



# Housell

By Dowbusz Group



# BENEFITS OF PROPERTY INVESTMENT

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**Passive  
Income**



**Growth  
Potential**



**Stability**



A two-story brick house with a tiled roof, surrounded by greenery and a sidewalk leading to the front door. The house has a prominent front porch with a gabled roof and a bay window on the left side. The text "ARE YOU READY FOR PROPERTY INVESTMENT?" is overlaid in the center of the image.

**ARE YOU READY FOR  
PROPERTY INVESTMENT?**



# SINGLE LET PROJECT

3 bed terrace



Redcar



MORTGAGE





# DETAILS

Building type

**3 Bed Terraced**

Construction Type

**Standard**

Tenure

**Freehold**

Heating Type

**Gas central**

Reason of Sale

**No reason**

Occupier

**Empty**

Refurbishment

**Major**

**The Property Management fee is a separate charge outlined in the Property Management Agreement and is not included in renovation costs. The renovation amount in the proposal is an estimate and may change following a full assessment before work begins.**

# NUMBERS

Purchase Price	£93 000
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Refurbishment	£28 000
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Stamp Duty (5% up to 125K and 7% up to 250k)	£4 650
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Legal fees	£3 000
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Done Up Value (DUV)	£139 000
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Final Rent	£850
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ROE	~20%
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YIELD	~11%
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TOTAL INVESTMENT COST (BTL)	~£60 000
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Sourcing Fee	£4 250
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Project Management Fee	£4 000
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# REFURB

- Tearing down wallpapers
- Demolition half of the house
- Skimming & plastering
- Boarding with insulation- external walls
- Refresh bathroom with wet walls
- Kitchen refresh
- New carpets
- Laminate ground floor
- Painting
- Fuse box
- Tanking membrane
- Skips
- Certificates



# 3 bed terrace

Redcar is a seaside town in North Yorkshire, England. It had a population of 34,827 in the 2021 United Kingdom census. It is situated on the North Sea coast and lies east of Middlesbrough, with Saltburn-by-the-Sea to the southeast and Marske-by-the-Sea to the west.

Redcar forms part of the unitary authority of Redcar and Cleveland, which had a total population of around 137,000 in 2021. The borough borders Middlesbrough to the west, Stockton-on-Tees to the northwest, and the North York Moors National Park to the south and east.

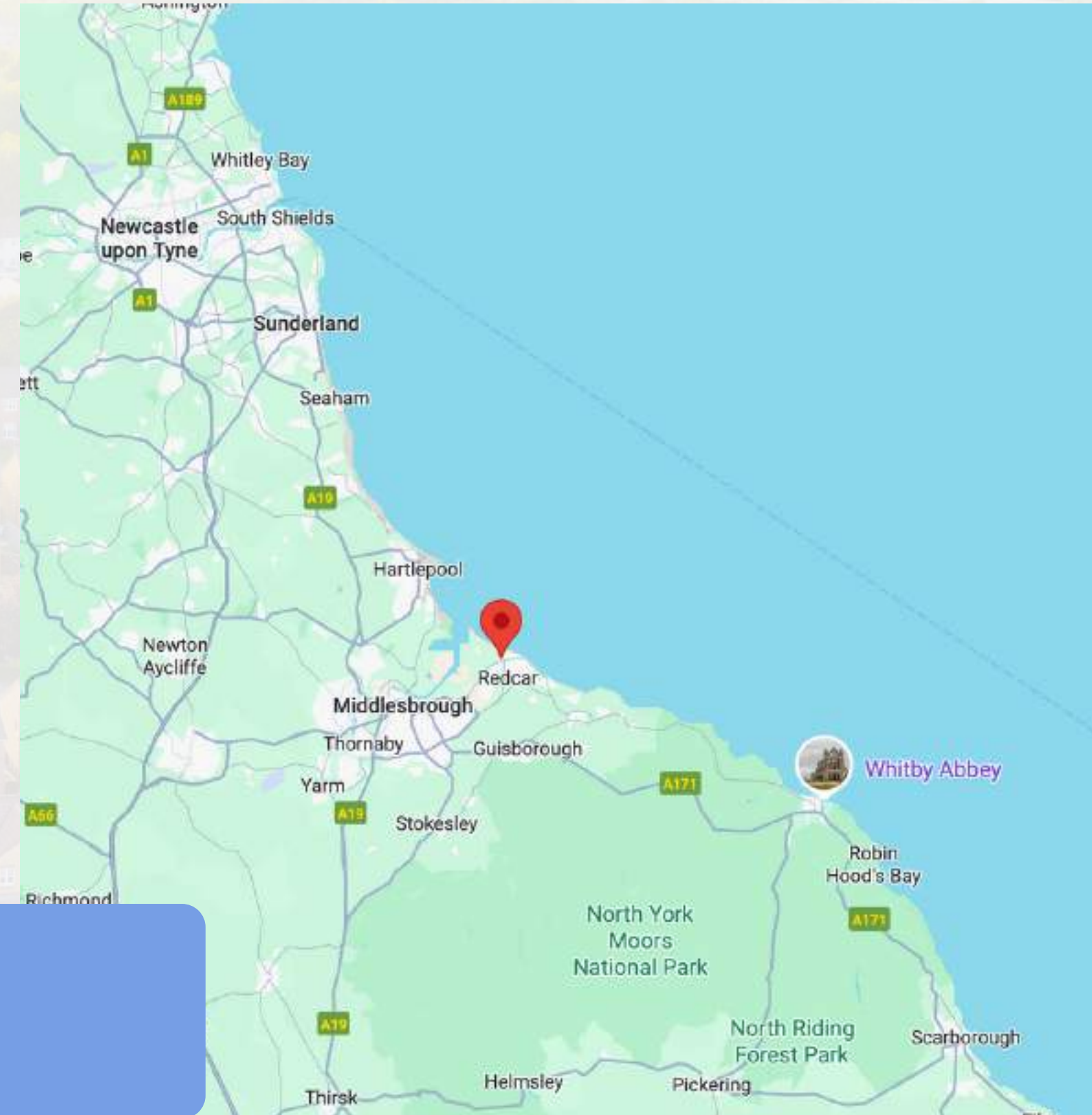
The Borough of Redcar and Cleveland is governed by Redcar and Cleveland Borough Council. It is also part of the Tees Valley Combined Authority, which has a directly elected mayor and is responsible for economic development, transport, and wider strategic planning across the Tees Valley region.



REDCAR

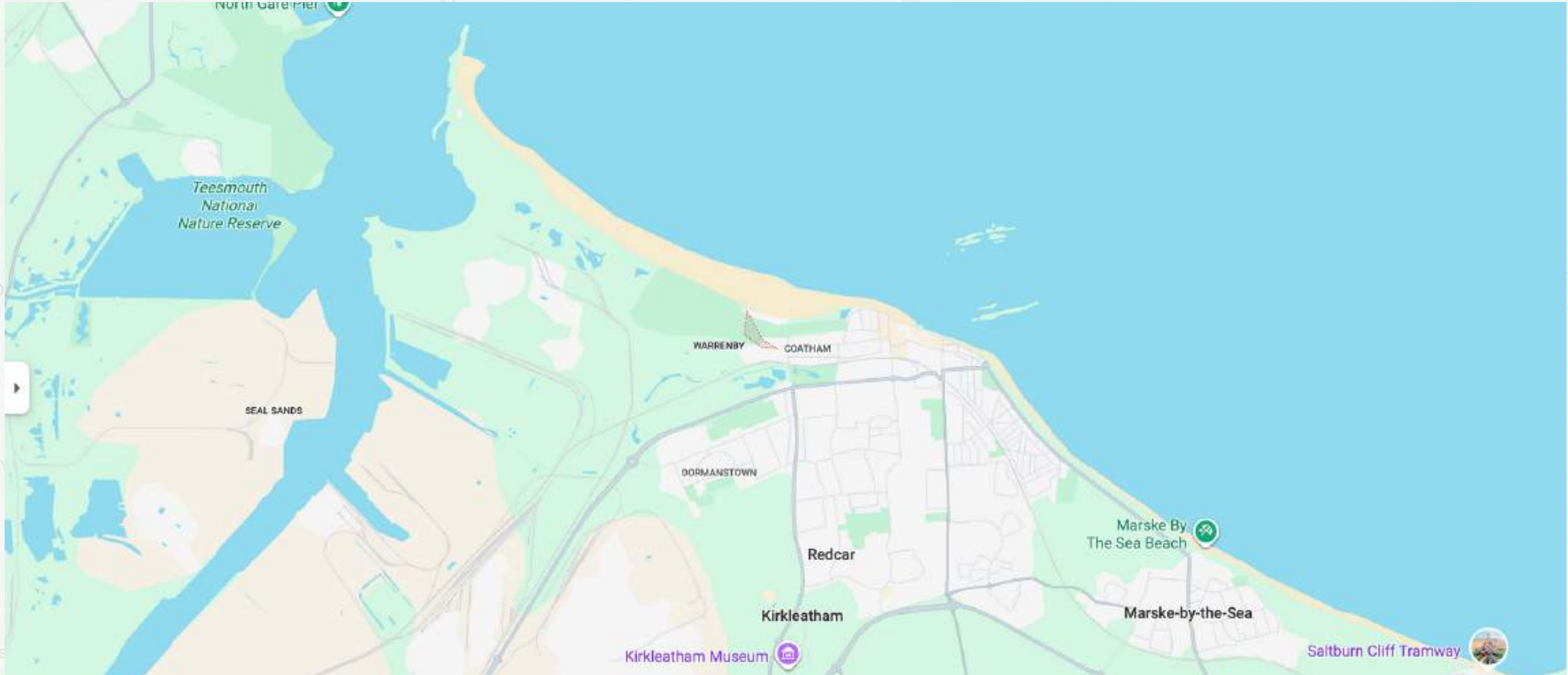


£93,000



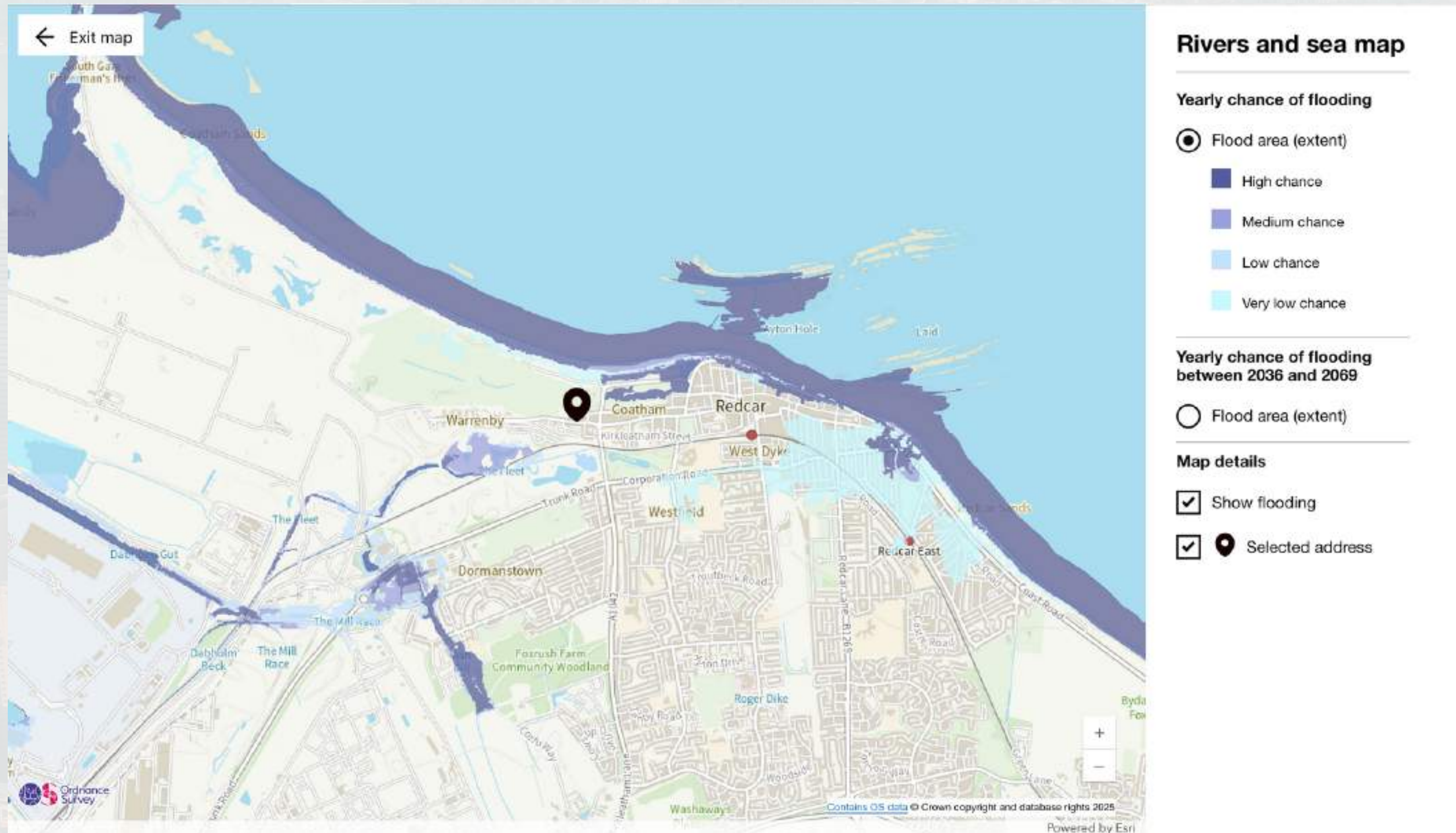


# LOCATION





# FLOOD





# BUS / TRAIN

Coatham Roundabout

**0.16** MILES



Walking Time

**3.1** MINUTES

Derwent Road

**0.35** MILES



Walking Time

**7** MINUTES

The Lobster

**0.38** MILES



Walking Time

**7.5** MINUTES

Tuned In!

**0.49** MILES



Walking Time

**9.7** MINUTES

Gordon Road

**0.49** MILES



Walking Time

**9.8** MINUTES

Redcar Central Rail Station

**0.7** MILES



Walking Time

**14** MINUTES

British Steel Redcar Rail Station

**1.11** MILES



Walking Time

**22.1** MINUTES

Redcar East Rail Station

**1.53** MILES



Walking Time

**30.6** MINUTES

Longbeck Rail Station

**2.99** MILES



Walking Time

**59.7** MINUTES

Marske Rail Station

**3.43** MILES



Walking Time

**68.5** MINUTES



# EPC

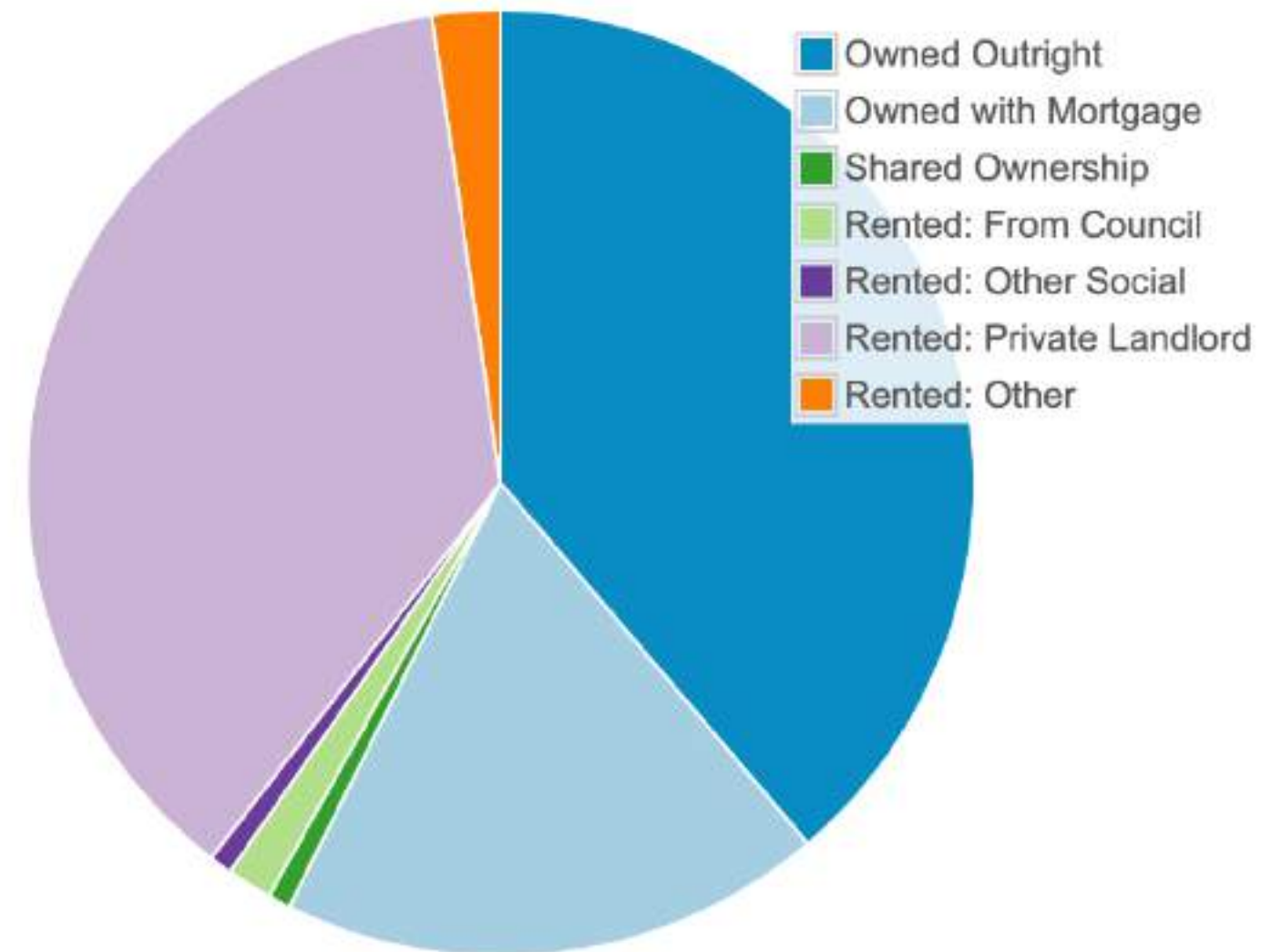
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



# HOUSING

## Housing Tenure




Owned Outright	50
Owned with Mortgage	24
Shared Ownership	1
Rented: From Council	2
Rented: Other Social	1
Rented: Private Landlord <i>inc. letting agents</i>	48
Rented: Other	3
Rent Free	0
<b>Total</b>	<b>129</b>





# SCHOOLS

## NEAREST SCHOOLS ⓘ

- |   |  |           |
|---|--|-----------|
|    | <b>Coatham Church of England Primary School</b><br>State School   Ofsted: Good | 0.2 miles |
|    | <b>Sacred Heart Catholic Secondary</b><br>State School   Ofsted: Good          | 0.5 miles |
|  | <b>Newcomen Primary School</b><br>State School   Ofsted: Outstanding           | 0.7 miles |
|  | <b>Outwood Academy Redcar</b><br>State School   Ofsted: Good                   | 0.8 miles |



# PICTURES





# PICTURES





# PICTURES





# PICTURES





# PICTURES





# PICTURES





# PICTURES





# PICTURES

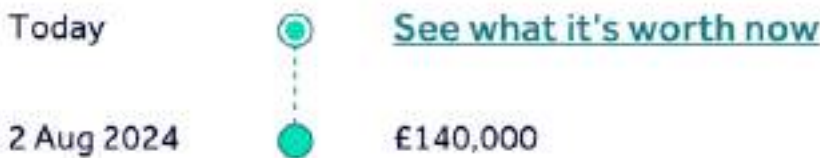




# SOLD HOUSE PRICES

## 75, High Street West, Redcar TS10 1SF

Terraced 3 Freehold



No other historical records.



## 108, High Street West, Redcar TS10 1SD

Semi-Detached 2 Freehold



## 67, High Street West, Redcar TS10 1SF

Local Data Plot Map Valuation Comparables View on portal View on Land Registry



Transaction price	£175,000
Transaction date	2 July 2025
Property type	Terraced house
Internal area	93 sq metres
Measurement date	8 Dec 2024
£/sqm	£1,884/sqm
Num bedrooms	3
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,616
Energy efficiency	C 69

No floorplan available

## 84, High Street West, Redcar TS10 1SD

Local Data Plot Map Valuation Comparables View on portal View on Land Registry



Transaction price	£122,000
Transaction date	16 December 2024
Property type	Terraced house
Internal area	83 sq metres
Measurement date	11 Feb 2016
£/sqm	£1,471/sqm
Num bedrooms	7
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,616
Energy efficiency	E 48

No floorplan available

Sale history	
16/07/2016	£68,000



# RENTAL PRICES



3 Bed Semi-Detached House, Thames Road, TS10

3 bedrooms 1 bathrooms 6 tenants max Redcar

Let Agreed

**£850** pcm

£196.15 pw

Let agreed

Property reference: 2548816

Meet the Landlord

Alison S.

Response Rate: 100%

Response Time: Within 4 Days

Tenant Insights

5+ other tenants have enquired about this property.

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



3 Bed Semi-Detached House, Buckingham Road, TS10

3 bedrooms 1 bathrooms 6 tenants max Redcar

Let Agreed

**£850** pcm

£196.15 pw

Let agreed

Property reference: 2548812

Meet the Landlord

Alison S.

Response Rate: 100%

Response Time: Within 4 Days

Tenant Insights

5+ other tenants have enquired about this property.

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



Westerdale Avenue, Redcar, North Yorkshire, TS10

5HL **Rented**

Asking price on 23 Jul 2025

**£850** **Reduced**

Links

[PaTMa data](#) [Portal](#)

3x

Listed from

31 May 2025 for 52 days

Distance

1.29km



# DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

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About property

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