



Housell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability

A two-story brick house with a tiled roof, surrounded by greenery and a blue sky. The house has a prominent front porch and several windows. The text "ARE YOU READY FOR PROPERTY INVESTMENT?" is overlaid in the center.

**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

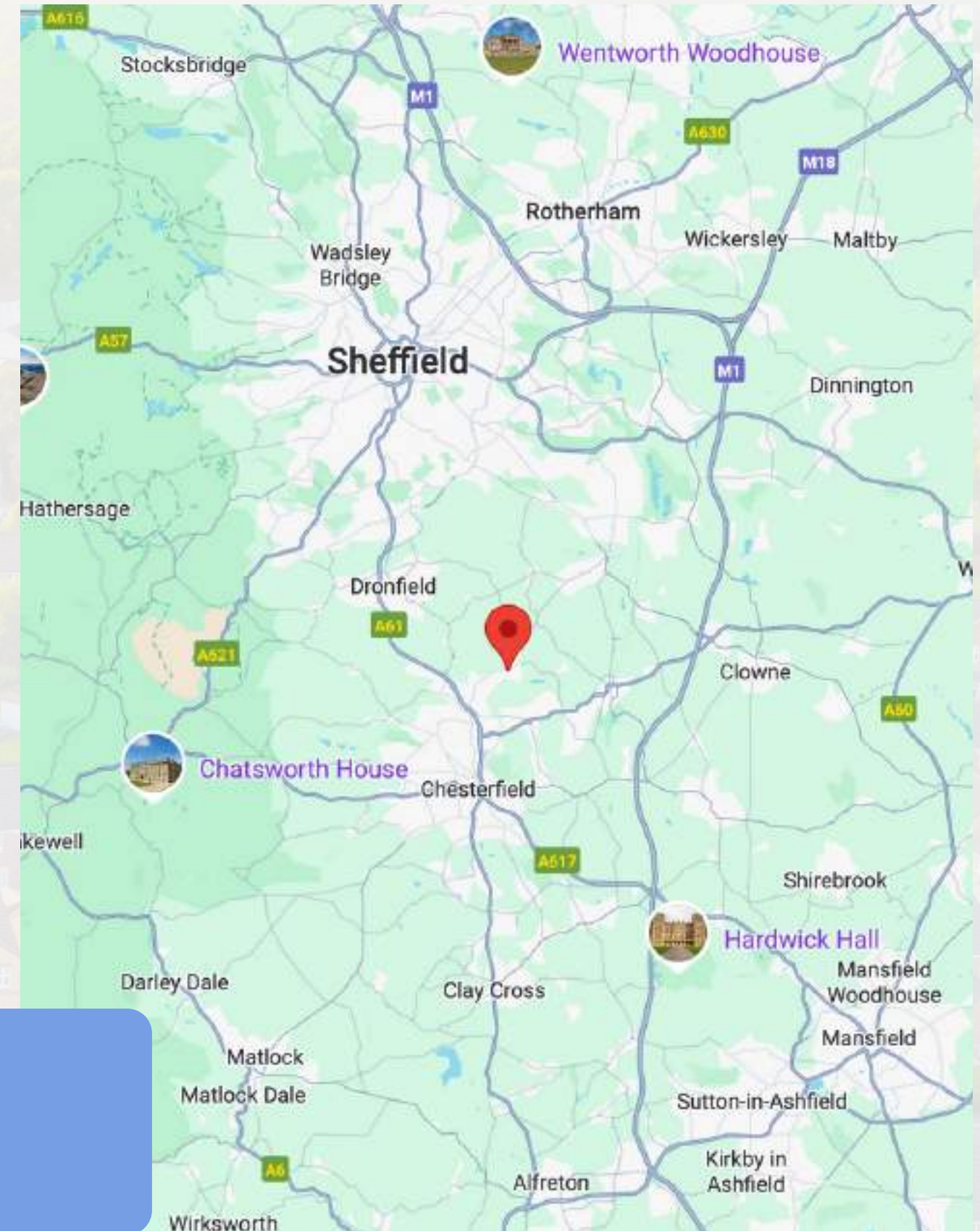
- Damp proofing downstairs
- New kitchen
- New bathroom
- Plastering 2 rooms upstairs
- New carpets
- Alarms
- New fusebox
- New roof
- Skips
- Certificates

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.



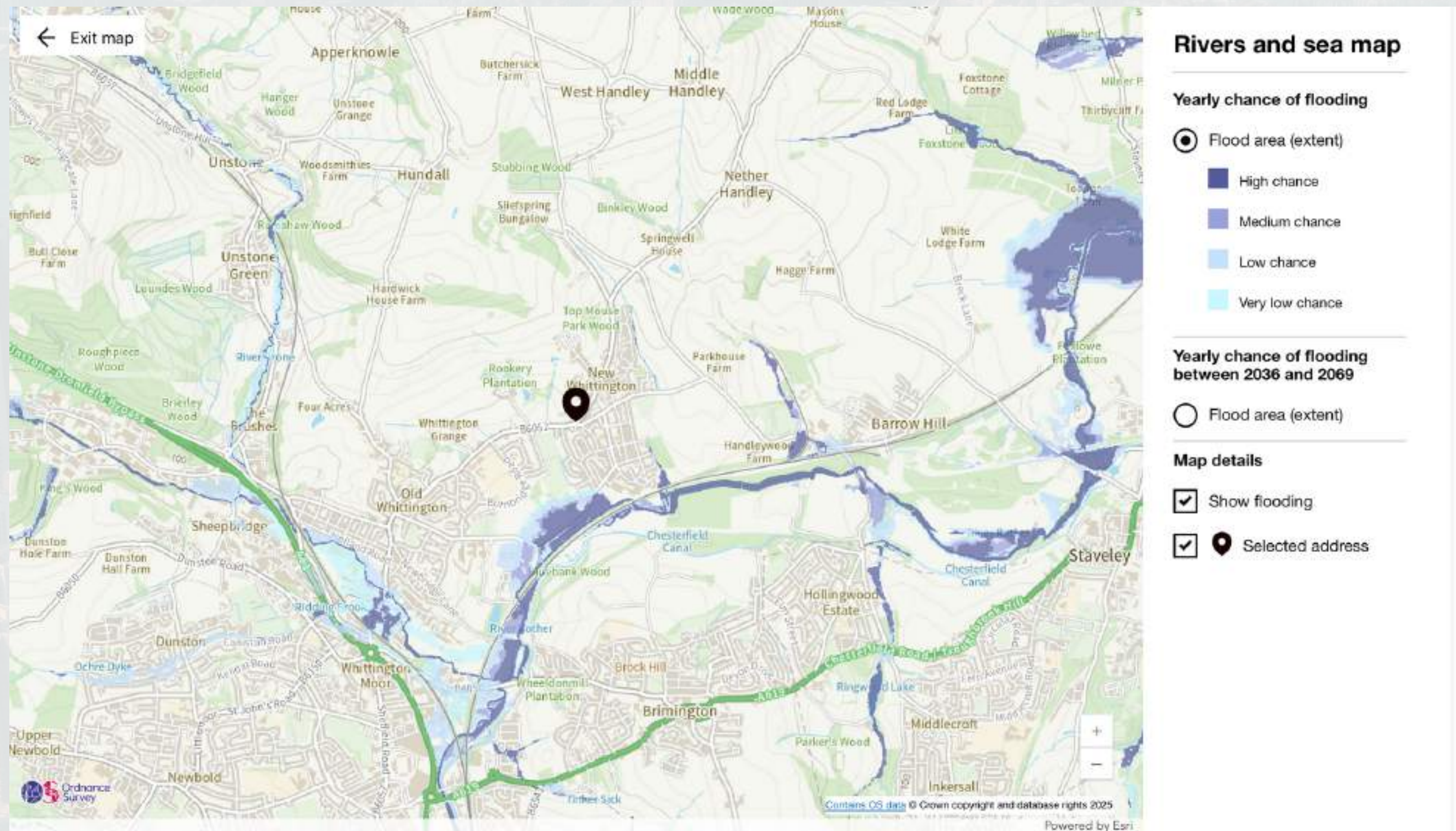
CHESTERFIELD



£91,700

This map displays the Chesterfield area and its surroundings. A blue route is highlighted, starting from Dronfield in the northwest, passing through Unstone, New Whittington, and Barrow Hill, then heading south through Hollingwood, Brimington, and Woodthorpe. Key locations along the route include GCL Products Ltd, Travelodge Chesterfield, Toolstation Chesterfield, Casa Hotel, Ringwood Hall Hotel & Spa, and Harleys. Other notable locations include Cliffe Park, Apperknowle, Hundall, Nether Handley, Renishaw, and Woodthorpe. The map also shows various roads, including the A61, and landmarks like Cliffe Park and Poolsbrook Country Park.

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

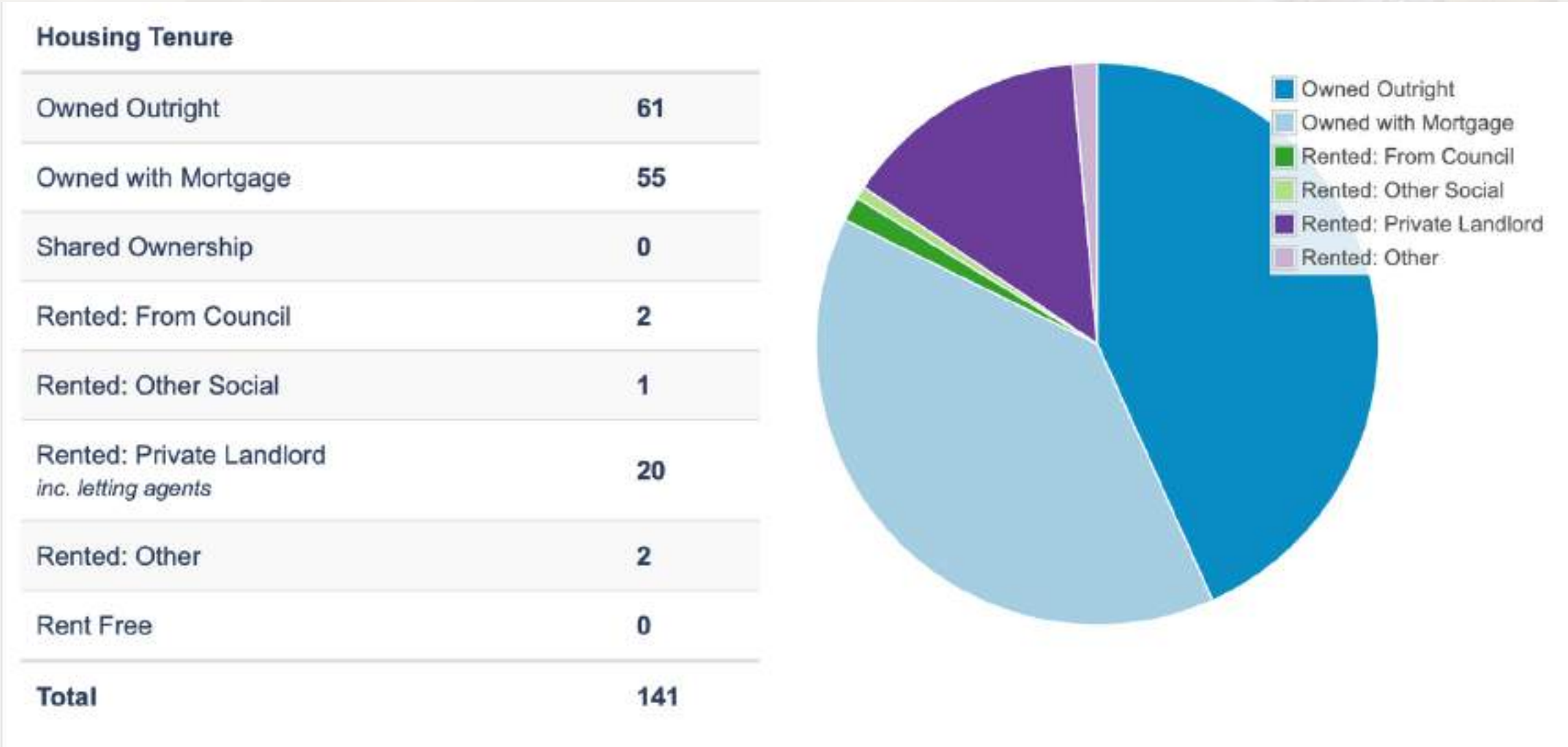
3

- 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



FLOOR PLAN







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

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

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

SCHOOLS

NEAREST SCHOOLS

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

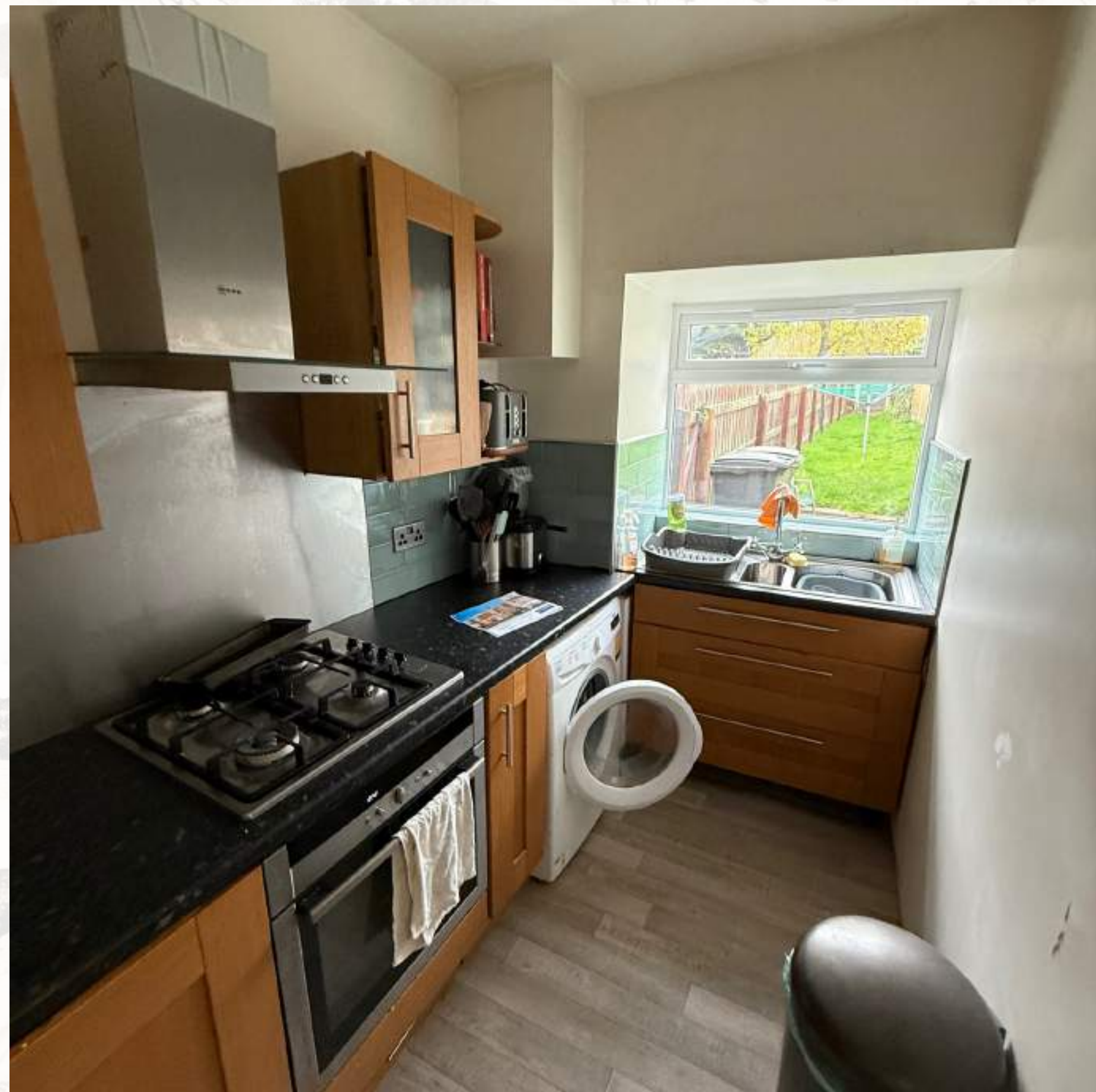
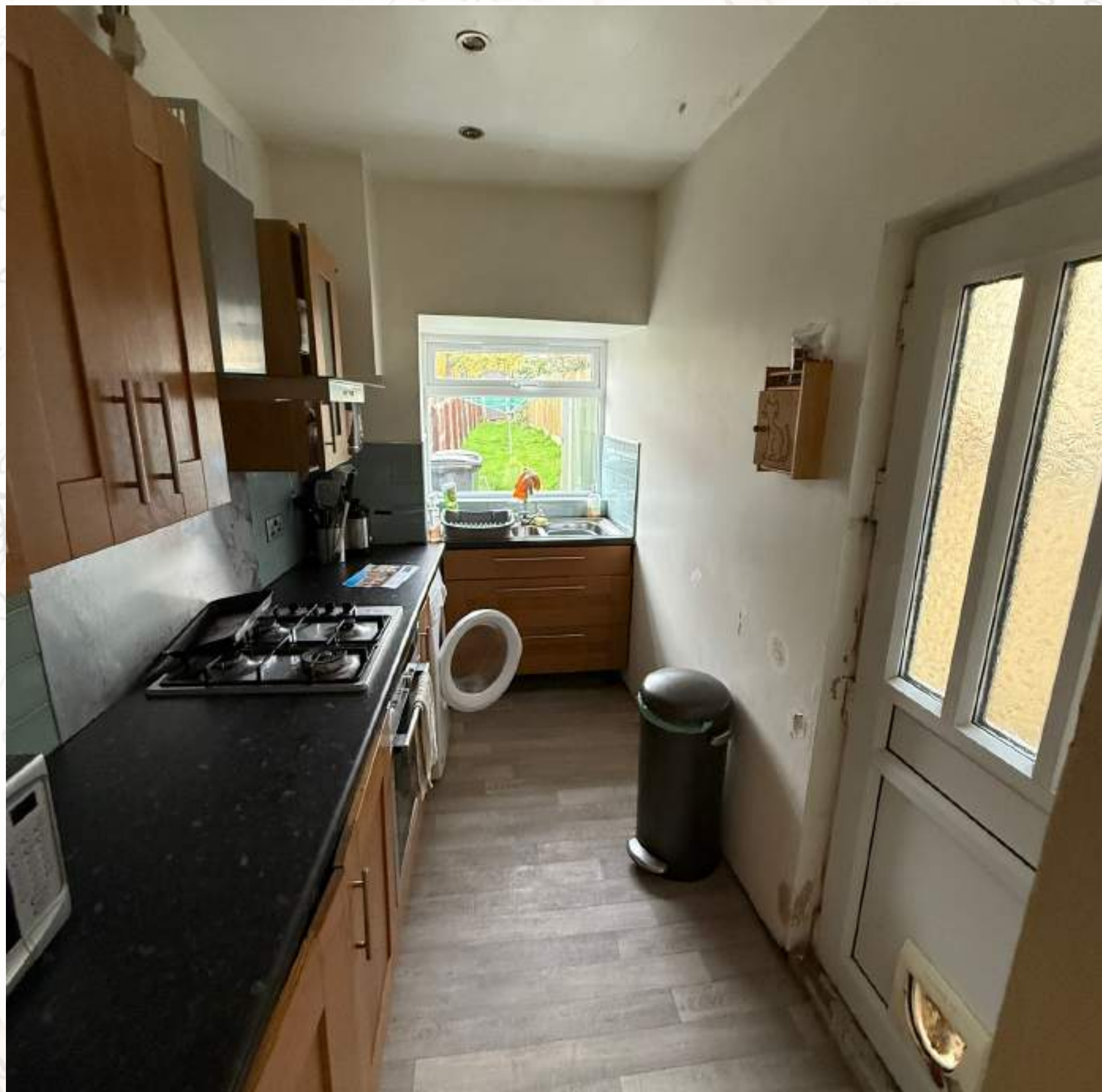
PICTURES



PICTURES



PICTURES



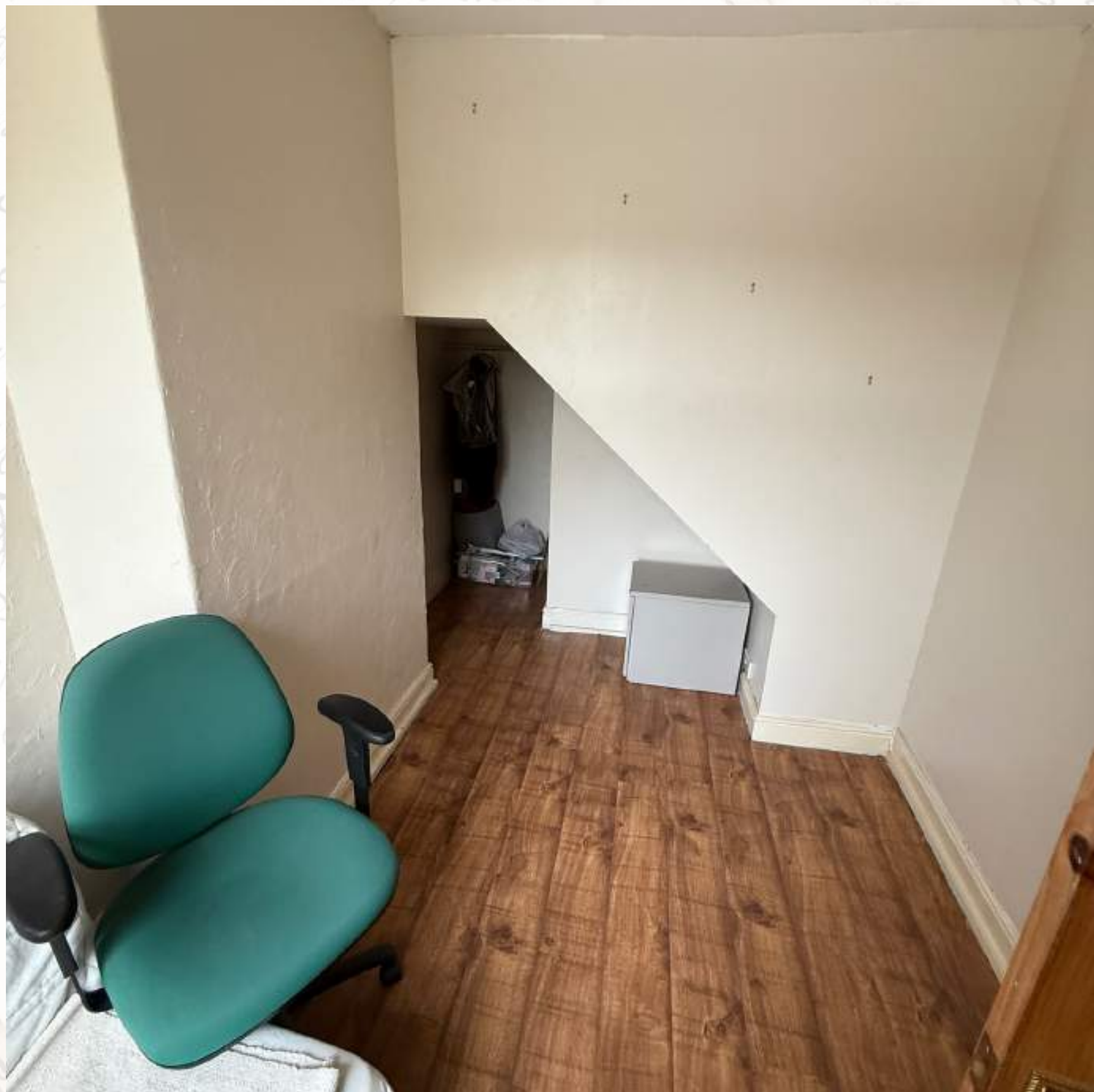
PICTURES



PICTURES



PICTURES



PICTURES



PICTURES



PICTURES



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	99 sqmetres
Measurement date	2 Jun 2025
£/sqm	£1,539/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	?
Council tax rate	?
Energy efficiency	D57

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
£/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
£/sqm	£2,461/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!

About property

Paulina Kruk

+44 7508 836984

paulina.kruk@sellhousewithus.com

About process

Alex Suszka

+44 7563 757 829

alex.suszka@sellhousewithus.com



Dawid Dowbusz

