



Housell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



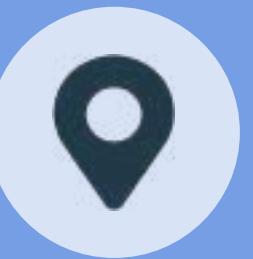
Stability



**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

2 bed terrace



CHESTERFIELD



MORTGAGE



DETAILS

Building type	2 Bed Terrace
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	£91 700
Refurbishment	£29 000
Stamp Duty (5% up to 125K and 7% up to 250k)	£4 585
Legal fees	£3 000
Done Up Value (DUV)	£145 000
Final Rent	£800
ROE	~20%
YIELD	~10.5%
TOTAL INVESTMENT COST (BTL)	~£60 000
Sourcing Fee	£4 250
Project Management Fee	£4 000

REFURB

- Damp proofing downstairs
- New kitchen
- New bathroom
- Plastering 2 rooms upstairs
- New carpets
- Alarms
- New fusebox
- New roof
- Skips
- Certificates

2 bed terrace

Chesterfield is a market town in Derbyshire, England. It had a population of 104,900 in the 2021 United Kingdom census. It is located on the River Rother, near the eastern edge of the Peak District National Park, and is bordered by Sheffield to the north, Bolsover to the east, and North East Derbyshire to the south and west.

Chesterfield and its surrounding areas form part of the East Midlands region, which includes a broader population across cities such as Derby, Nottingham, and Leicester. The town is strategically positioned near key transport links including the M1 motorway and the Midland Main Line rail route.

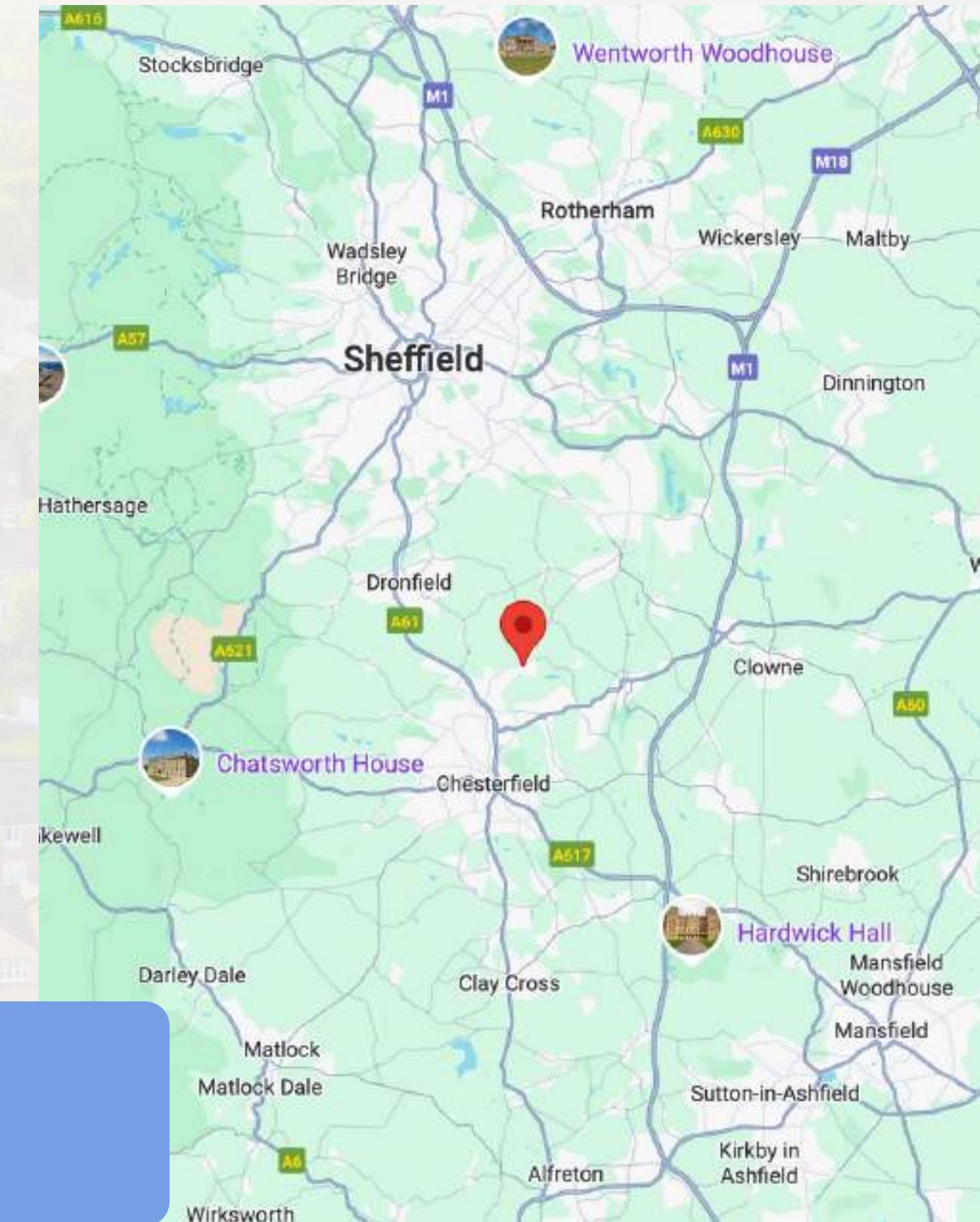
Chesterfield is governed by Chesterfield Borough Council, which oversees local services and planning. It also falls within the jurisdiction of the Derbyshire County Council for wider services such as education and transport. Regional economic strategy, transport, and infrastructure are influenced by the East Midlands Combined Authority and other regional bodies.



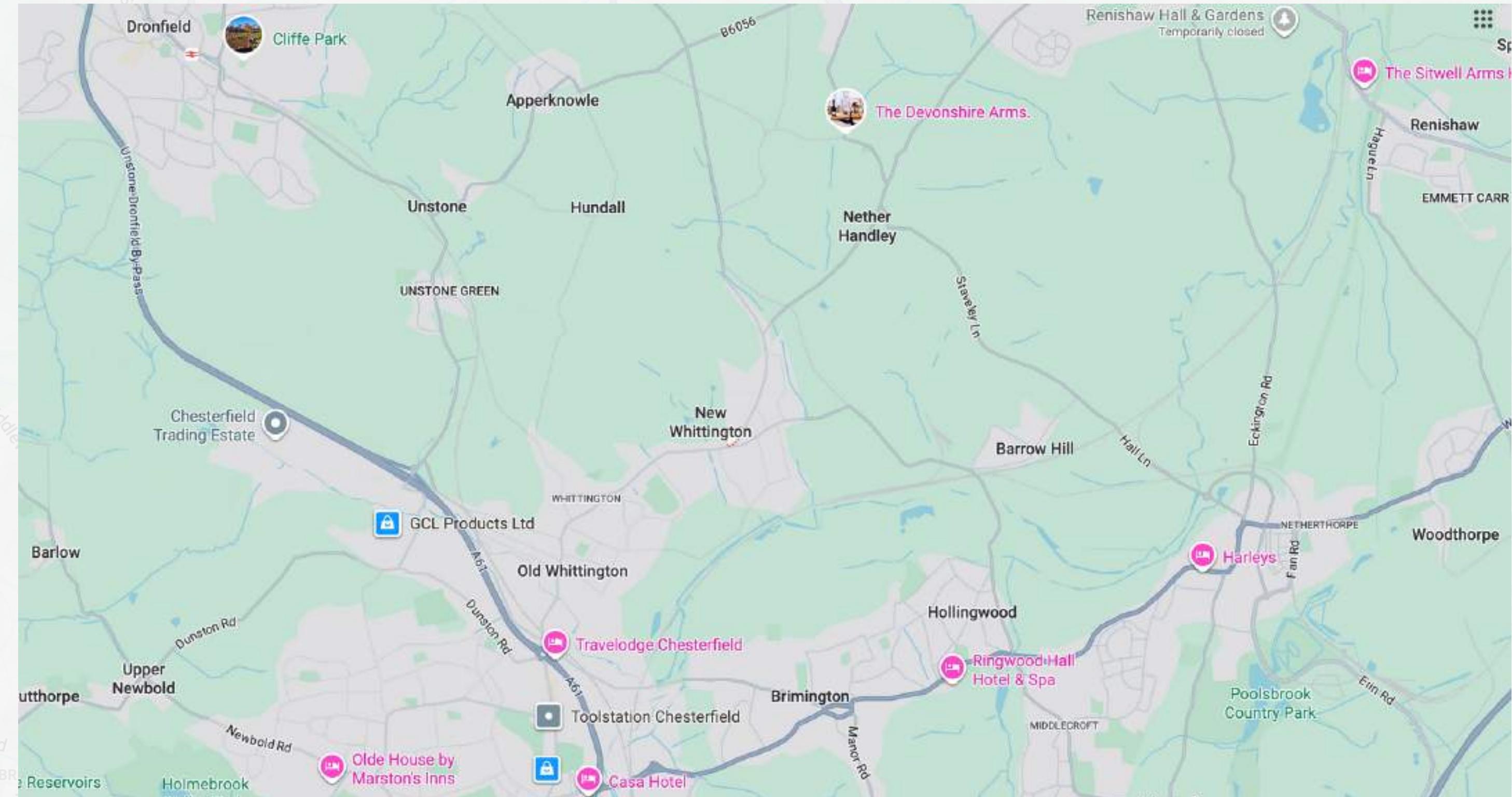
CHESTERFIELD



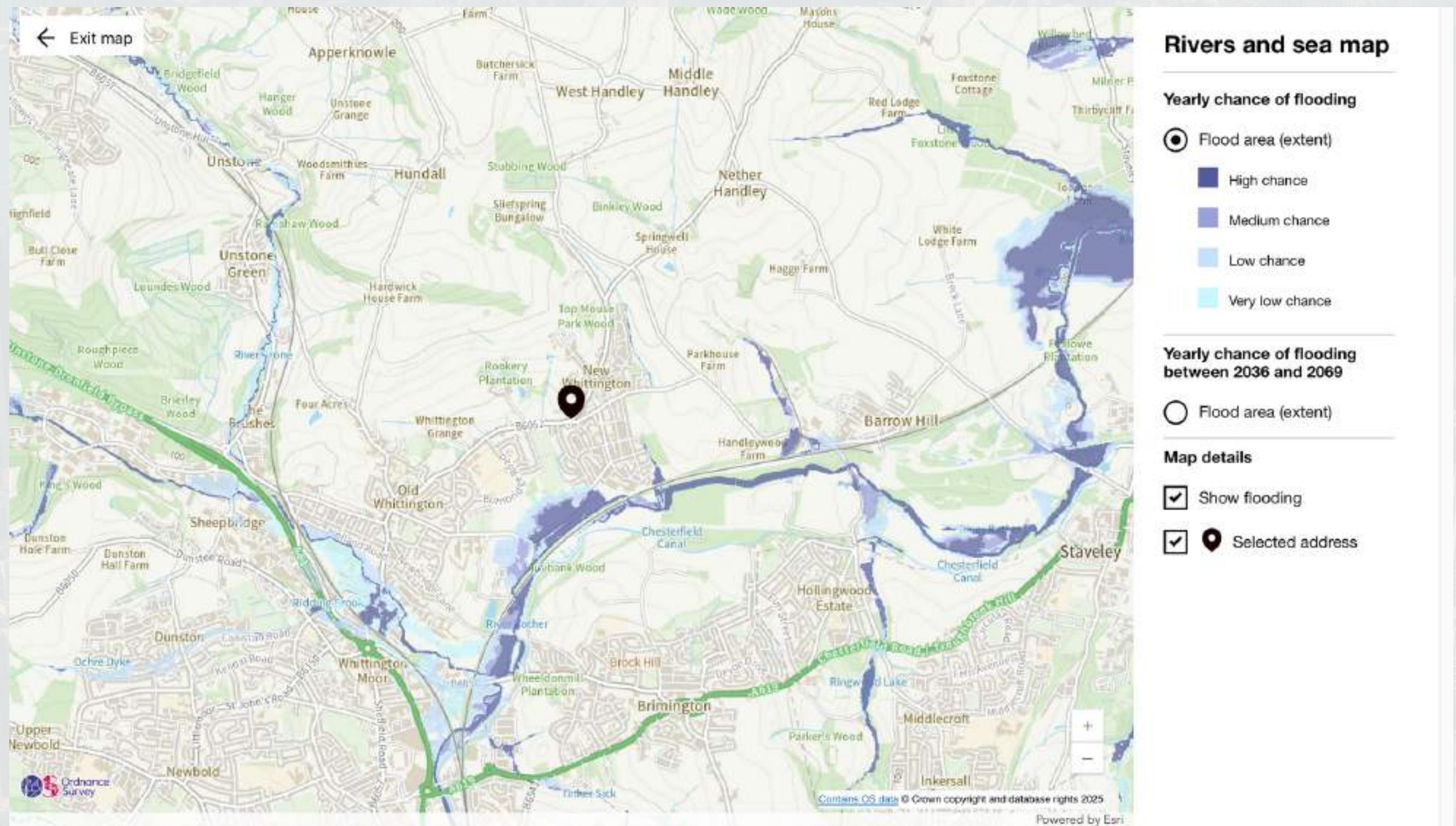
£91,700



LOCATION



FLOOD



BUS / TRAIN

Nearby Transport

12

Total Stops

Bus Stops

3

- London Street 2
0.1km
- Brearley Avenue North End
0.2km
- The Wellington 2
0.2km

Bus Exchange

2

- Worksop Bus Station
19.2km
- Mansfield Bus Station 4
20.2km

Nearby Stations

12

Total Stops

Rail Station

4

- Chesterfield Rail Station
4.2km
- Dronfield Rail Station 2
5.0km
- Dore & Totley Rail Station
9.3km
- Woodhouse Rail Station
10.4km

Metro/Tram

3

- Halfway Platform 2
7.2km
- Birley Lane Platform to City 2
7.2km
- Birley Lane Platform to Halfway
7.3km

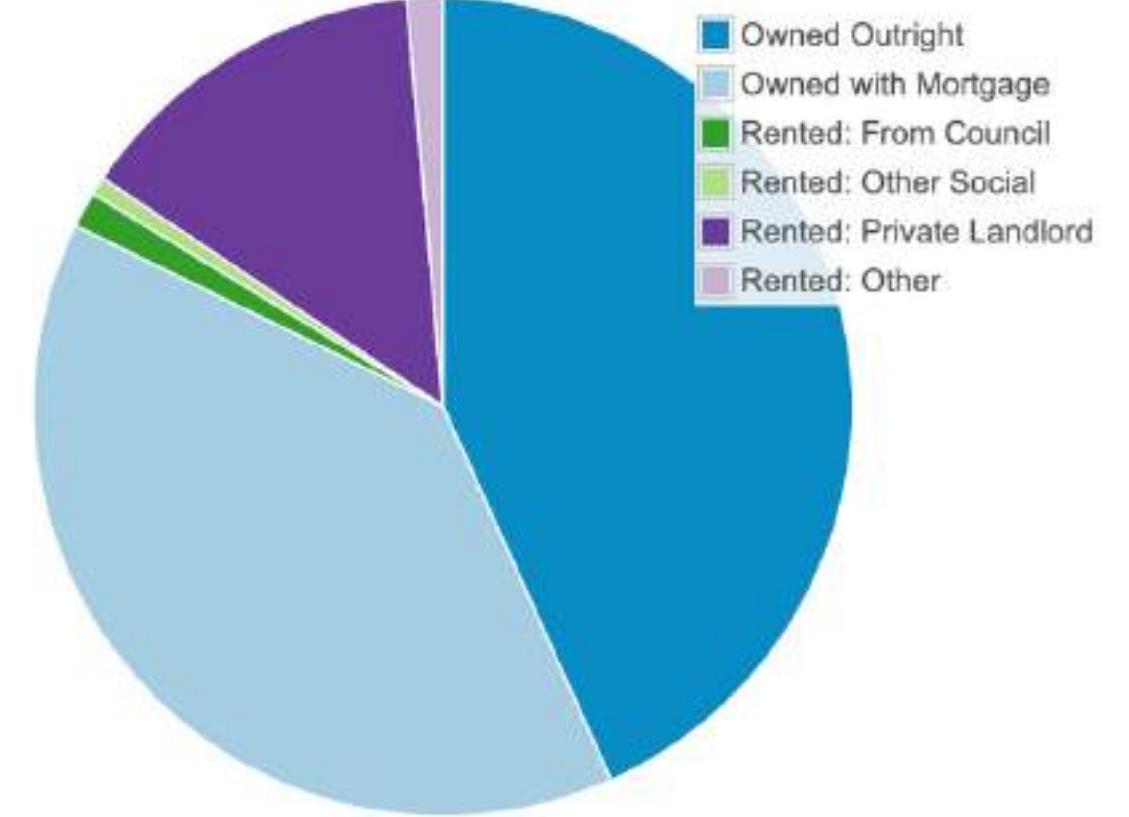
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

HOUSING

Housing Tenure

Owned Outright	61
Owned with Mortgage	55
Shared Ownership	0
Rented: From Council	2
Rented: Other Social	1
Rented: Private Landlord <i>inc. letting agents</i>	20
Rented: Other	2
Rent Free	0
Total	141



FLOOR PLAN



Floor area 33.4 sq.m. (360 sq.ft.)

Floor area 32.9 sq.m. (354 sq.ft.)

Floor area 14.4 sq.m. (155 sq.ft.)

SCHOOLS

NEAREST SCHOOLS

-  **New Whittington Community Primary School** 0.1 miles
State School | Ofsted: Good
-  **Whittington Green School** 0.5 miles
State School | Ofsted: Good
-  **Brimington Junior School** 0.9 miles
State School | Ofsted: Good
-  **Mary Swanwick Primary School** 0.8 miles
State School | Ofsted: Good

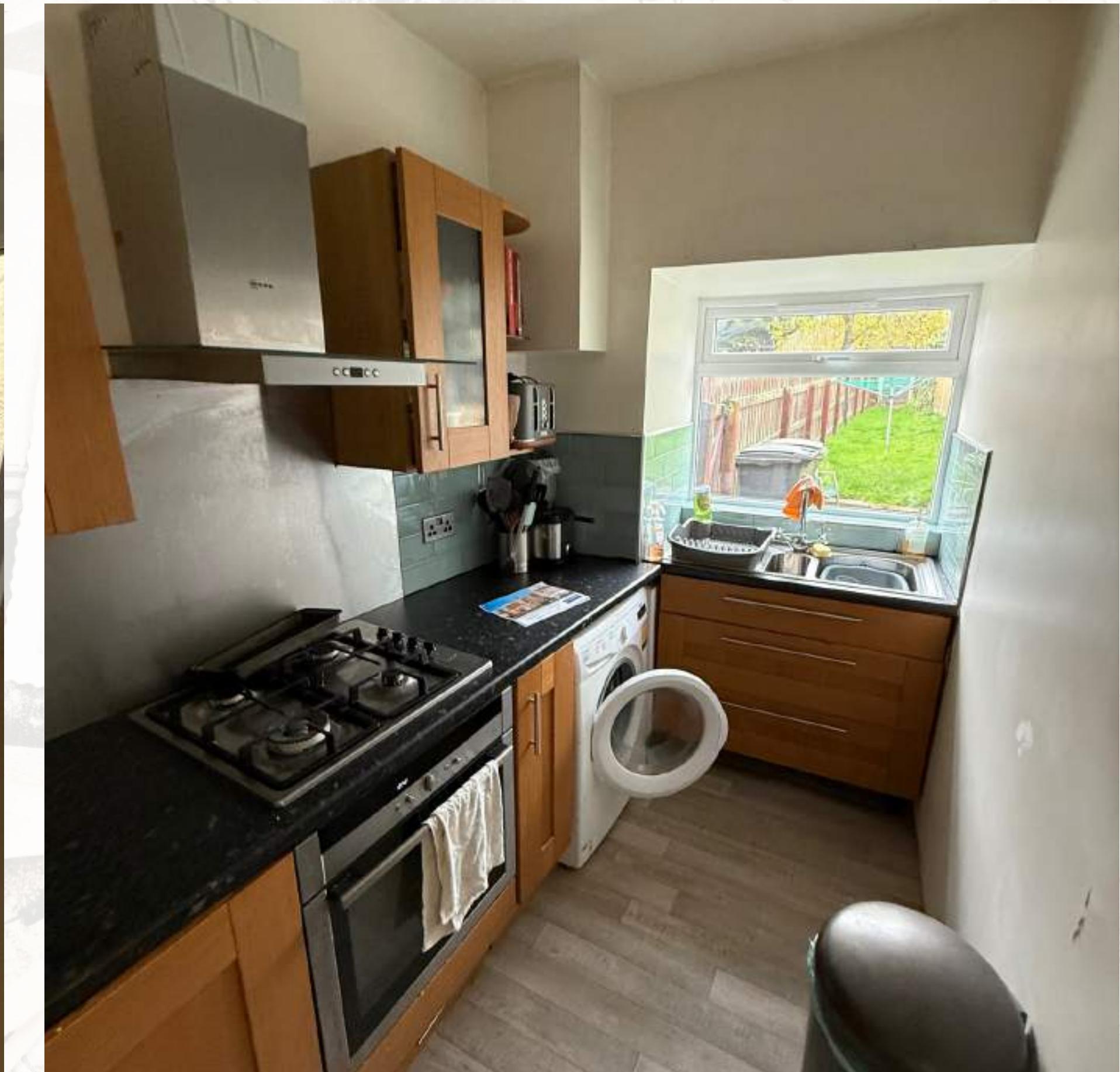
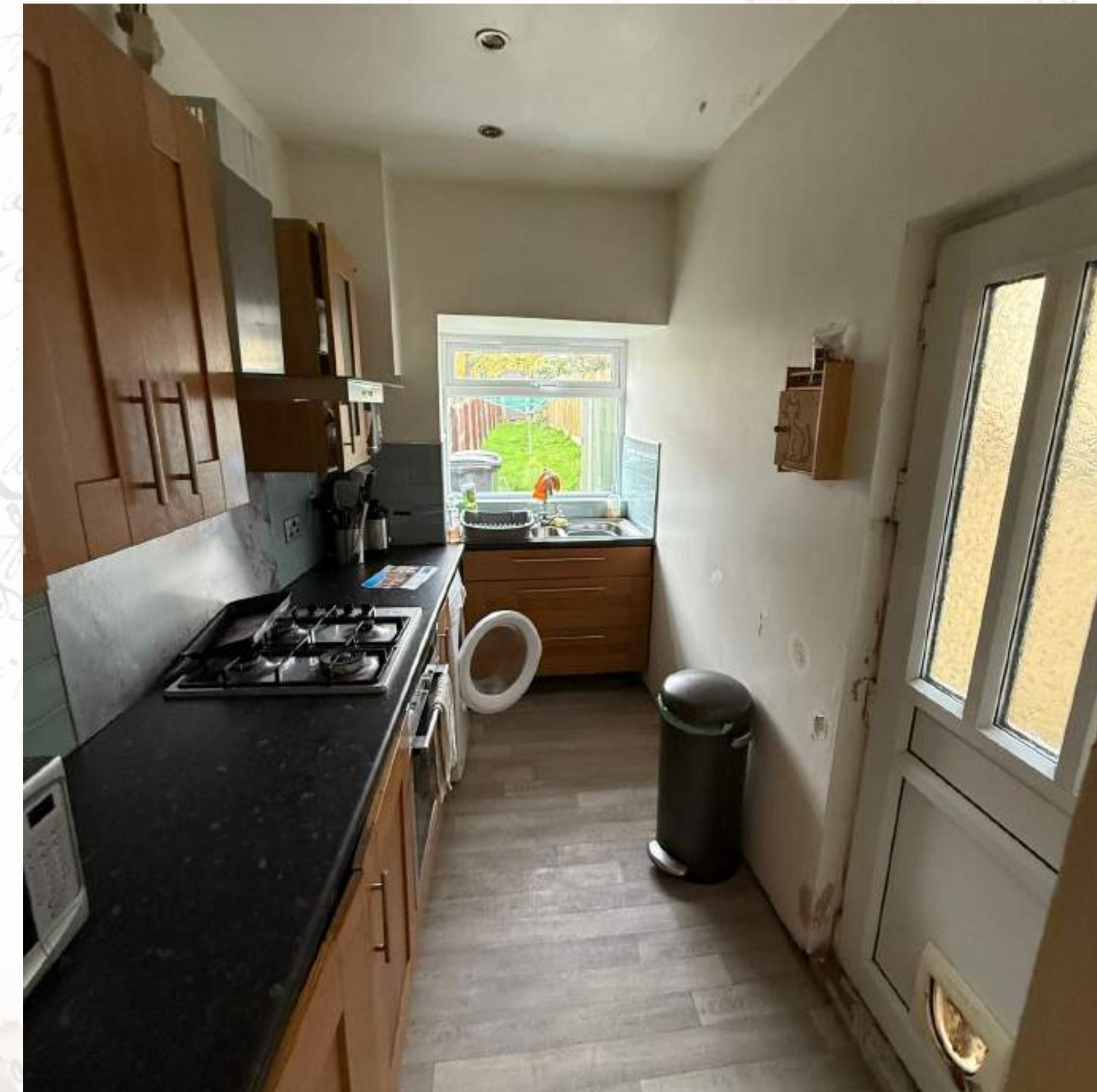
PICTURES



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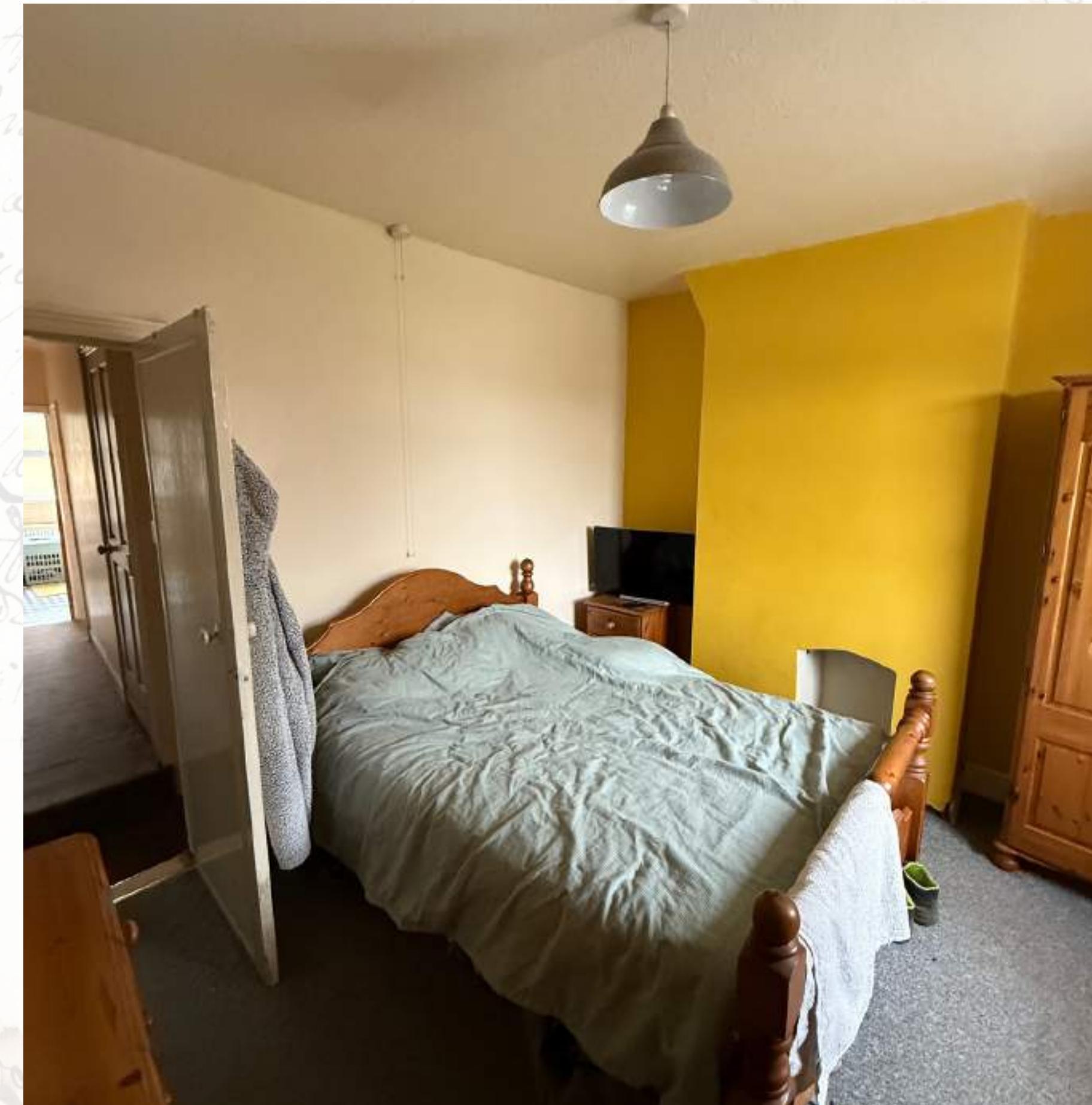
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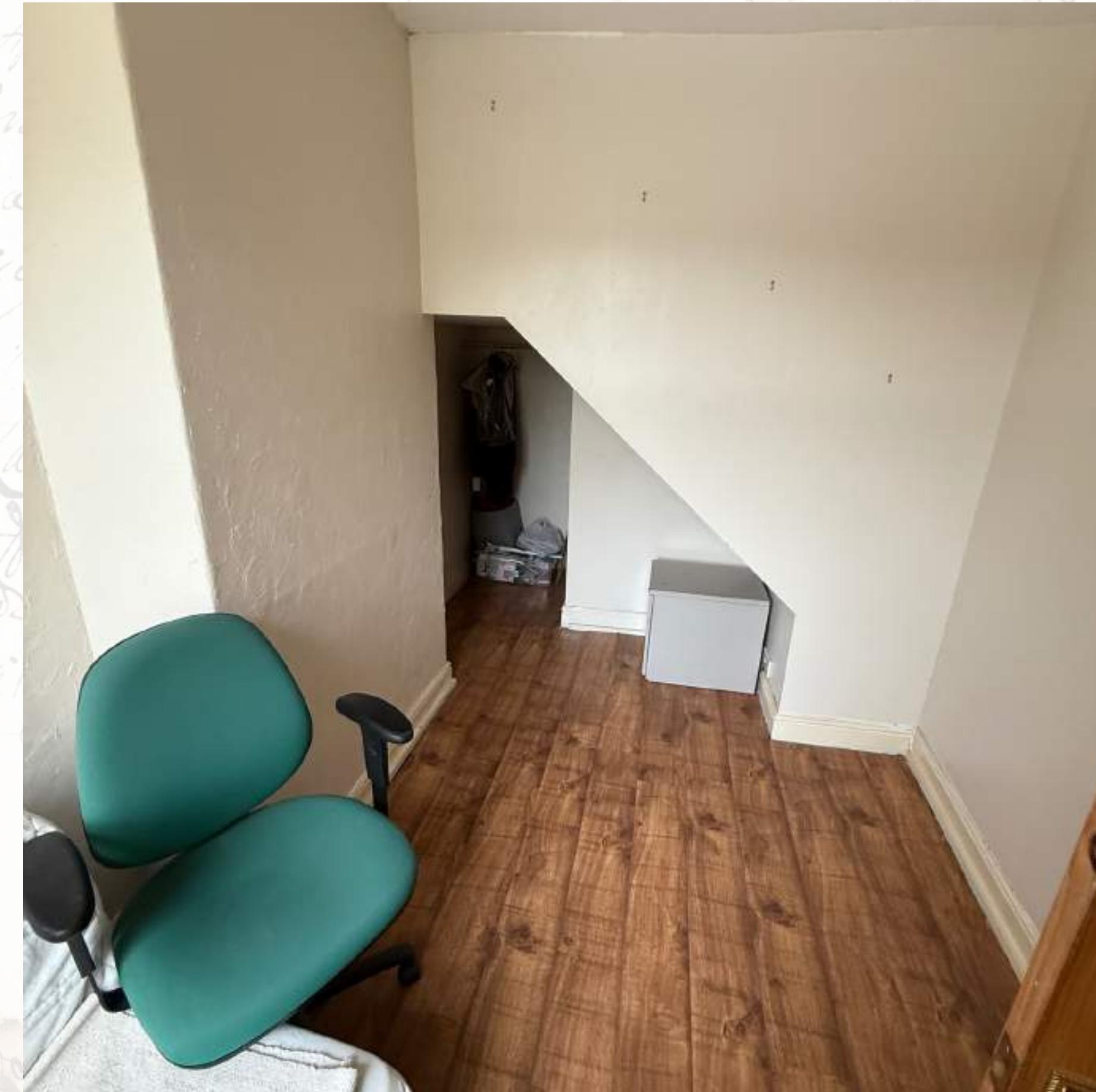
PICTURES



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SOLD HOUSE PRICES

84, Wellington Street, New Whittington, Chesterfield S43 2BG

[Local Data](#) [Plot Map](#) [Valuation](#) [Comparables](#) [View on portal](#) [View on Land Registry](#)



Transaction price	£140,000
Transaction date	3 October 2025
Property type	Terraced house
Internal area	91 sqmetres
Measurement date	2 Jun 2025
E/sqm	£1,559/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	?
Council tax rate	?
Energy efficiency	D 57

No floorplan available

166, South Street North, New Whittington, Chesterfield S43 2AD

[Local Data](#) [Plot Map](#) [Valuation](#) [Comparables](#) [View on portal](#) [View on Land Registry](#)



Transaction price	£138,000
Transaction date	26 March 2025
Property type	Terraced house
Internal area	79 sqmetres
Measurement date	16 Sep 2024
E/sqm	£2,002/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	?
Council tax rate	?
Energy efficiency	D 65

No floorplan available

76, South Street North, Chesterfield S43 2AB

Terraced 2 Freehold

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

13 Dec 2024 £133,000

16 Mar 2018 £62,500



3, Hardwick Avenue, New Whittington, Chesterfield S43 2AE

[Local Data](#) [Plot Map](#) [Valuation](#) [Comparables](#) [View on portal](#) [View on Land Registry](#)



Transaction price	£160,000
Transaction date	29 May 2025
Property type	Terraced house
Internal area	65 sqmetres
Measurement date	31 Jan 2025
E/sqm	£2,465/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	?
Council tax rate	?
Energy efficiency	C 71

No floorplan available

87, Handley Road, Chesterfield S43 2EF

Terraced 2 Freehold

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

6 Dec 2024 £133,500

3 Oct 2017 £105,000



RENTAL PRICES



Wellington Street, New Whittington, Chesterfield

S43 2BJ **Rented**

Asking price on 3 Sep 2025

£800 **Reduced**

Links

[PaTMA data](#)

[Portal](#)

2x 1x

Listed from

9 Aug 2025 for 24 days

Distance

0.41km



Coronation Road, Brimington, S43 1EX **Rented**

Asking price on 11 Oct 2025

£875 **Reduced**

Links

[PaTMA data](#)

[Portal](#)

2x 1x

Listed from

23 Sep 2025 for 18 days

Distance

1.79km



Chesterfield Avenue, New Whittington,

Chesterfield, Derbyshire, S43 2BX **Rented**

Asking price on 18 Aug 2025

£795 **Reduced**

Links

[PaTMA data](#)

[Portal](#)

2x 1x

Listed from

19 Jul 2025 for 29 days

Distance

0.57km



South Street North, New Whittington, S43 2AB

Rented

Asking price on 19 Nov 2025

£750 **Never changed**

Links

[PaTMA data](#)

[Portal](#)

2x 1x

Listed from

9 Nov 2025 for 10 days

Distance

0.22km

Area

71 sqm

Price per area

£11 per sqm



Church Street North, Old Whittington,

Chesterfield S41 9QP **Rented**

Asking price on 18 Aug 2025

£850 **Never changed**

Links

[PaTMA data](#)

[Portal](#)

2x 1x

Listed from

19 Jul 2025 for 29 days

Distance

1.43km



Handley Road, New Whittington, S43 2DU

Rented

Asking price on 9 Aug 2025

£800 **Never changed**

Links

[PaTMA data](#)

[Portal](#)

2x 1x

Listed from

31 Jul 2025 for 8 days

Distance

0.00km

Area

90 sqm

Price per area

£9 per sqm

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

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