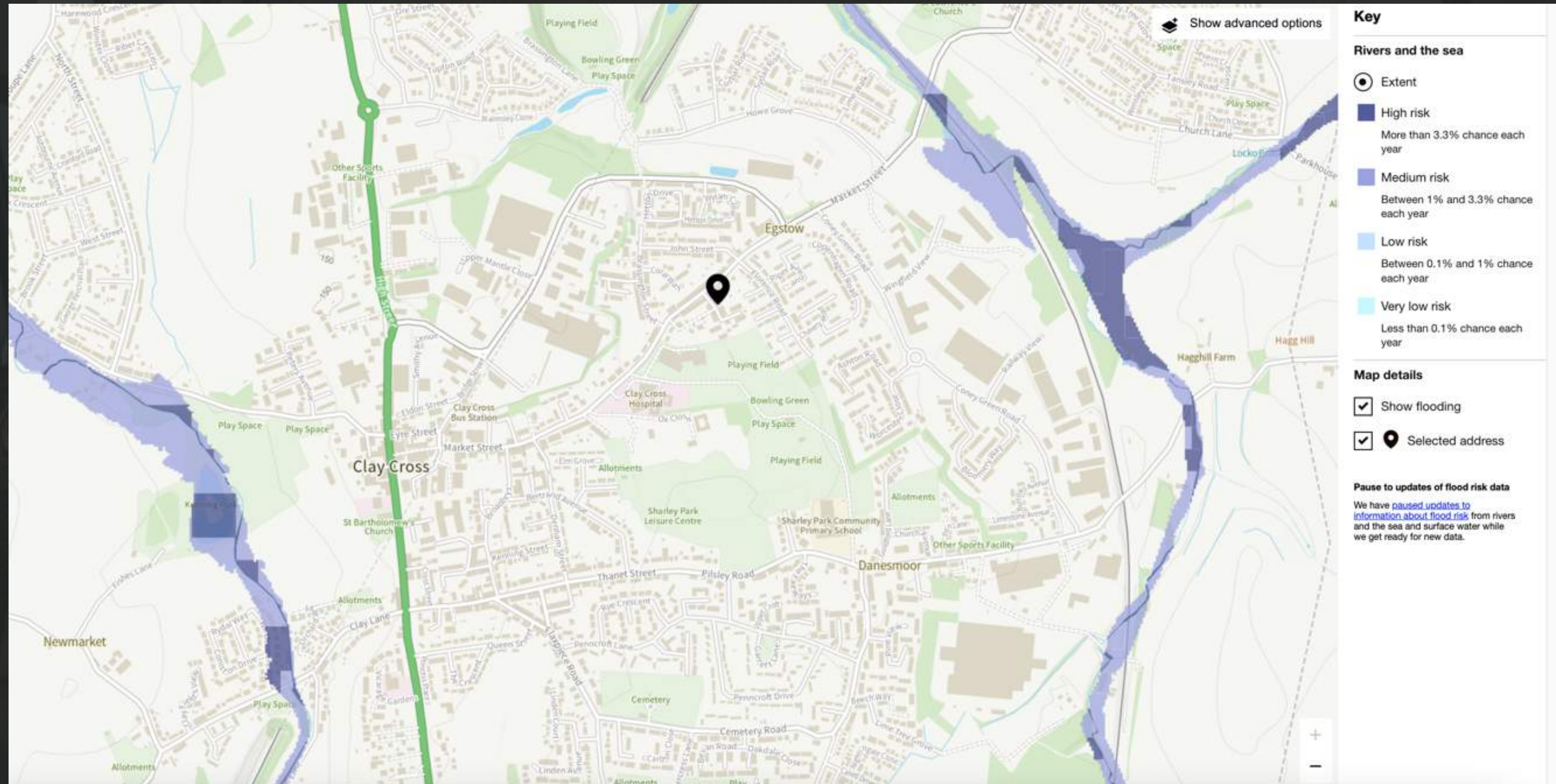
Walking Time

0.25 MILES

4.9 MINUTES



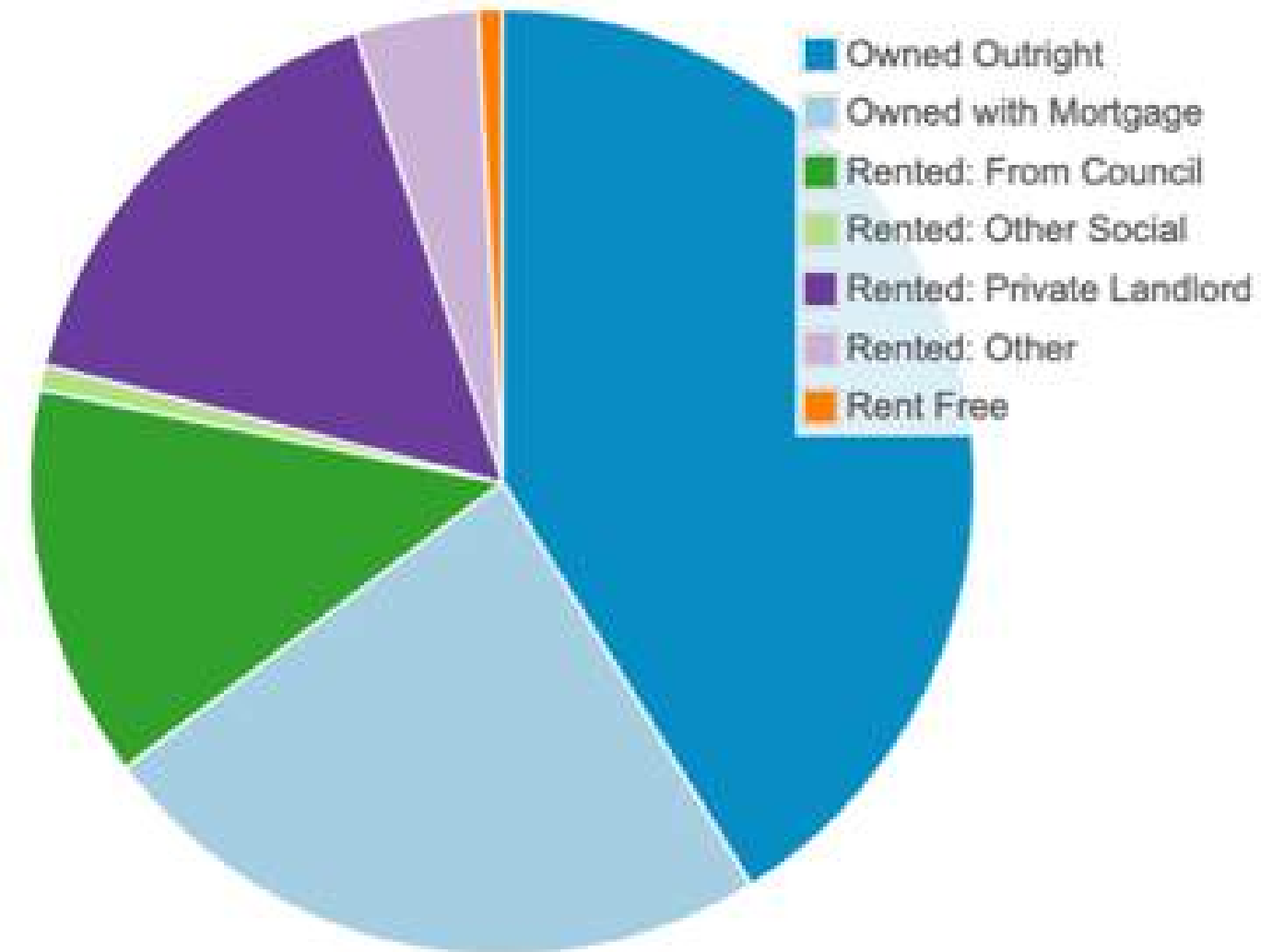
Flood Map



Housing

Housing Tenure

Owned Outright	49
Owned with Mortgage	28
Shared Ownership	0
Rented: From Council	16
Rented: Other Social	1
Rented: Private Landlord <i>inc. letting agents</i>	19
Rented: Other	5
Rent Free	1
Total	119



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Floorplan



Ground Floor



First Floor



Second Floor

Total floor area 81.4 m² (876 sq. ft.) approx

Pictures










Sold House Prices

15 Stollard Street, Clay Cross, Chesterfield, S45 9LZ

End terrace house • 2 beds • 1 bath • 2 receptions

FREEHOLD • 92 SQM • EPC RATING: D • [LIST CURIOUS](#)

[See how much I could borrow](#)



Tracking

[Tracking because I am curious](#)

Zoopla estimate [See inside the estimate](#)

Estimated price: **£126k**

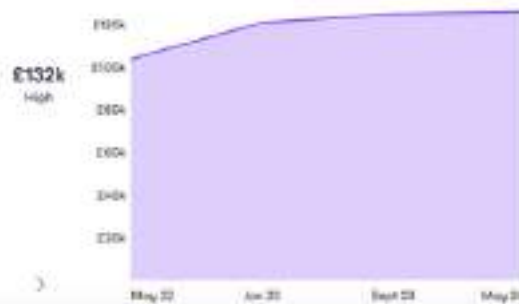
Low: £120k | High: £132k

HIGH CONFIDENCE

Next updated in 7 days

+£6,000 (5%)
Since last sold - May 2023

[How we calculate and rate our estimates](#)





210, Market Street, Clay Cross, Chesterfield, Derbyshire S45 9NB

2 bed, terraced

£127,000	1 Nov 2022	Freehold
£53,000	21 Nov 2018	Freehold

No other historical records




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16, Brassington Street, Clay Cross, Chesterfield, Derbyshire S45 9NH


2 bed, terraced

£127,000	23 Aug 2023	Freehold
£94,750	10 Jul 2020	Freehold
£70,000	3 Dec 2010	Freehold



15 

Rental Prices



☆ Favourite

£650.00
per month

£150.00
per week



✔ No admin fees
✔ No hidden charges

Let Agreed

Property Reference:
1858612

Meet the landlord

2 Bed Terraced House, King Street, S45



1/18

Market street, Clay Cross, Chesterfield

House 2 1

0.05 miles

** Zero Deposit Guarantee Available ** *AVAILABLE JUNE* Deceptively sized two bedroom terraced house in

£650 pcm
£150 pw

Price Change History

02/07/2024	Price changed from	to £650 pcm
24/05/2024	Initial asking price:	

Why is the price history blurred? [Click here to Subscribe to Property Log](#)

LET AGREED

Reduced on 02/07/2024 by Frank Innes Lettings, Chest...

Frank Innes 01246 383306 Local call rate

Save

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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