



Housell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability



**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

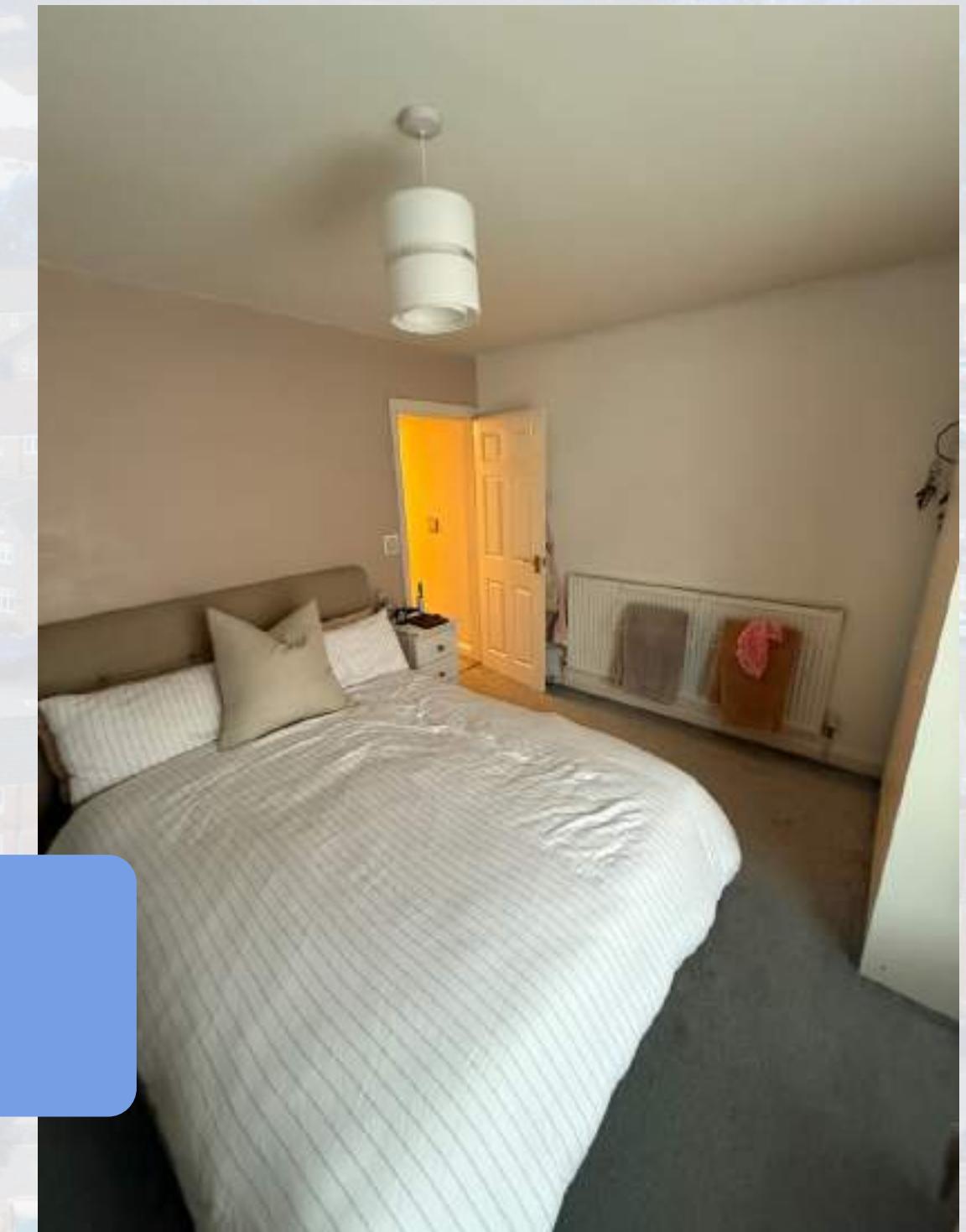
3 bed semi-detached



MANSFIELD



MORTGAGE



DETAILS

Building type	3 Bed Semi-detached
Construction Type	Standard
Tenure	Freehold
Heating Type	Gas central
Reason of Sale	No reason
Occupier	Empty
Refurbishment	Minor

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	£127 500
Refurbishment	£10 000
Stamp Duty (5% up to 125K and 7% up to 250k)	£6 425
Legal fees	£3 000
Done Up Value (DUV)	£165 000
Final Rent	£900
ROE	~19%
YIELD	~8.5%
TOTAL INVESTMENT COST (BTL)	~£52 000
Sourcing Fee	£4 250
Project Management Fee	£4 000

REFURB

- Painting
- Fixing damp 1 wall
- Chimney stack
- Kitchen refresh
- Bathroom refresh
- New carpets – 2 rooms if needed
- Alarms
- Certificates

3 bed semi detached

Mansfield is a town and the administrative centre of the Mansfield District in Nottinghamshire, England. It had a population of 110,500 in the 2021 United Kingdom census. It is situated in the Maun Valley, about 12 miles (~19 km) north of Nottingham.

Mansfield and its surrounding towns form part of a broader urban area within north-west Nottinghamshire. The district borders the boroughs of Bassetlaw and Ashfield, as well as Newark and Sherwood and Bolsover (in neighbouring counties).

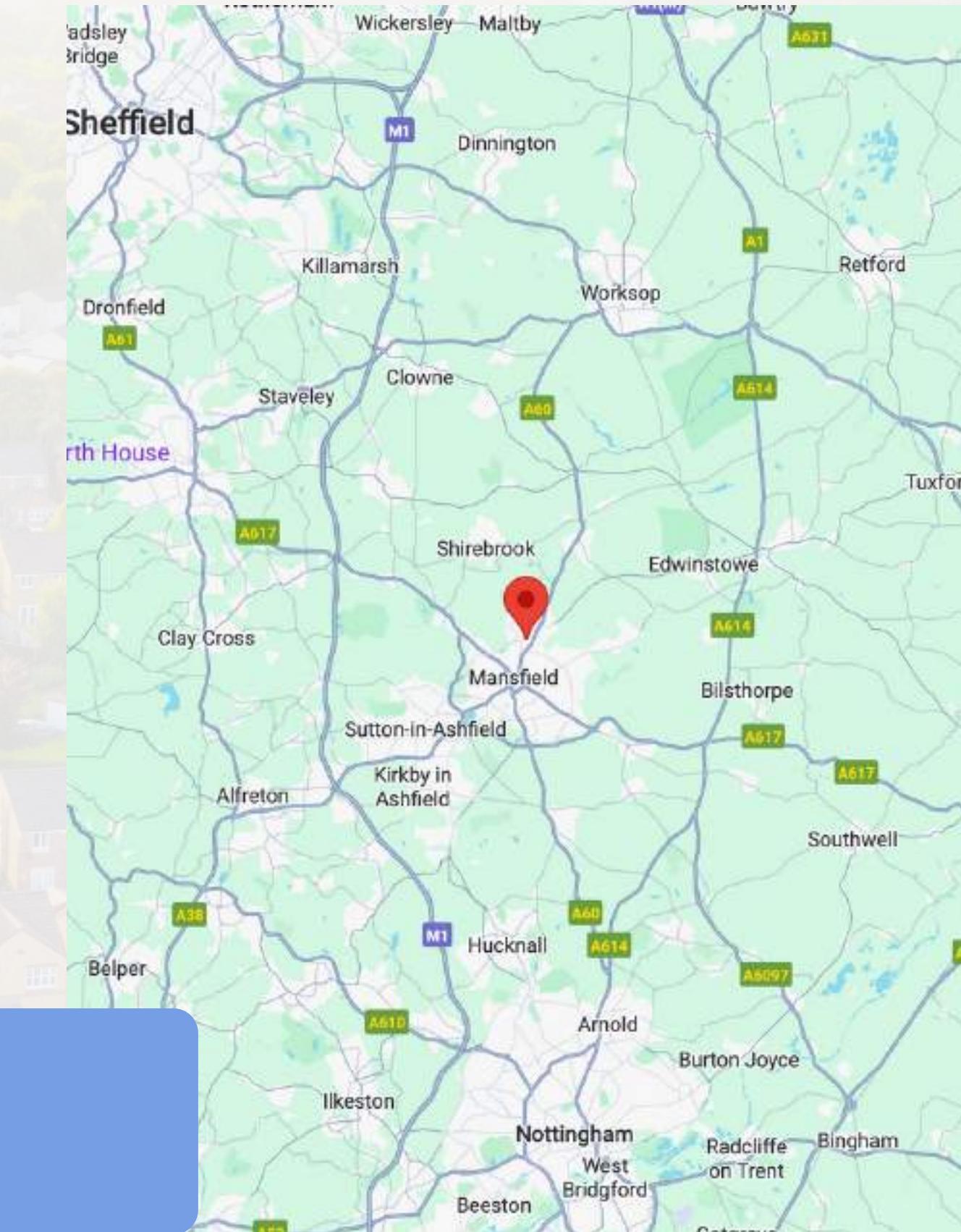
The town is governed by Mansfield District Council. Unusually for a district in Nottinghamshire, it has a directly elected mayor (the Mayor of Mansfield) rather than the more common leader-and-cabinet model.



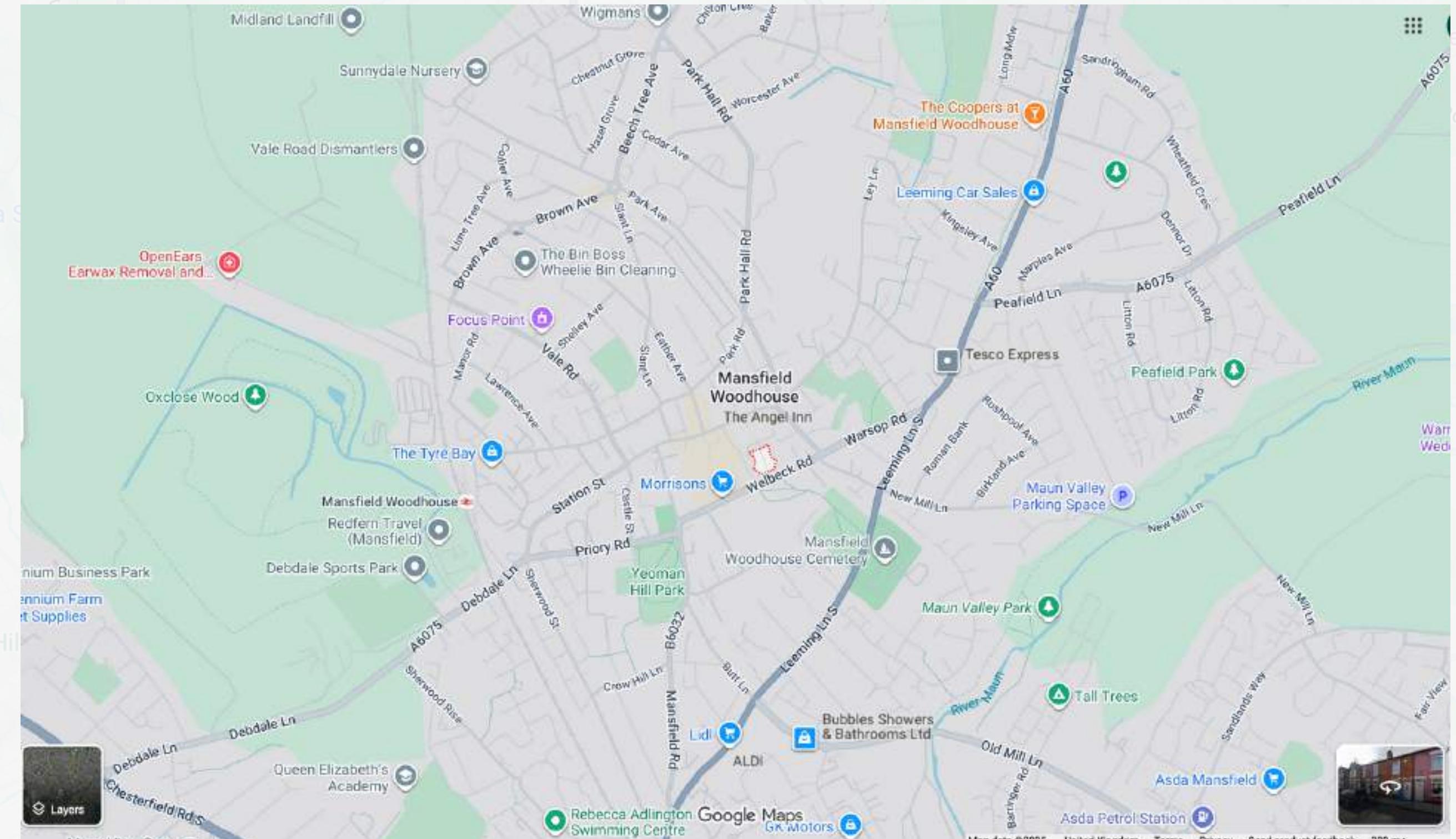
MANSFIELD



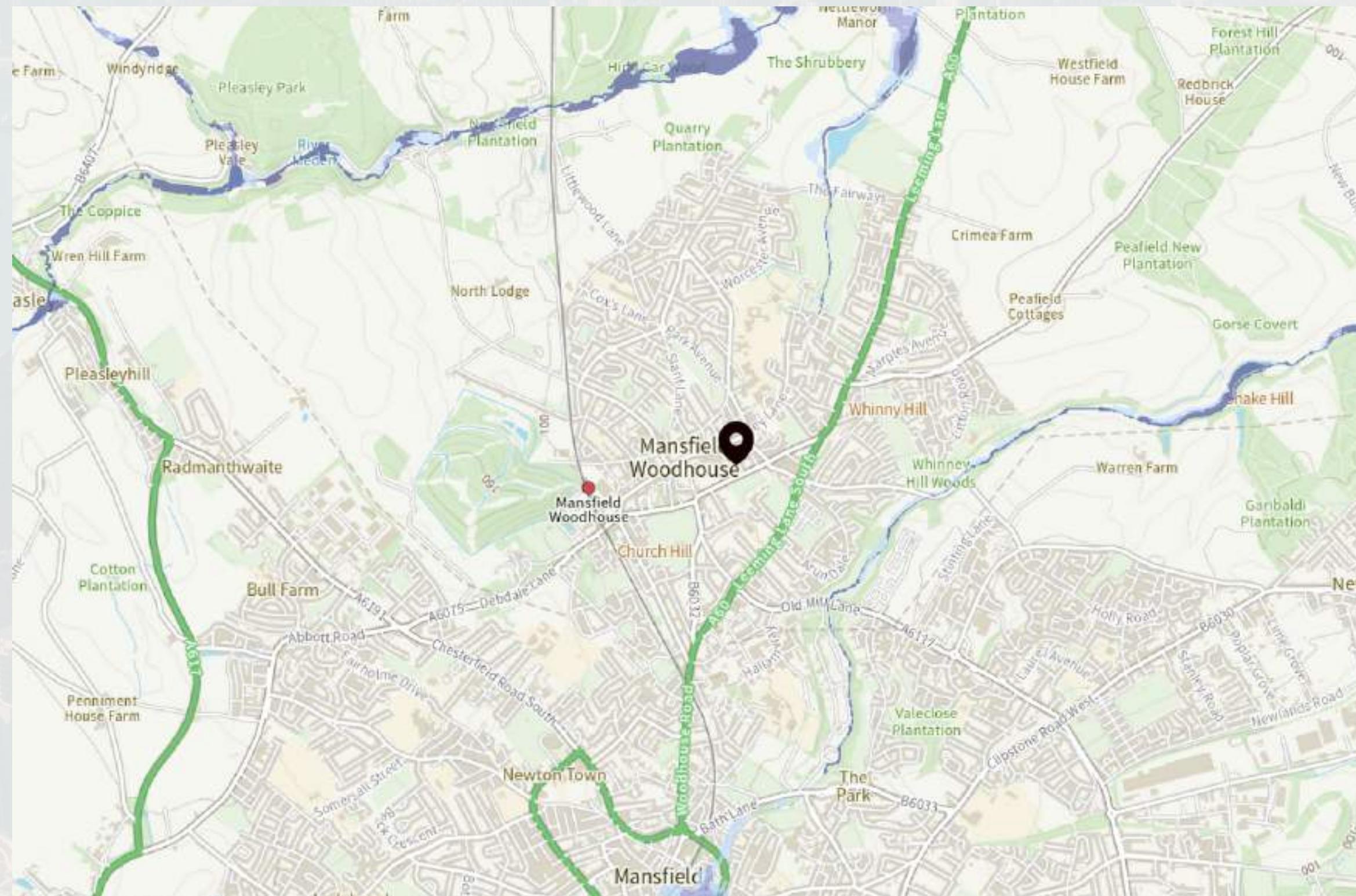
£127,500



LOCATION



FLOOD



BUS / TRAIN

Nearby Transport

12

Total Stops

Bus Stops

4

Poplar Street
0.1km

Portland Street 2
0.1km

High Street
0.1km

Market Place
0.2km

Airport

1

East Midlands Airport
38.8km

Bus Exchange

2

Mansfield Bus Station 4
2.5km

Worksop Bus Station
16.1km

Nearby Stations

12

Total Stops

Rail Station

2

Mansfield Woodhouse Rail Station 2
0.8km

Mansfield Rail Station 3
2.5km

Metro/Tram

3

Hucknall Tram Stop 2
14.0km

Butler's Hill Tram Stop
15.1km

Moor Bridge Tram Stop 2
16.7km

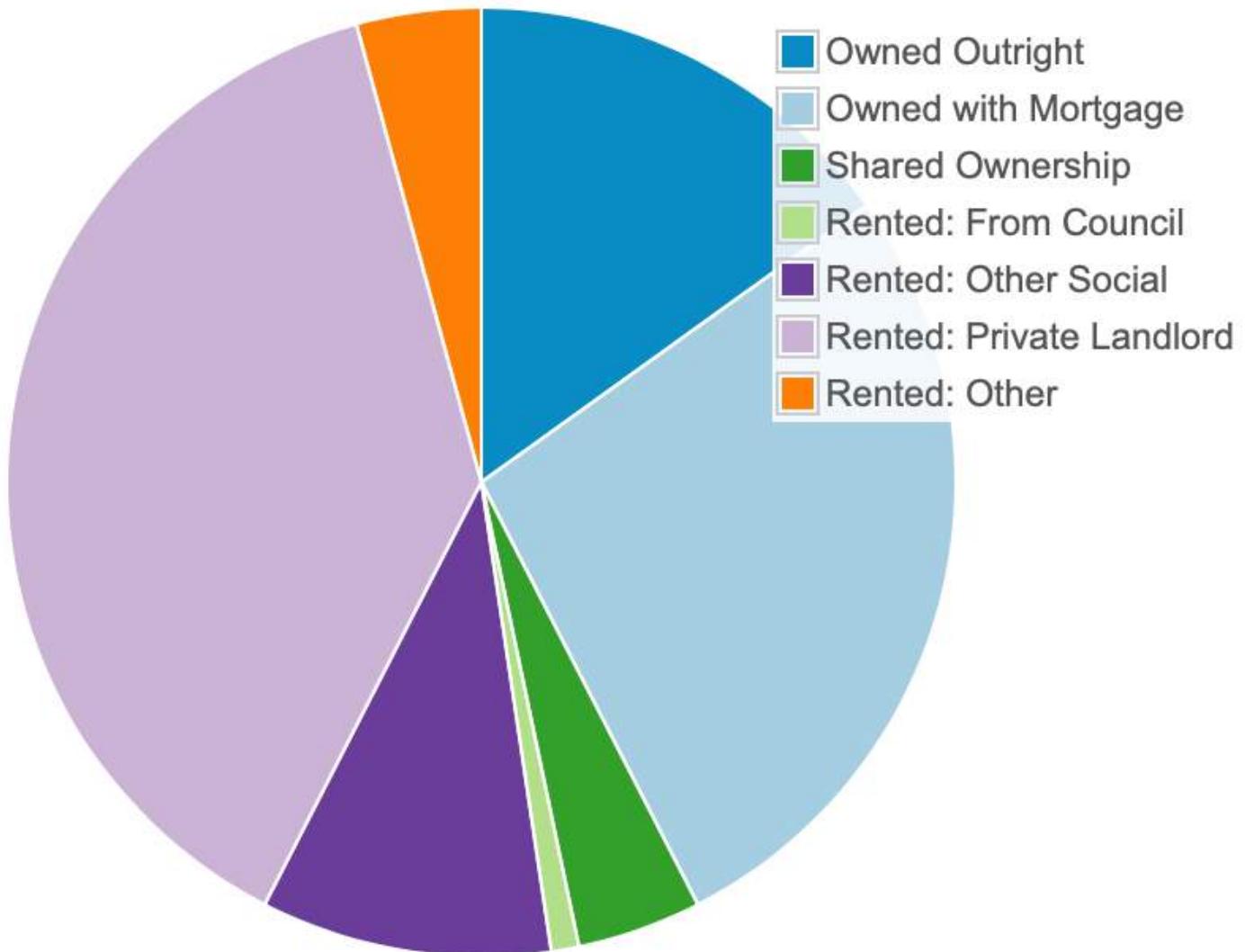
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66	D
39-54	E		
21-38	F		
1-20	G		

HOUSING

Housing Tenure

Owned Outright	32
Owned with Mortgage	58
Shared Ownership	9
Rented: From Council	2
Rented: Other Social	21
Rented: Private Landlord <i>inc. letting agents</i>	81
Rented: Other	9
Rent Free	0
Total	212



FLOOR PLAN

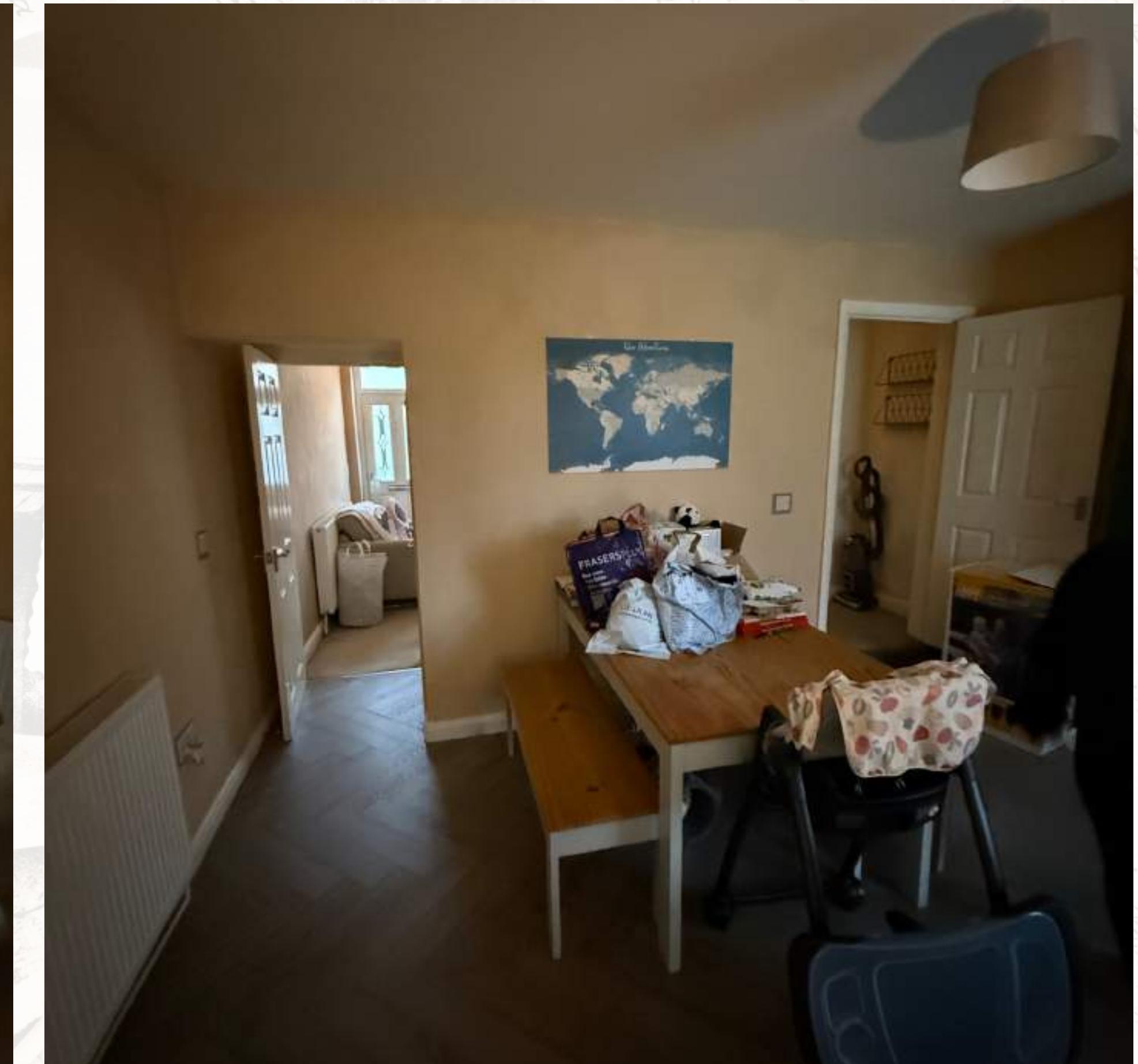
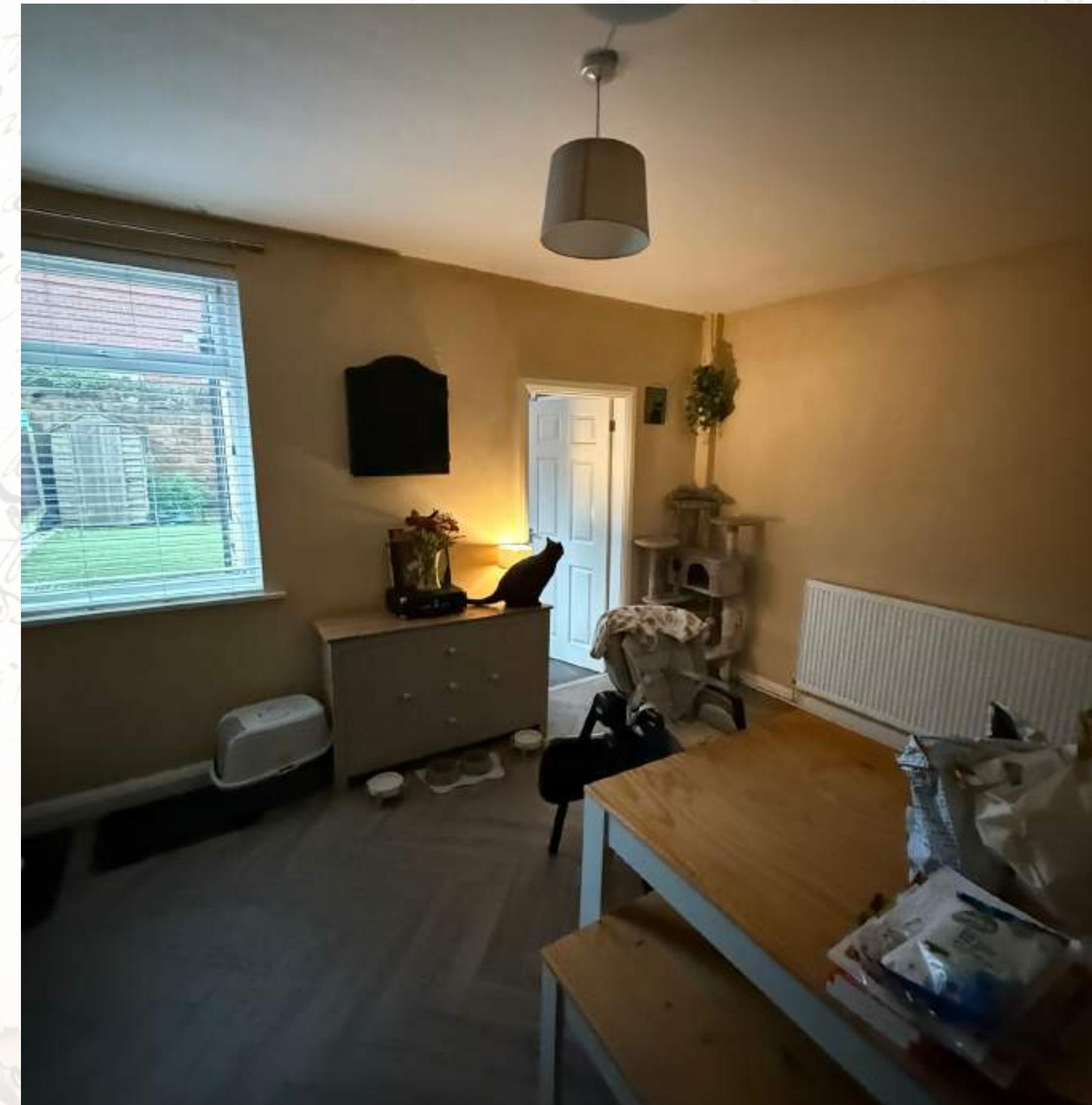


SCHOOLS

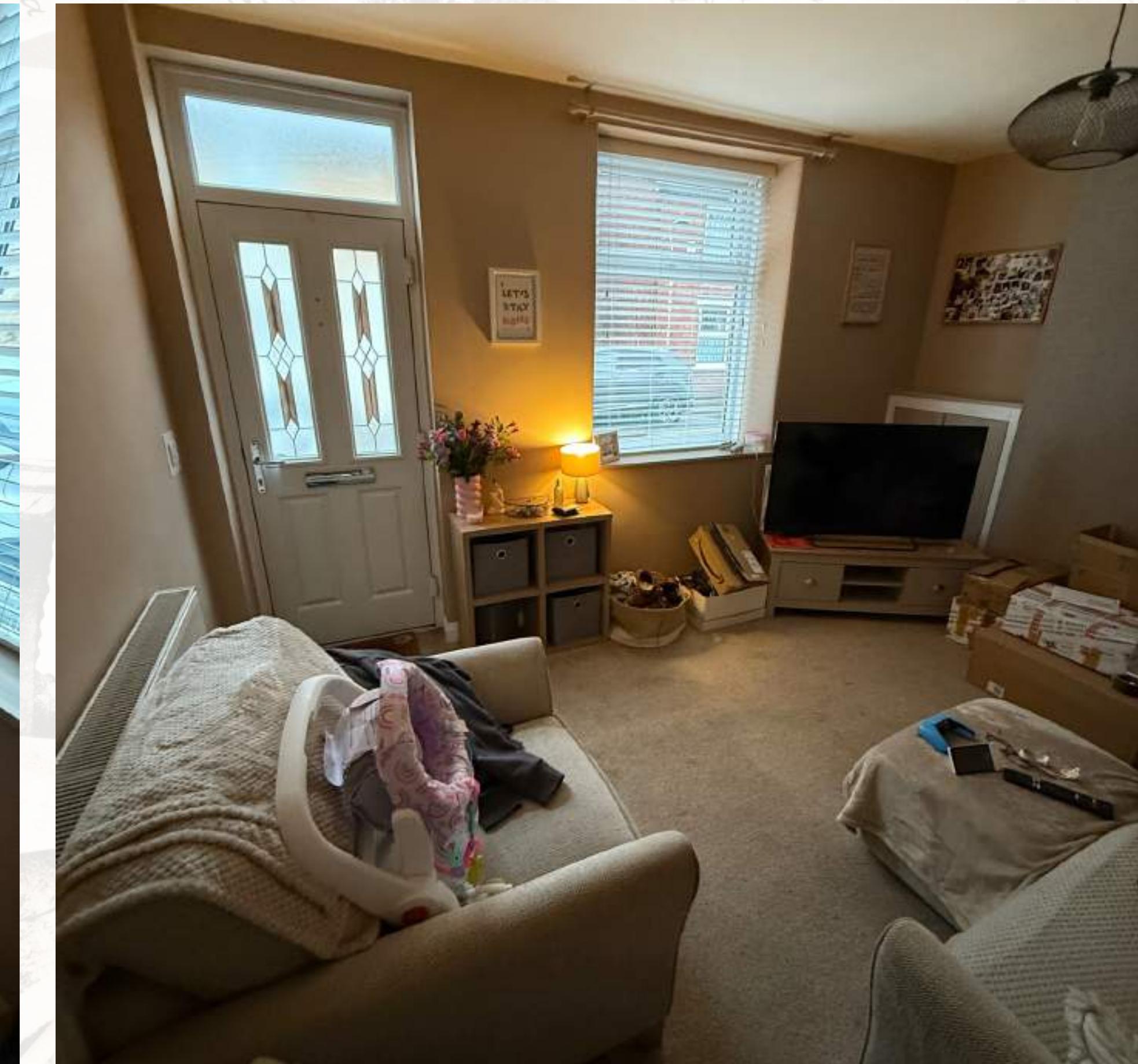
NEAREST SCHOOLS

-  [St Edmund's CofE \(C\) Primary School](#) 0.2 miles
State School | Ofsted: Good
-  [Nettleworth Infant and Nursery School](#) 0.2 miles
State School | Ofsted: Good
-  [Yeoman Park Academy](#) 0.3 miles
State School | Ofsted: Outstanding
-  [Leas Park Junior School](#) 0.3 miles
State School | Ofsted: Good

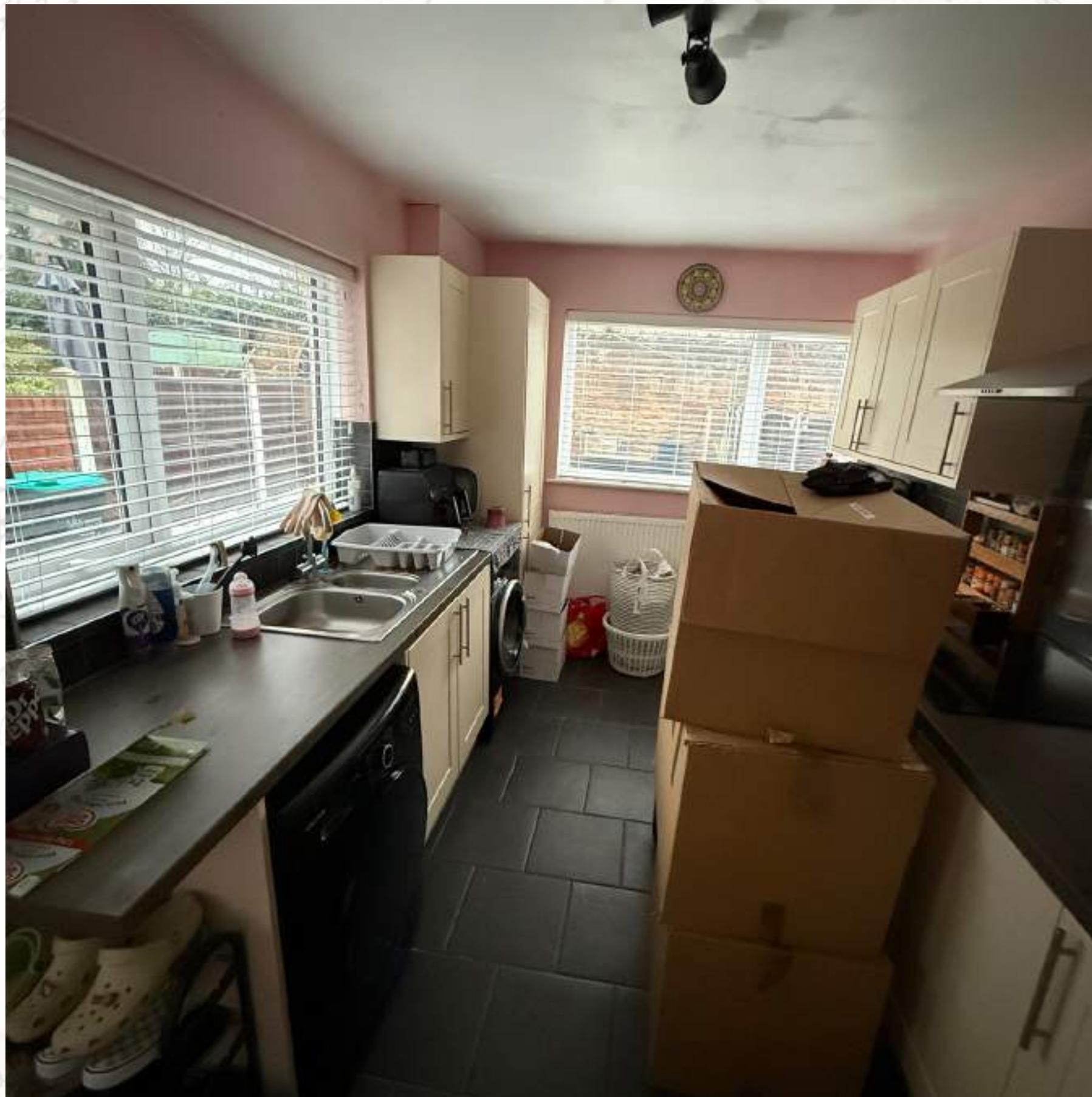
PICTURES



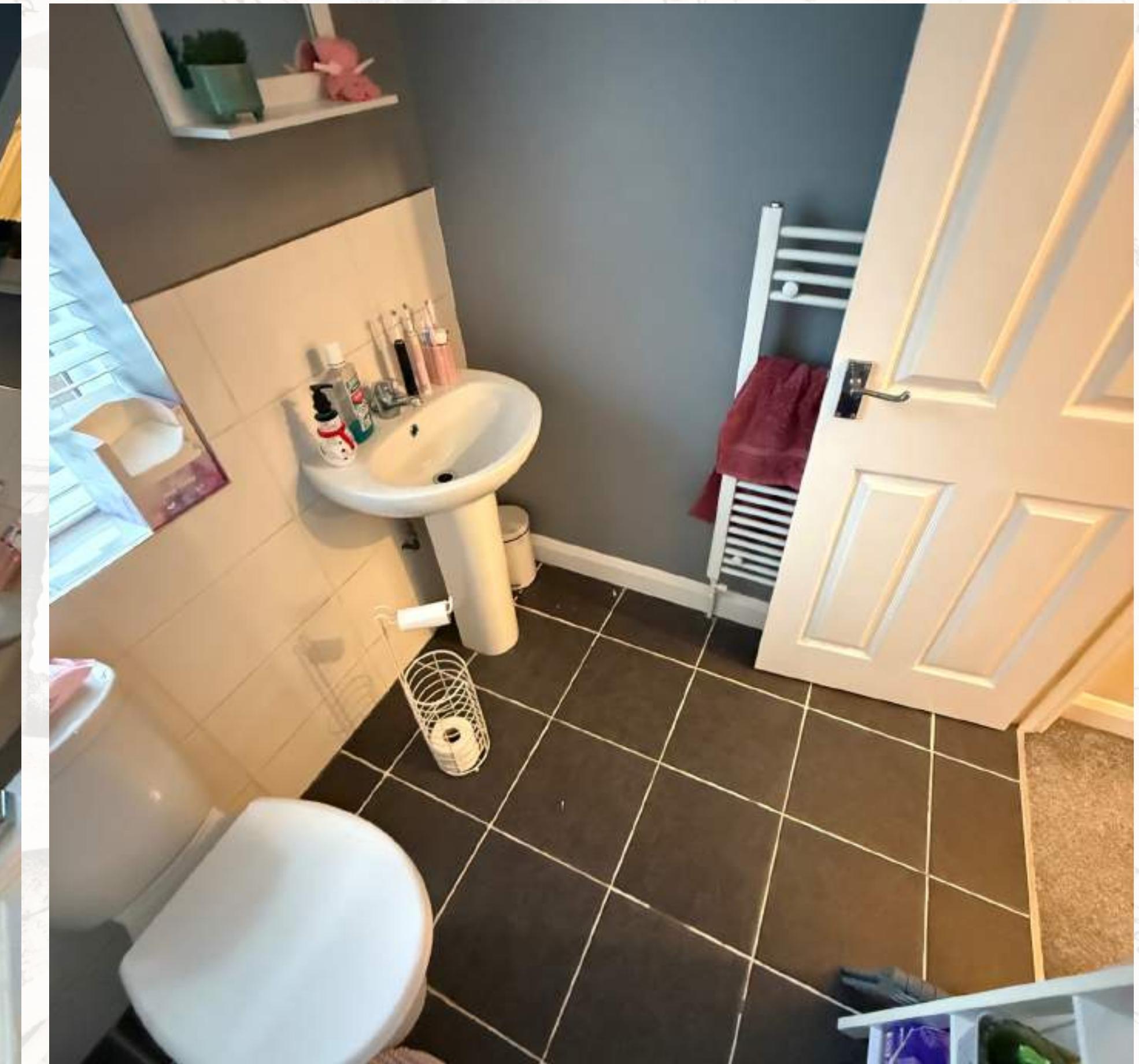
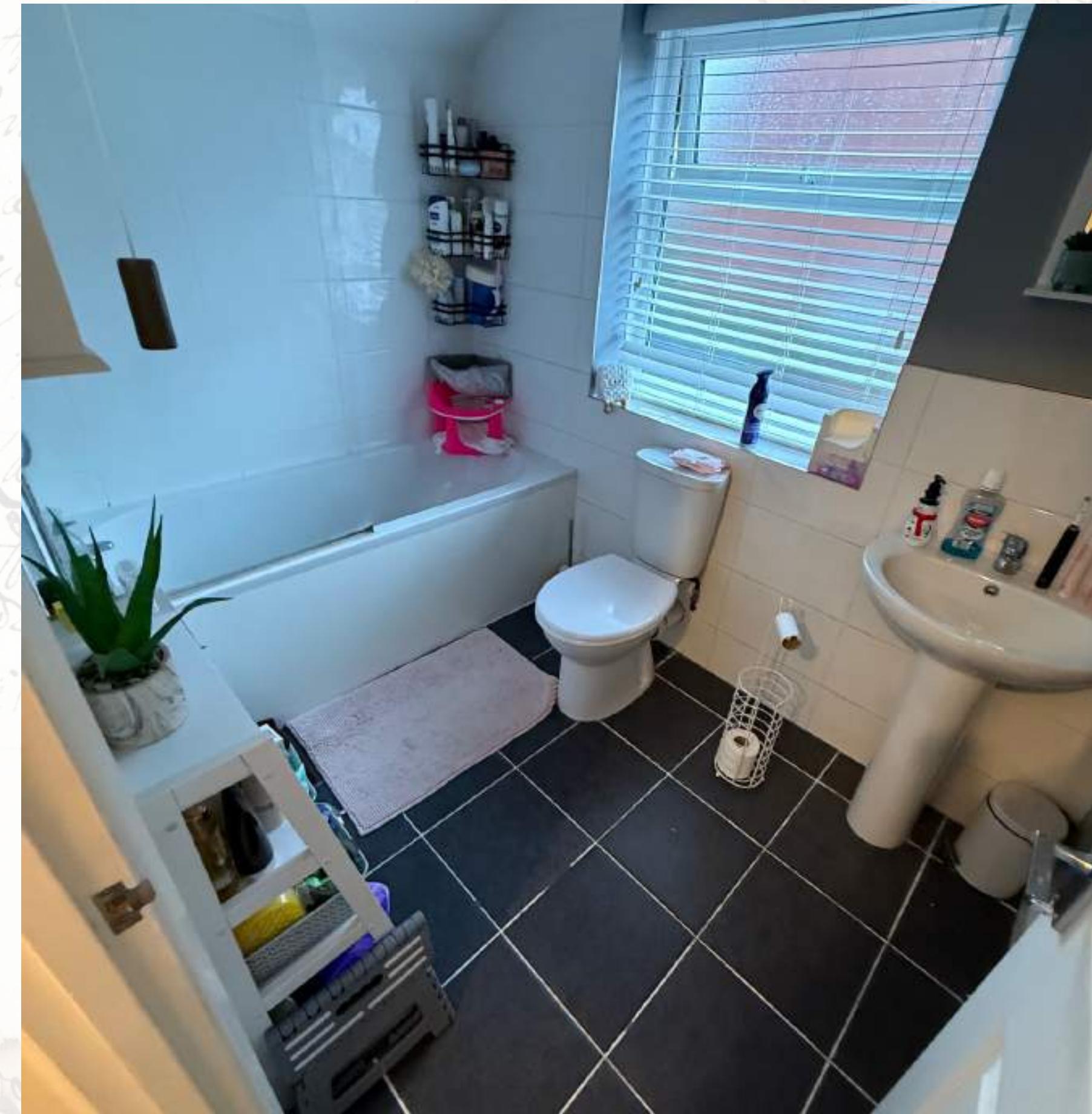
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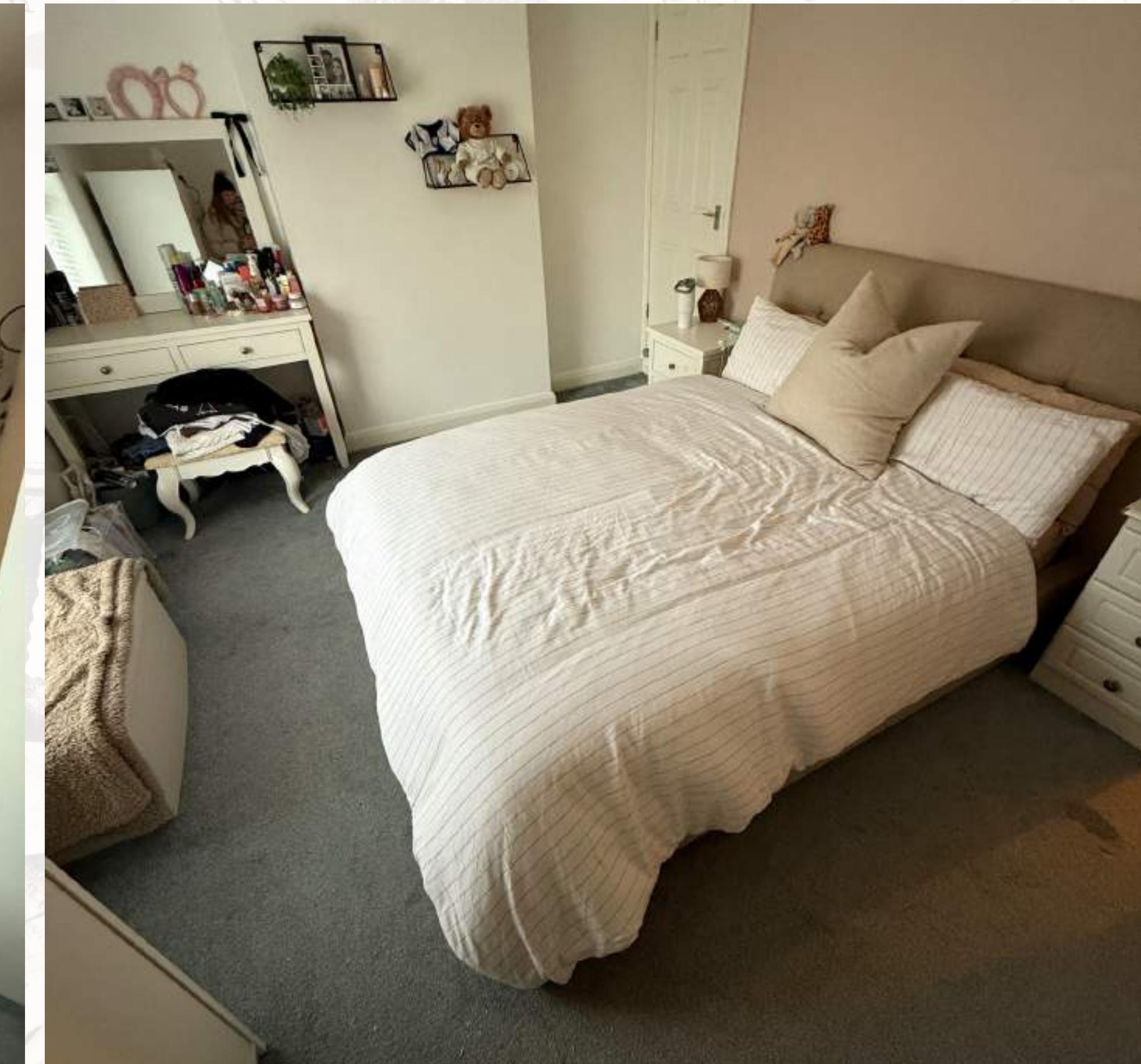
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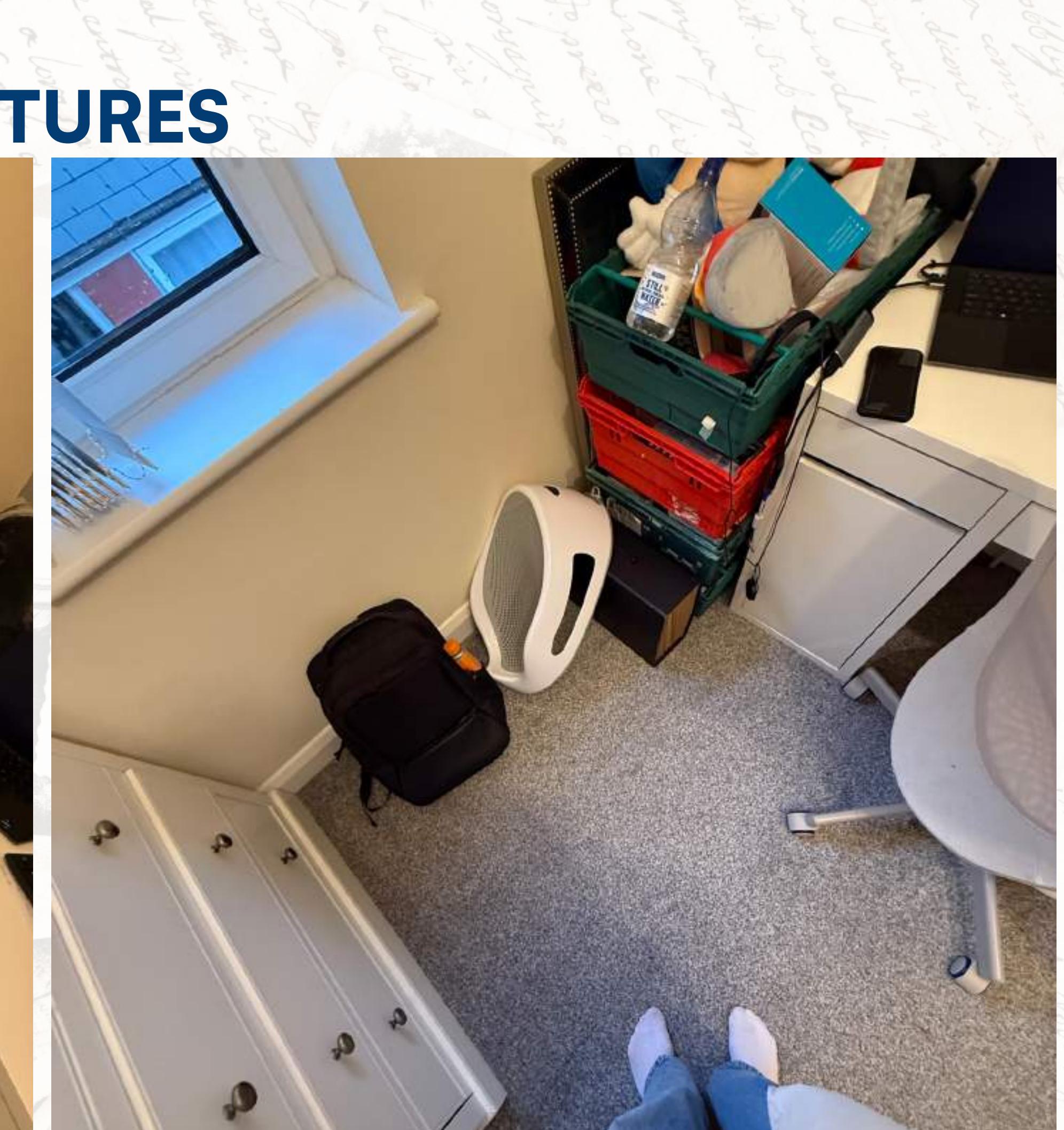
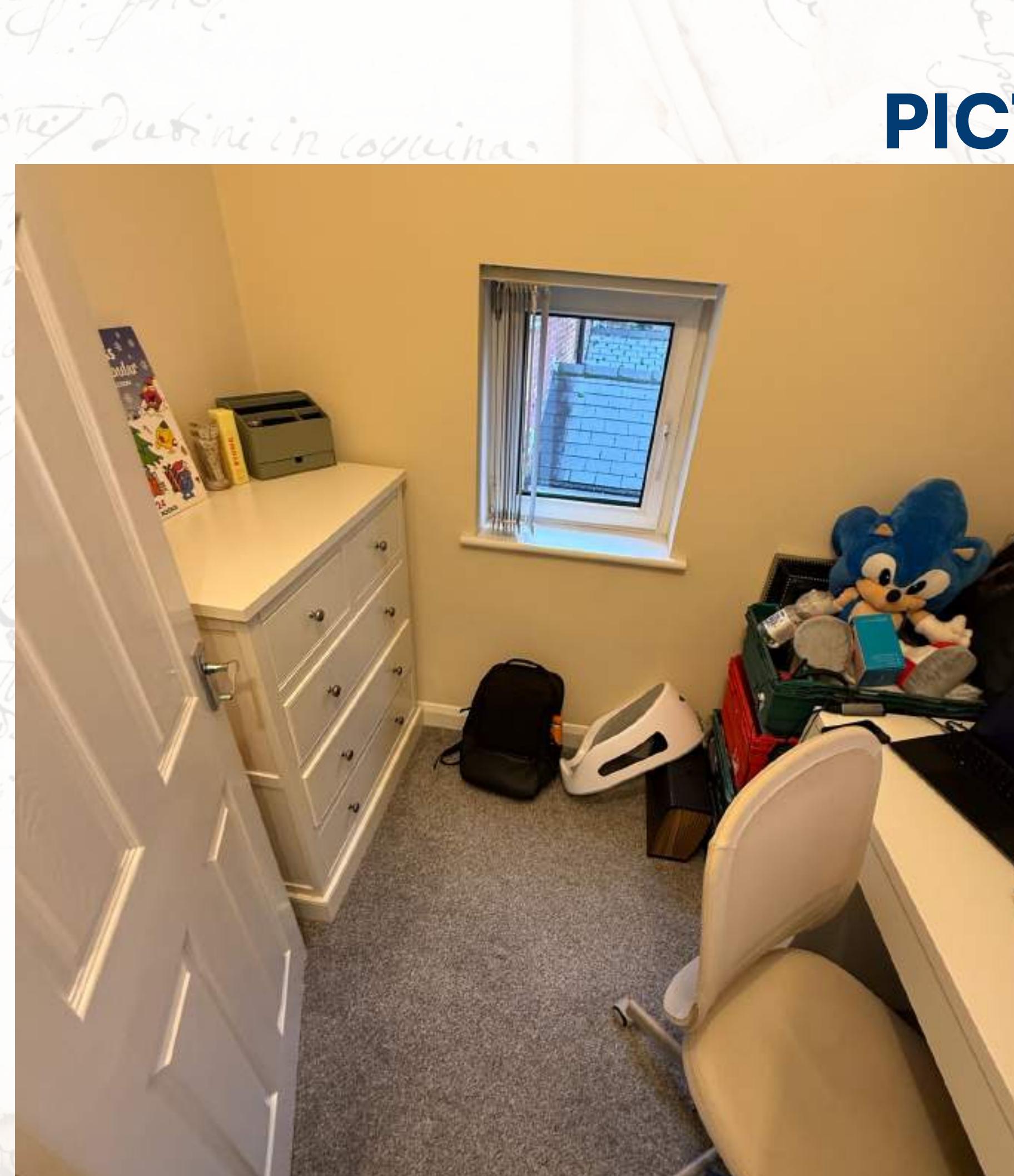
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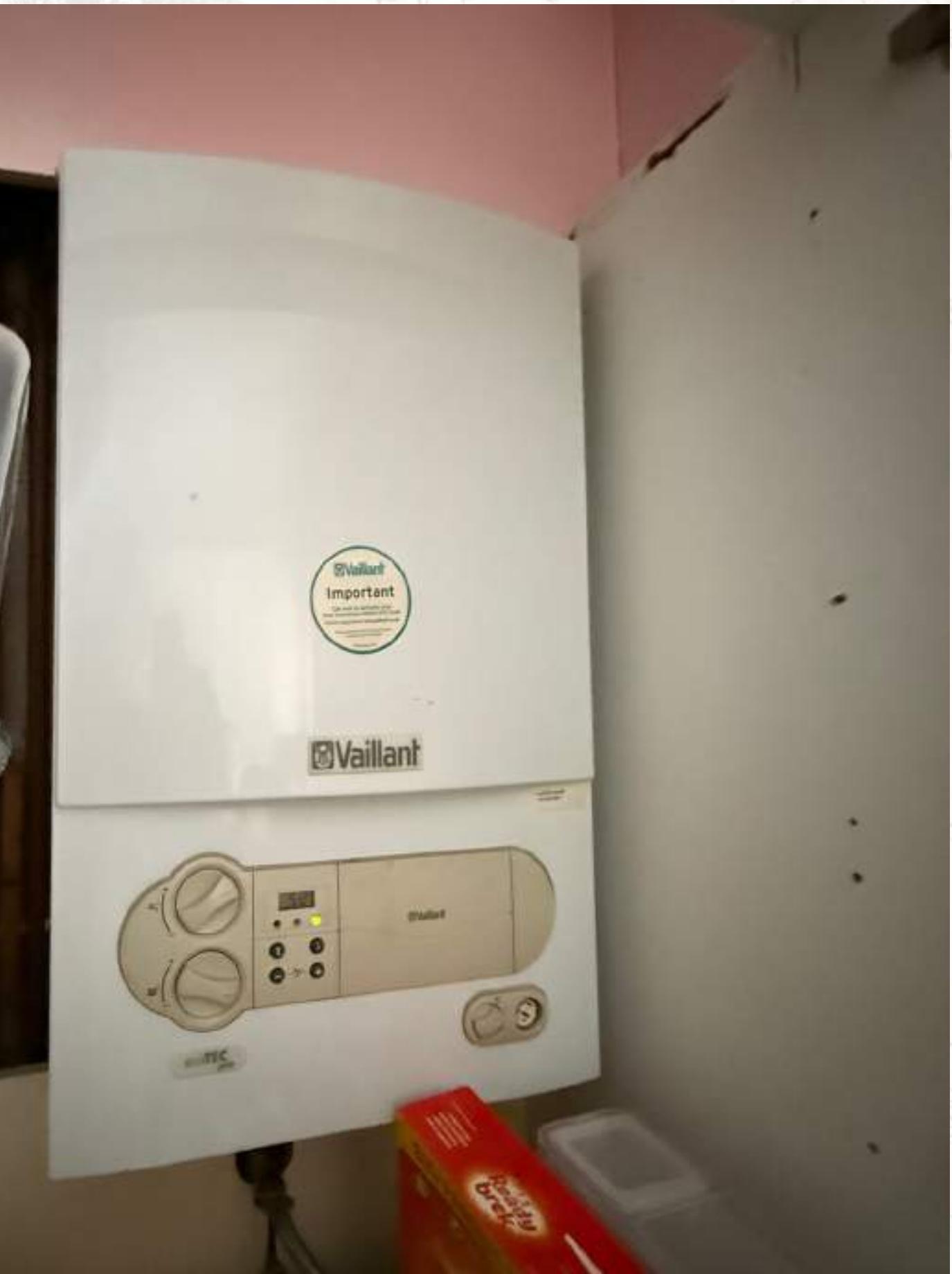
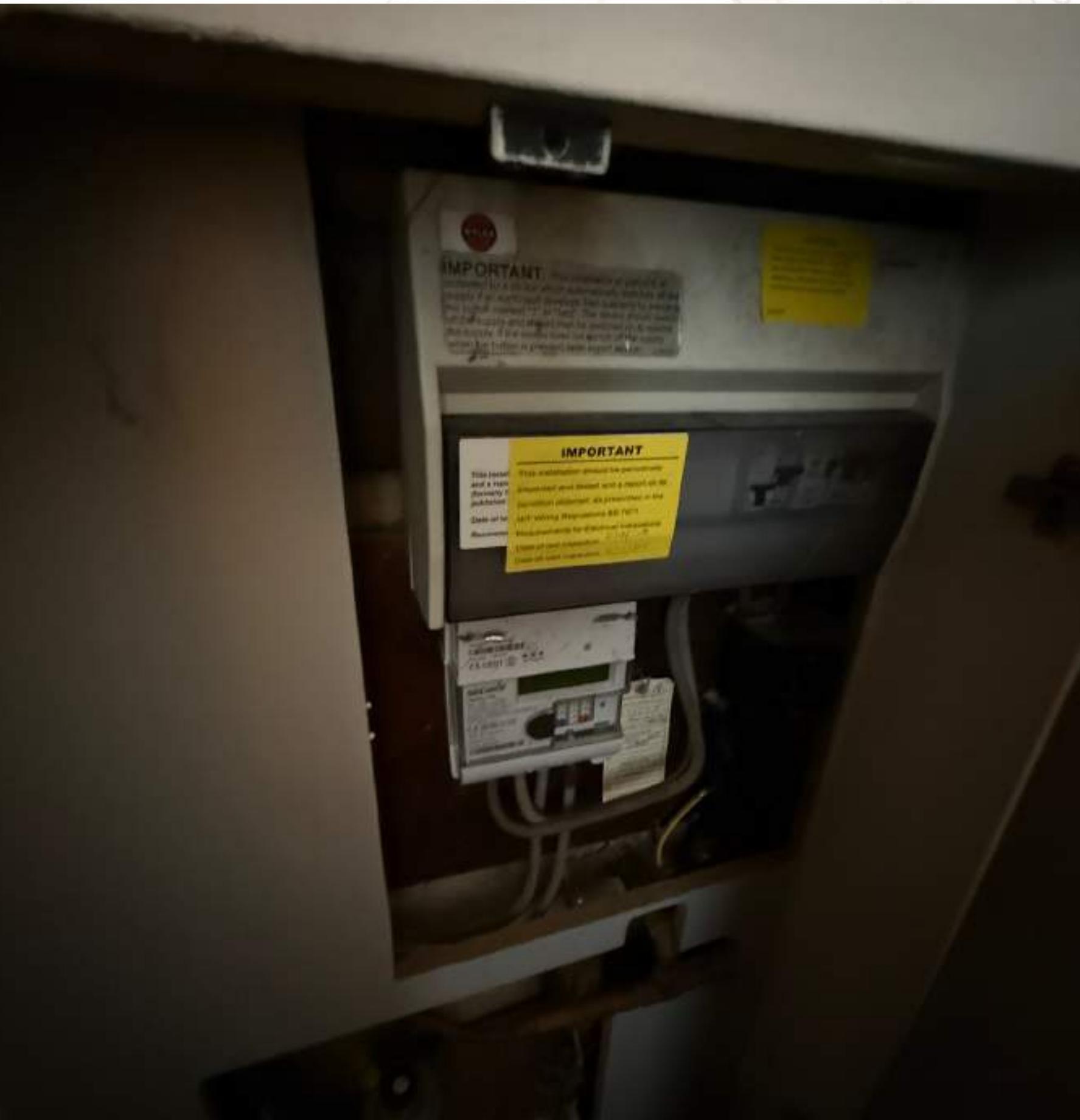
PICTURES



PICTURES



PICTURES



PICTURES



SOLD HOUSE PRICES

36, St Edmunds Avenue, Mansfield Woodhouse, Mansfield NG19 9JX

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



Transaction price	£175,000
Transaction date	30 August 2024
Property type	Semi-detached house
Internal area	97 sq metres
Measurement date	11 Oct 2016
£/sqm	£1,808/sqm
Num bedrooms	3
Age at sale	Old stock
Tenure	Freehold
Council tax band	B
Council tax rate	£1,940
Energy efficiency	E50



The official internal area on the left is measured by a government-approved agent. Where the internal area on the agent-provided floorplan also differs, it is generally wise to consider the measurement as where a property has been extended the official internal area may be out of date.

23, St Edmunds Avenue, Mansfield Woodhouse, Mansfield NG19 9JX

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



Transaction price	£167,000
Transaction date	6 December 2024
Property type	Semi-detached house
Internal area	94 sq metres
Measurement date	4 Mar 2016
£/sqm	£1,991/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	B
Council tax rate	£1,940
Energy efficiency	D57



18, Allcroft Street, Mansfield NG19 8BJ

[Semi-Detached](#) [3](#) [Freehold](#)

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

28 Aug 2025 £173,000

7 Jun 1995 £29,950

No other historical records.



4, Allcroft Street, Mansfield NG19 8BJ

[Semi-Detached](#) [3](#) [Freehold](#)

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

24 Jan 2025 £157,500

9 Dec 2016 £115,000

[View +2 more](#)



RENTAL PRICES



Let Agreed
£925 pcm
£213.46 pw

Let agreed

Property reference: 2568828

Meet the Landlord



Bart A.
Response Rate: 100% ⓘ
Response Time: Within 22 Hours ⓘ

Report Listing

Map Favourite

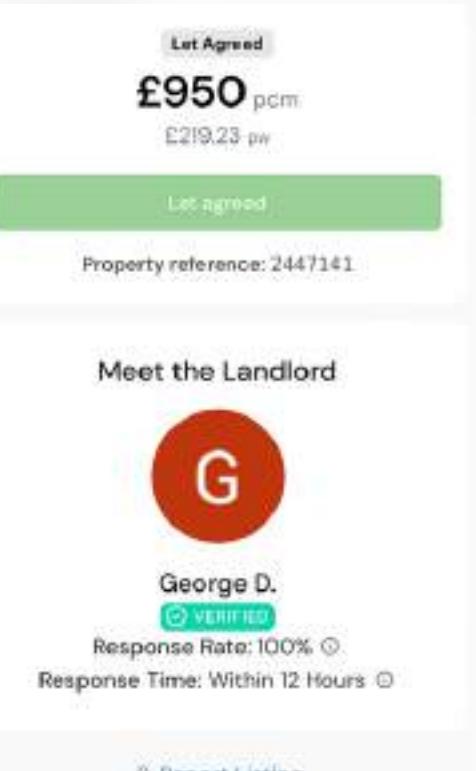
3 Bed Semi-Detached House, Butt Lane, NG19

3 bedrooms 1 bathrooms 6 tenants max Mansfield Woodhouse, Mansfield



3 Bed End Terrace, Vale Road, NG19

3 bedrooms 1 bathrooms 4 tenants max Mansfield Woodhouse, Mansfield



Let Agreed
£950 pcm
£219.23 pw

Let agreed

Property reference: 2447141

Meet the Landlord



George D.
VERIFIED
Response Rate: 100% ⓘ
Response Time: Within 12 Hours ⓘ

Report Listing



Poplar Street, Mansfield Woodhouse,
MANSFIELD NG19 9LB Rented

Asking price on 4 Oct 2025

£850 Reduced

Links

PaTMA data

Portal

3x  1x 

Listed from

19 Aug 2025 for 45 days

Distance

0.00km

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

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