



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
3 BED SEMI-DETACHED*

Shirebrook, Mansfield

CASH

Details

Building type.....3 Bed Semi-detached

Construction Type.....Standard

Tenure.....Freehold

Heating Type.....Gas

Reason of Sale.....Repossession

Occupier.....Empty

Refurbishment.....Major

Numbers

Purchase Price	£107 000
Refurbishment	£35 000
Stamp Duty (5%)	£5 350
Legal fees	£2 500
Done Up Value (DUV)	£175 000
Final Rent	£900
ROE	~25%
YIELD	~10%

TOTAL INVESTMENT COST (BTL). ~£150 000

Sourcing Fee	£5 250
Project Management Fee	£4 000

*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

Demolition back to brick (2 rooms)

Painting

New fuse box + sockets

**New plumbing including boilers and
radiators upstairs**

Boarding and plastering part of the house

Skimming

Plastering (living room)

New bathroom

New kitchen

Flooring downstairs

Carpets

Skip Hire

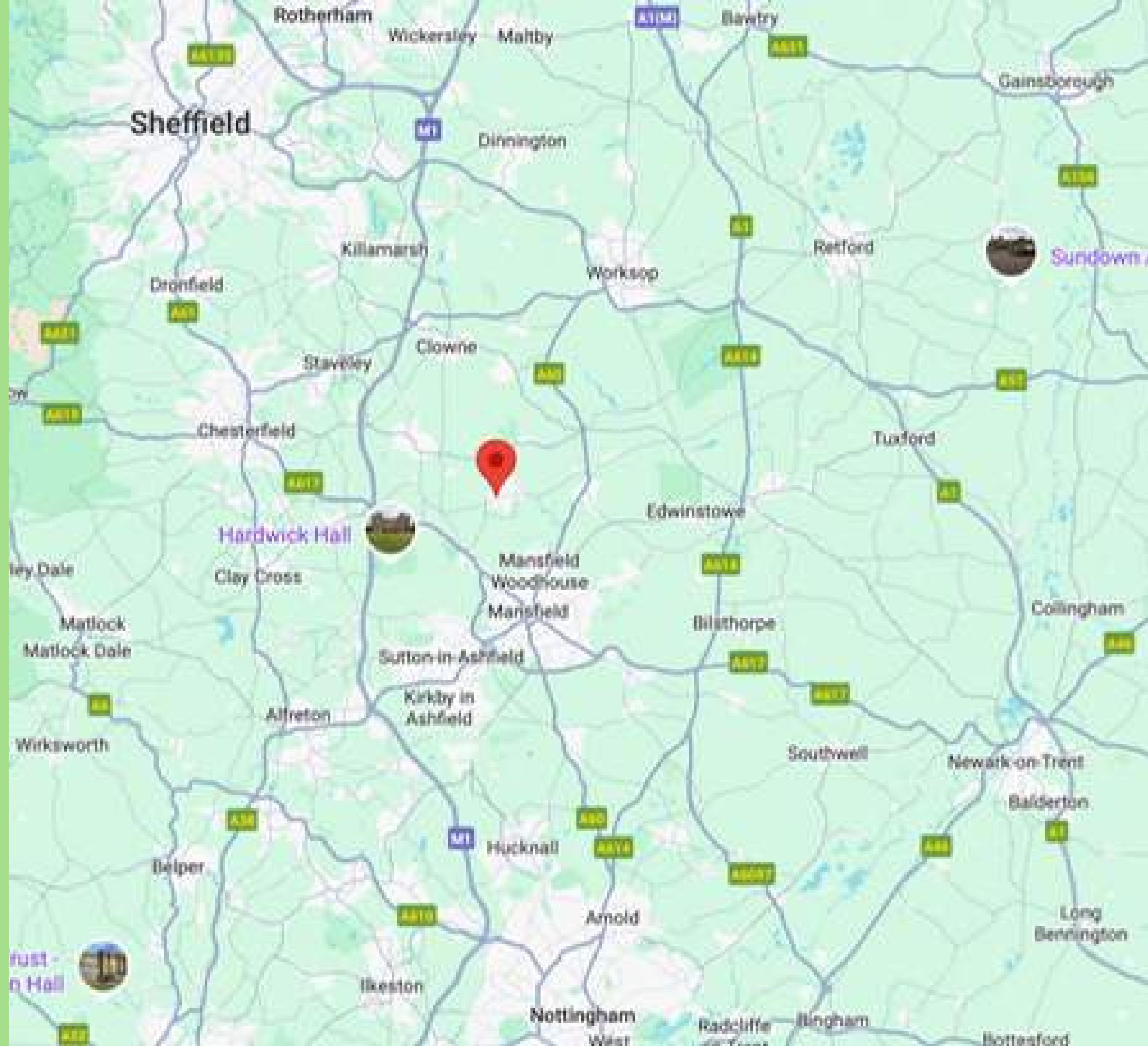
Certificates

3 Bed semi-detached PP £107 000

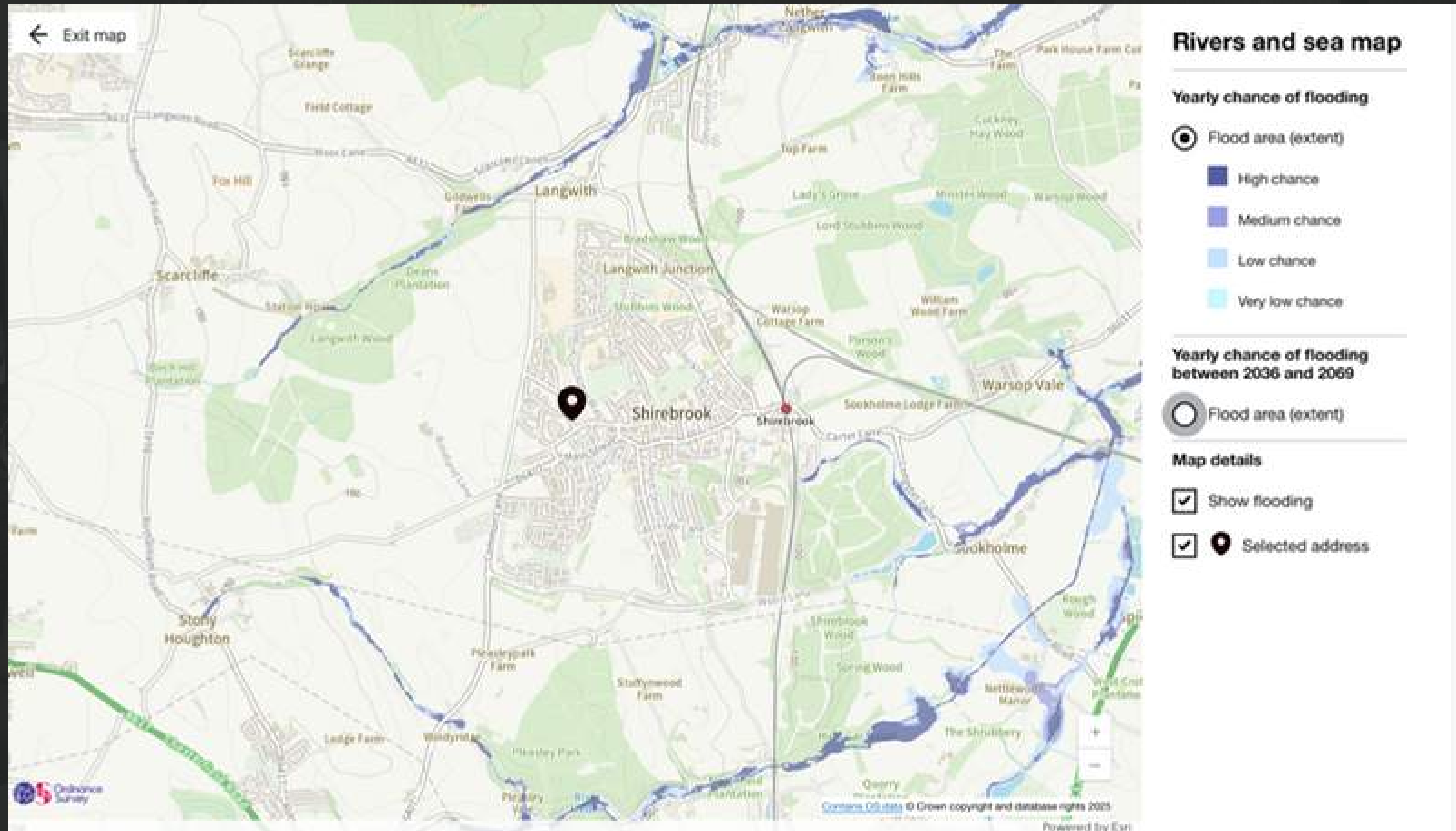
Mansfield is a market town in Nottinghamshire, England, with a population of approximately 81,000 according to the 2021 United Kingdom census. Located north of Nottingham, it benefits from close proximity to major urban centres while maintaining its own distinctive identity. The town is nestled on the edge of Sherwood Forest, offering access to scenic woodlands and natural landscapes.

Mansfield is part of the Mansfield District, which also includes surrounding communities such as Forest Town, Pleasley Hill, and Mansfield Woodhouse. The district is bordered by Ashfield, Newark and Sherwood, and Bolsover, forming a well-connected and active region within the East Midlands.

Local governance is provided by Mansfield District Council, which oversees services, community projects, and local development. The town is also part of broader regional initiatives aimed at enhancing economic growth, transportation, and housing. Mansfield benefits from excellent transport links, including the A38 and M1 motorway, as well as a railway station with direct services to Nottingham and Worksop, ensuring strong connectivity with the wider region.



Flood



Bus / Train

The Summit

0.01 MILES



Walking Time

0.2 MINUTES

Chestnut Drive

0.1 MILES



Walking Time

2.1 MINUTES

Alder Way

0.13 MILES



Walking Time

2.5 MINUTES

The Rocklands

0.14 MILES



Walking Time

2.9 MINUTES

Hawthorne Avenue

0.14 MILES



Walking Time

2.9 MINUTES

Shirebrook Rail Station

0.92 MILES



Walking Time

18.4 MINUTES

Langwith - Whaley Thorns Rail Station

2.05 MILES



Walking Time

40.9 MINUTES

Mansfield Woodhouse Rail Station

2.89 MILES



Walking Time

57.7 MINUTES

Creswell (Derbys) Rail Station

4.19 MILES



Walking Time

83.7 MINUTES

Mansfield Rail Station

4.38 MILES



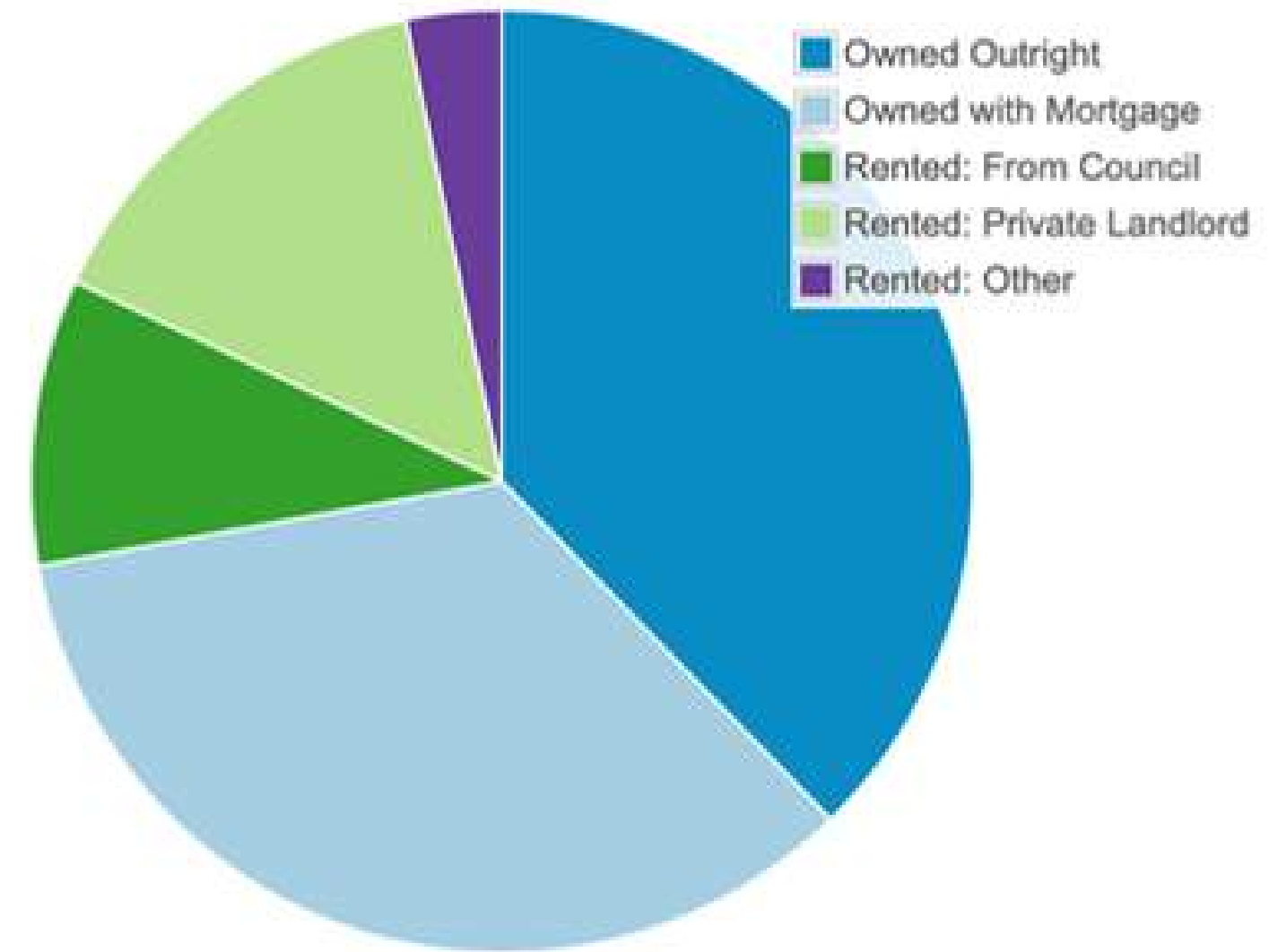
Walking Time

87.7 MINUTES

Housing

Housing Tenure

Owned Outright	46
Owned with Mortgage	42
Shared Ownership	0
Rented: From Council	12
Rented: Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	18
Rented: Other	4
Rent Free	0
Total	122



Schools

NEAREST SCHOOLS



Park Primary School

State School | Ofsted: Good



Hospital Teaching Service

Type: N/A | Rating: N/A



Town Field Primary School

State School | Rating: N/A



Hall Cross Academy

State School | Ofsted: Good

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Pictures

















Sold House Prices

5, Slant Lane, Mansfield NG20 8NF

 Semi-Detached  3  Freehold

Today  [See what it's worth now](#)

4 Oct 2024  £195,000

11 Sep 2020  £75,000

No other historical records.



27, Slant Lane, Mansfield NG20 8QN

 Semi-Detached  3  Freehold

Today  [See what it's worth now](#)

27 Nov 2024  £190,000

25 Nov 2005  £97,000

No other historical records.



30, Elm Tree Avenue, Mansfield NG20 8NY

 Semi-Detached  3  Freehold

Today  [See what it's worth now](#)




27 Sep 2024  £165,000

24 Nov 2023  £126,000

 [View +2 more](#)



33, Leen Valley Drive, Mansfield NG20 8BJ

 Semi-Detached  3  Freehold

Today  [See what it's worth now](#)


29 Apr 2025  £185,000

30 Jun 2017  £100,000

No other historical records.



Rental Prices



Google

Map Favourite


Let Agreed

£895 pcm
£206.54 pw

Let agreed

Property reference: 2418015

Meet the Landlord


Kris W.
Response Rate: 98%
Response Time: Within 19 Hours

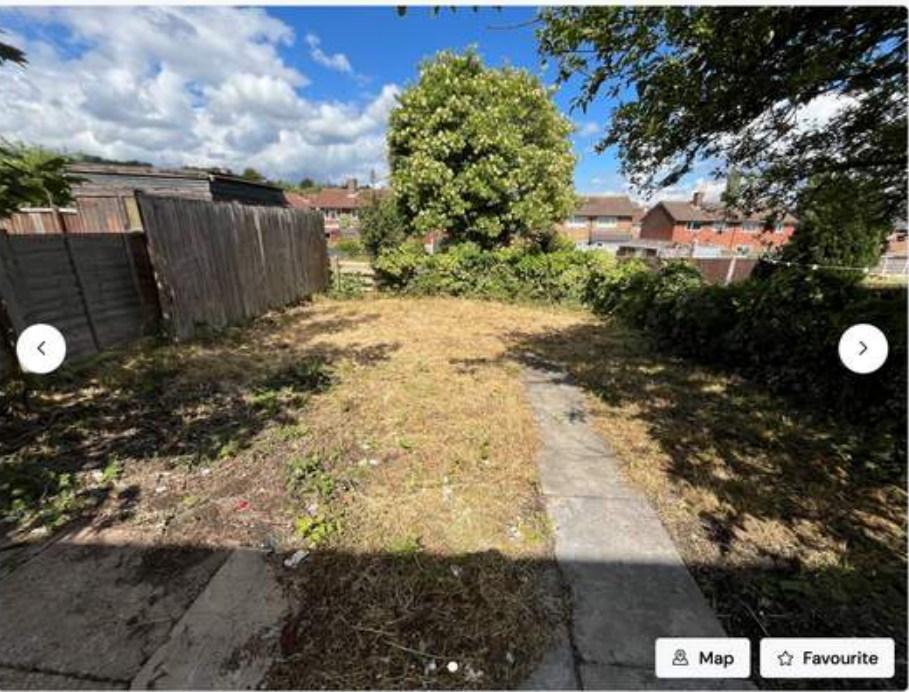
Tenant Insights

25+ other tenants have enquired about this property.

0 other verified tenants have enquired about this property. Verified tenants

3 Bed Semi-Detached House, Chestnut Drive, NG20

3 bedrooms 2 bathrooms 5 tenants max. Shirebrook, Mansfield



Map Favourite


Let Agreed

£925 pcm
£213.46 pw

Let agreed

Property reference: 2450955

Meet the Landlord


Kris W.
Response Rate: 98%
Response Time: Within 19 Hours


Tenant Insights

10+ other tenants have enquired about this property.

0 other verified tenants have enquired about this property. Verified tenants

3 Bed Semi-Detached House, Springfield Avenue, NG20

3 bedrooms 1 bathroom 5 tenants max. Shirebrook, Mansfield



Google

Map Favourite


Let Agreed

£925 pcm
£213.46 pw

Let agreed

Property reference: 2446586

Meet the Landlord


Millie G.
Response Rate: 100%
Response Time: Within 4 Days


Tenant Insights

15+ other tenants have enquired about this property.

1 other verified tenant has enquired about this property. Verified tenants

3 Bed Semi-Detached House, Park Road, NG20

3 bedrooms 1 bathroom 5 tenants max. Shirebrook, Mansfield



PaTMa data Portal


Long Lane, Shirebrook, Mansfield NG20 8AZ

Rented

Asking price on 18 Aug 2025

£875 **Reduced**

3x 1x
Listed from
3 Jul 2025 for 46 days
Distance
0.76km



PaTMa data Portal

Common Lane, Shirebrook, NG20 8NP

Rented

Asking price on 26 Jul 2025

£900 **Never changed**

3x 1x
Listed from
18 Jul 2025 for 8 days
Distance
0.56km

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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Dawid Dowbusz

