



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

Langley Mill, Derbyshire

Details

Building type..... 2 Bed Terraced
Construction Type.....Standard
Tenure..... Freehold
Heating Type.....Gas
Reason of Sale..... Unknown
Occupier..... Empty
Refurbishment.....Major

Numbers

Purchase Price	£95 000
Refurbishment	£27 500
Stamp Duty (5%)	£4 750
Legal fees	£3 000
Done Up Value (DUV)	£143 000
Final Rent	£825
ROE	~19.1%
YIELD	~10.4%
<hr/>	
TOTAL INVESTMENT COST (BTL). ~£59 800	
<hr/>	
Sourcing Fee	£4 200
Property Management Fee	£4 000
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*The Property Management fee is a separate charge for the service specified in the Property Management Agreement and is not included as part of the renovation costs.

*The renovation amount stated in the proposal deal is an estimated figure, which may be subject to change based on a full assessment conducted prior to the commencement of the renovation.

Refurb

- **Painting**
- **New Carpets**
- **Laminate ground floor**
- **New Kitchen**
- **Plastering**
- **Roof Repair**
- **Certificate's**

2 Bed Terraced

PP £95 000

Langley Mill is strategically situated at the junction of the Erewash Canal, the Cromford Canal, and the Nottingham Canal. The village borders Nottinghamshire and is adjacent to Aldercar to the north and Heanor to the southwest. Across the River Erewash lies Eastwood in Nottinghamshire.

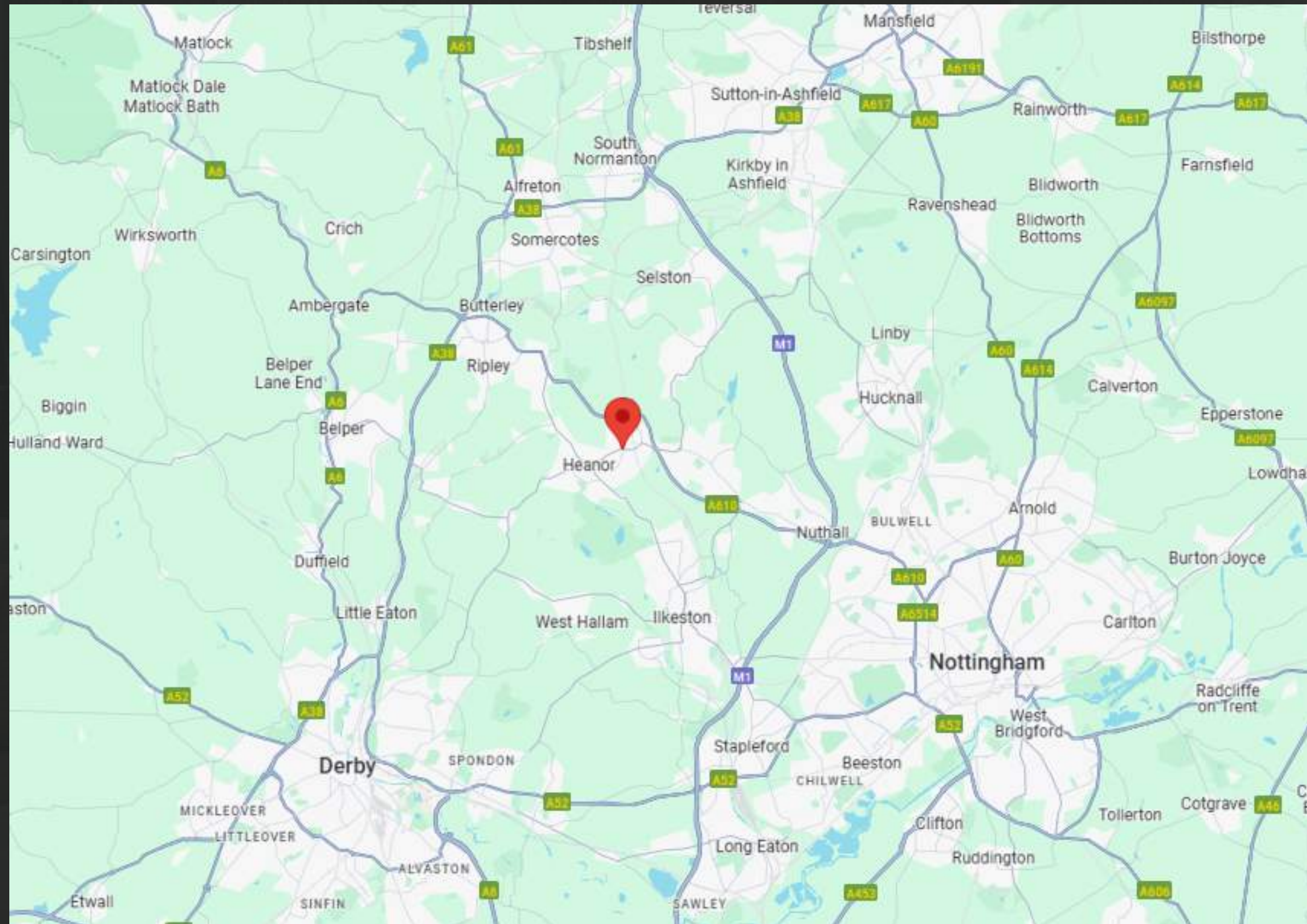
Langley Mill railway station on the Erewash Valley Line, providing connections to various destinations.

Additionally, bus services link Langley Mill to nearby towns and cities, including Derby, Nottingham, Ilkeston, Long Eaton, and Ripley

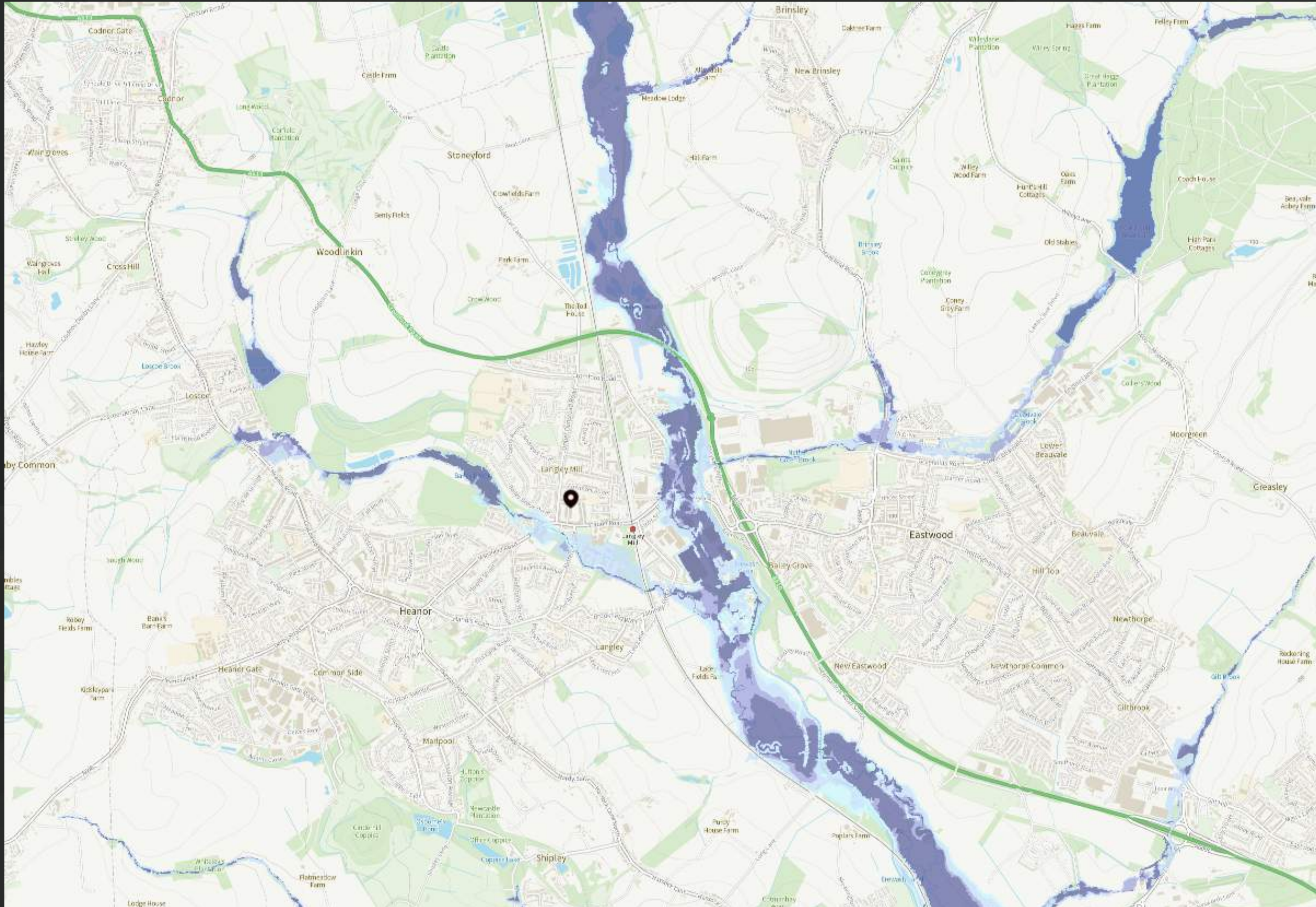
In recent years, Langley Mill has seen developments aimed at revitalizing the local economy. For instance, in February 2025, Places for People acquired a site in Langley Mill to develop more than 100 affordable homes, signaling investment in the area's infrastructure and potential economic growth.



Location



Flood



Bus / Train

Langley Mill Rail Station

0.24 MILES



Walking Time

4.8 MINUTES

Ilkeston Rail Station

3.29 MILES



Walking Time

65.7 MINUTES

Alfreton Rail Station

5.81 MILES



Walking Time

116.3 MINUTES

Newstead Rail Station

5.95 MILES



Walking Time

119 MINUTES

Bulwell Rail Station

6.01 MILES



Walking Time

120.1 MINUTES

Peel Street

0.05 MILES



Walking Time

1.1 MINUTES

Bailey Brook Drive

0.05 MILES



Walking Time

1.1 MINUTES

Cricket Ground

0.08 MILES



Walking Time

1.5 MINUTES

Hillside

0.09 MILES



Walking Time

1.7 MINUTES

Trentbarton Garage

0.14 MILES



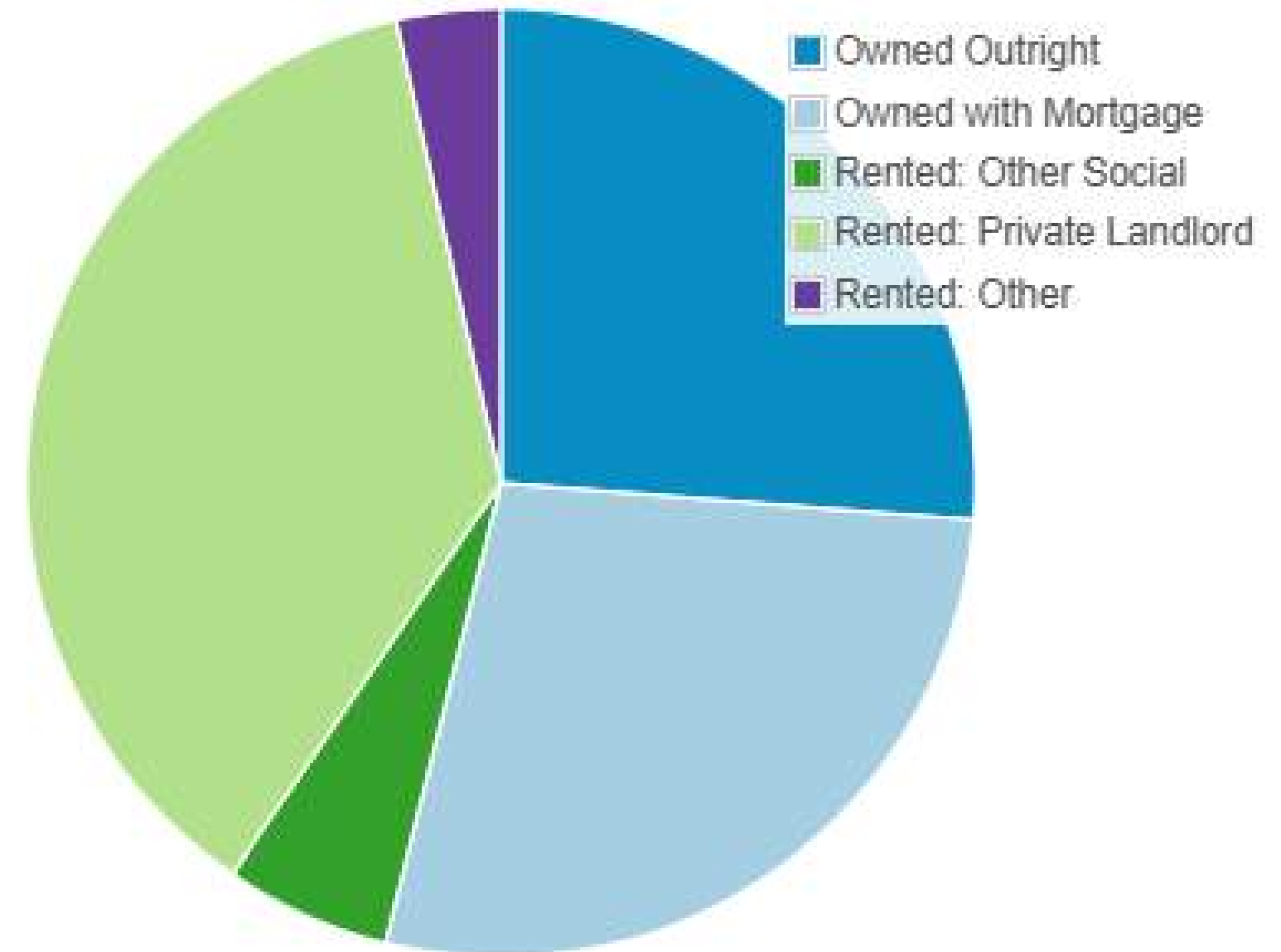
Walking Time

2.8 MINUTES

Housing

Housing Tenure

Owned Outright	37
Owned with Mortgage	39
Shared Ownership	0
Rented: From Council	0
Rented: Other Social	8
Rented: Private Landlord <i>inc. letting agents</i>	52
Rented: Other	5
Rent Free	0
Total	141



Schools



Langley Mill Church of England Infant School and N...

0.1 miles

State School | Ofsted: Good



Laceyfields Academy

0.5 miles

State School | Ofsted: Good



Aldercar High School

0.5 miles

State School | Rating: N/A



Aldercar Infant School

0.5 miles

State School | Rating: N/A

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Pictures













Sold House Prices



Off-market

Terrace property 2 beds 1 bath 2 receptions

Freehold

99 sqm

EPC rating: D

Just curious

Tracking

Tracking because I am curious

Zoopla estimate

See inside the estimate →

Estimated price
£134k Low **£141k** £148k High

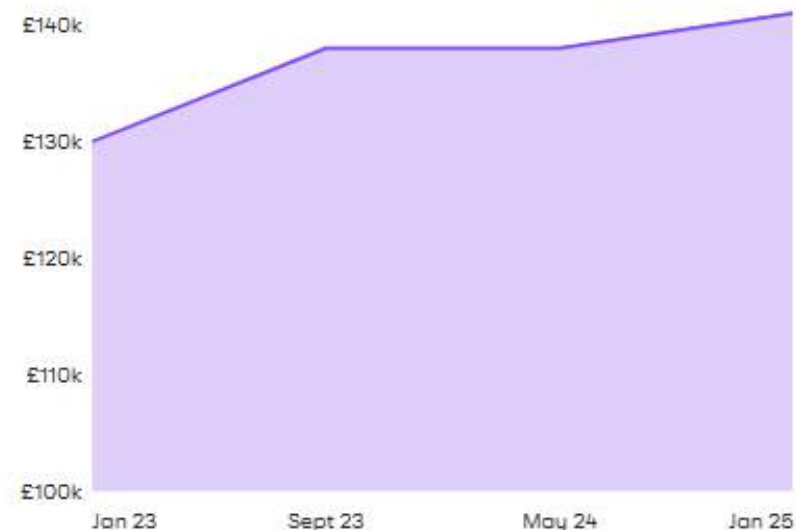
High confidence

Next update in 23 days

+£11,000 (8%)

Since last sold - November 2022

How we calculate and rate our estimates



Popular Total views: 500+



Map



Floorplans (1)

Offers over

£150,000

2 bedroom terraced house for sale

West Street, Langley Mill, Nottingham, NG16

Chain-free Study

Added > 14 days

Call agent

0115 691 9673

Request viewing/info

Watsons Estate Agents -
Kimberley



Sold House Prices

 Terraced  2  Freehold

20 Sep 2024  £130,000

26 Mar 2004  £54,950

No other historical records.



 Terraced  2  Freehold

20 Dec 2023  £145,000

23 Aug 2021  £124,000

 View +5 more



Rental Prices



£795 pcm

£183 pw

[Price Change History](#)

Town House



Two bedroom mid Town House on quite cul-de-sac within distance of local shops.

LET AGREED



£825 pcm

£190 pw

Terraced



RENSHAW ESTATES offer this TWO BED TERRACE * FULL MODERNISED THROUGHOUT * Contemporary Refitted Bathroom * AVAILABLE END OF JAN * UPVC Double Glazing

LET AGREED



12 Map Favourite



Available

£925 pcm

£213.46 pw

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

PAWEL GNATEK

- Tel: +44 75 238 371 82
- E-mail: pawel@sellhousewithus.com

About process

ALEX SUSZKA

- Tel: +44 75 637 578 29
- E-mail: alex.suszk@sellhousewithus.com



Dawid Dowbusz

