



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	£116 000
Refurbishment	£12 000
Stamp Duty (5% up to 125K and 7% up to 250k)	£5 800
Legal fees	£3 000
Done Up Value (DUV)	£160 000
Final Rent	£875
ROE	~25%
YIELD	~9%
TOTAL INVESTMENT COST (BTL)	~£51 000
Sourcing Fee	£5 250
Project Management Fee	£4 000

REFURB

- Tearing down wallpapers x 5 walls
- Skimming x 5 walls
- New carpets
- Painting
- Chimney cap
- Small roof repair
- New fuse box x 2
- Damp course
- Toilet and sink removal
- 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).

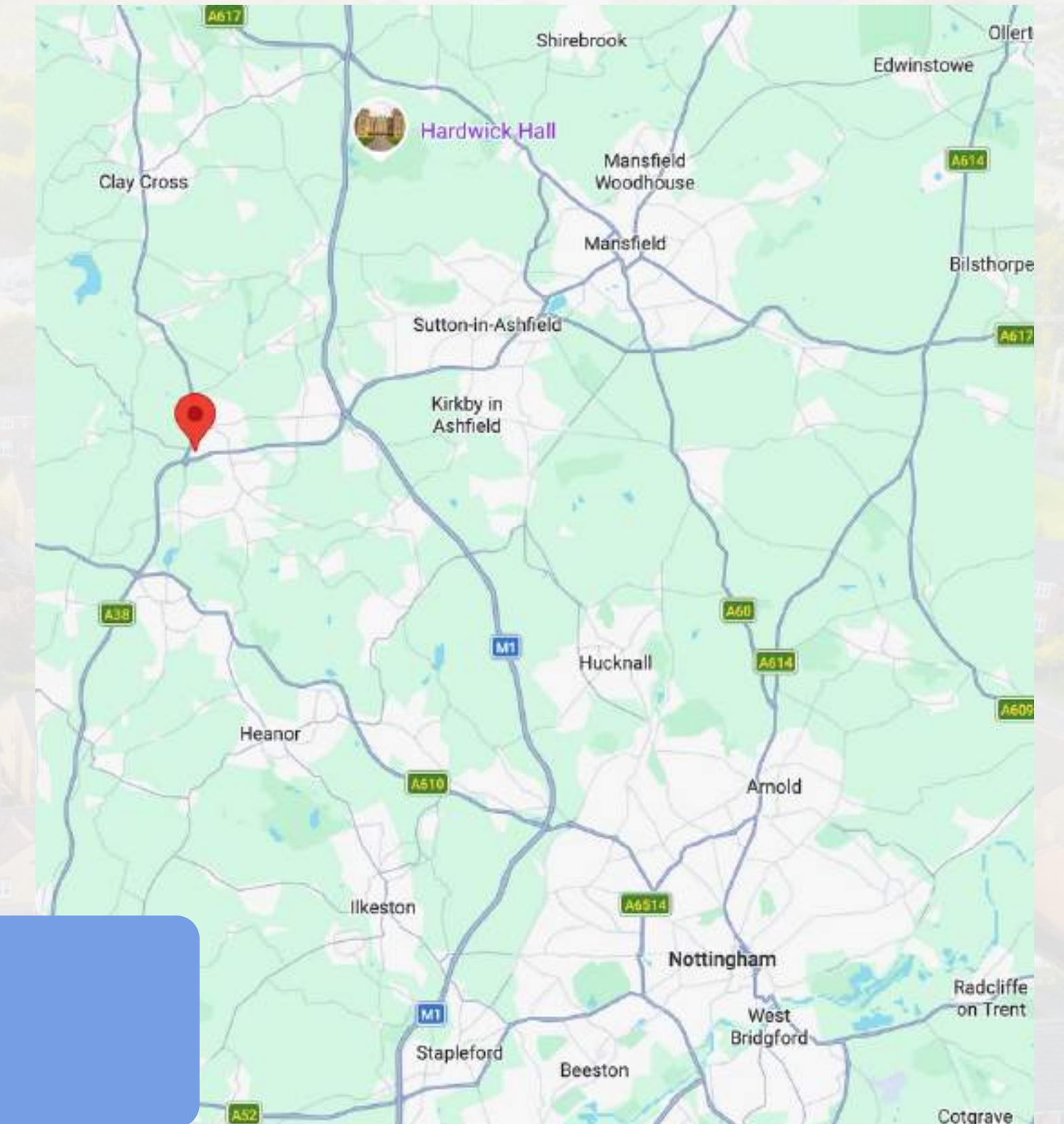
The town is governed by Mansfield District Council. Unusually for a district in Nottinghamshire, it has a directly elected mayor (the Mayor of Mansfield) rather than the more common leader-and-cabinet model.



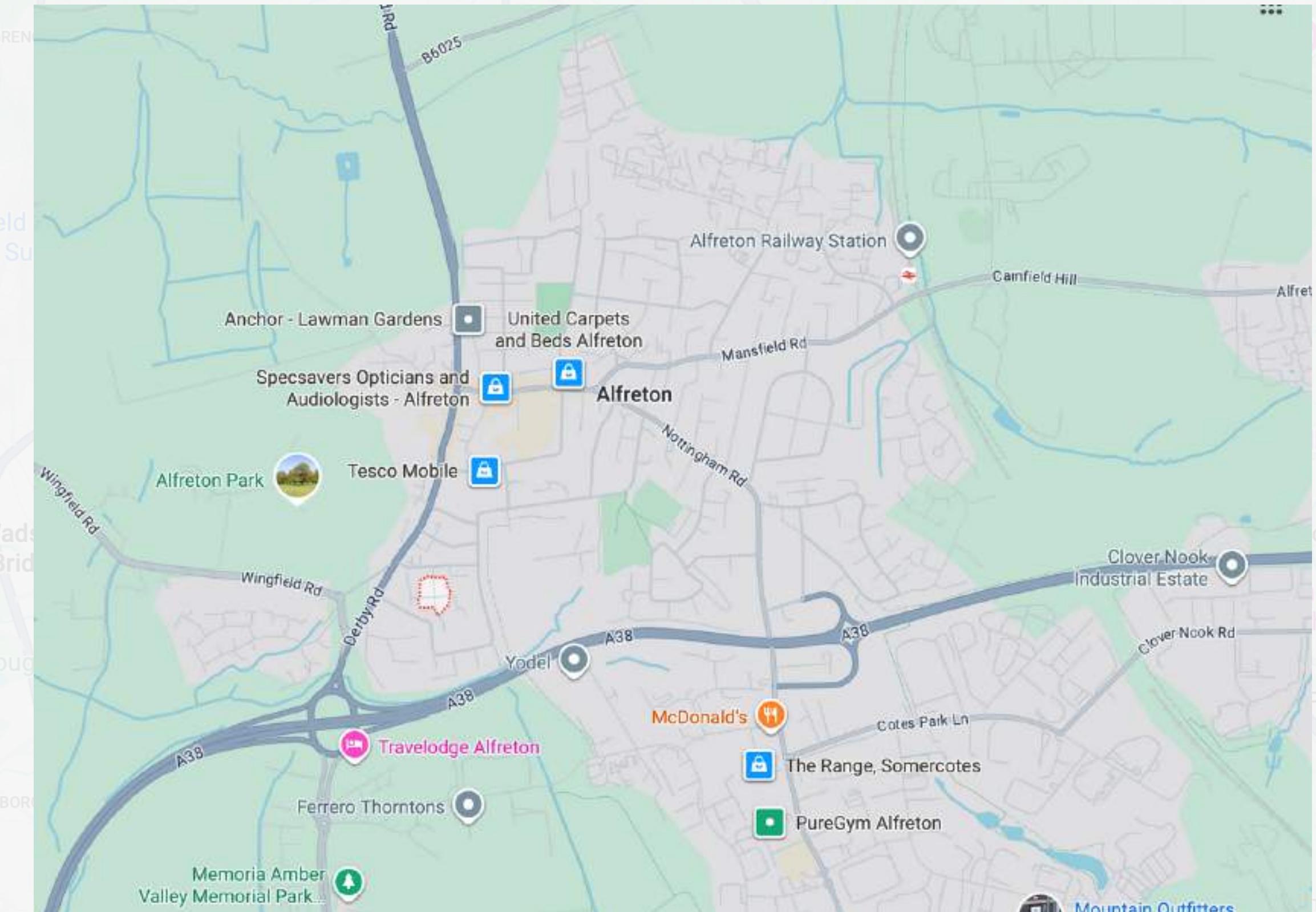
MANSFIELD



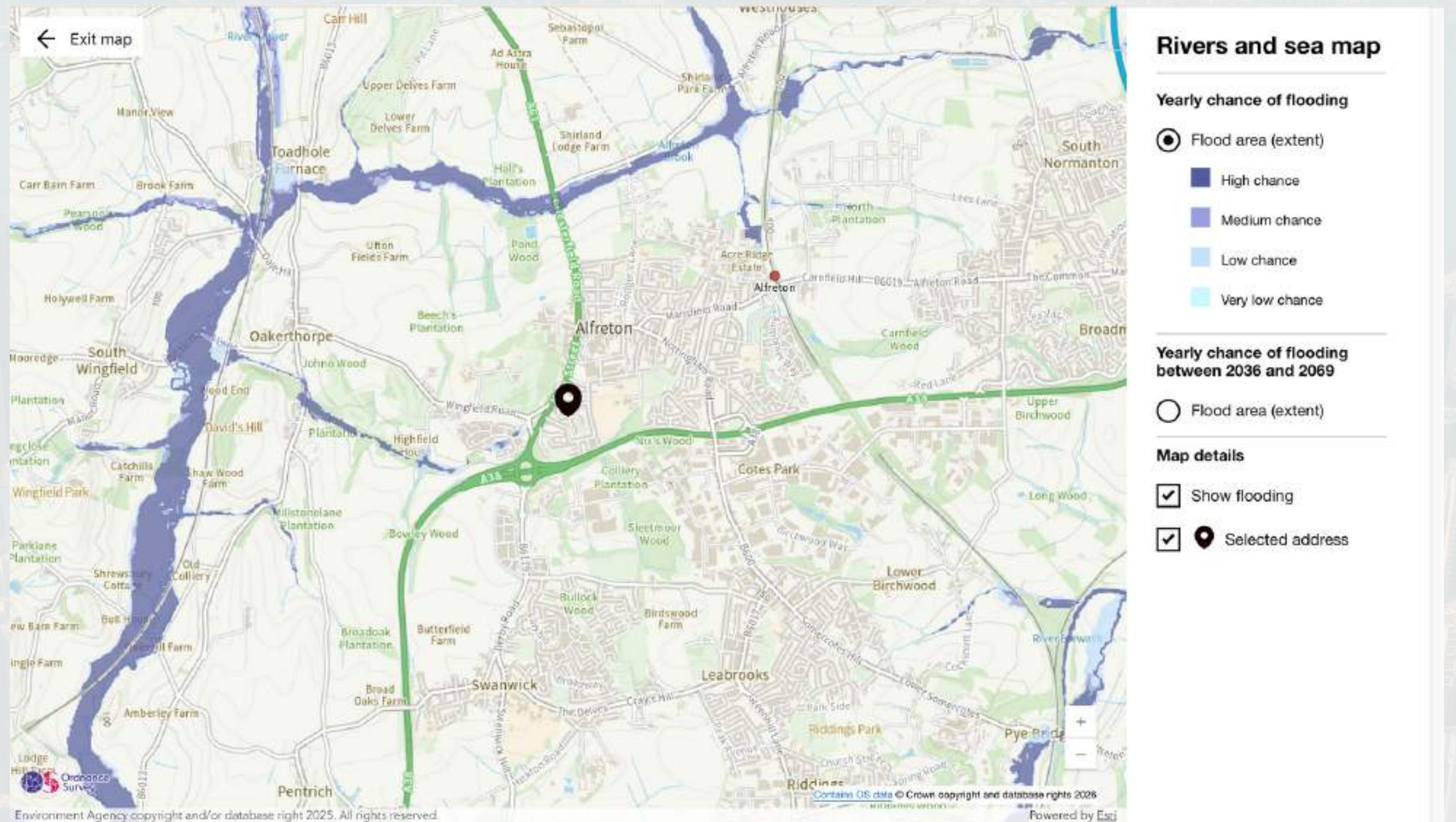
£116,000



LOCATION



FLOOD



BUS / TRAIN

Nearby Transport

56
Total Stops

Bus Stops

14

- Watchorn Church 2
0.1km
- Alfred Street 2
0.1km
- Derby Road 2
0.2km
- Watchorn 2
0.2km
- Derwent Grove 2
0.2km
- Grange Street 2
0.3km
- Sir David Nieper Academy
0.4km
- Marshall Street
0.4km
- Millfield House Temporary Stop
0.4km

Marshall Street Tesco Aliahtina Stop

Nearby Stations

56
Total Stops

PLT

7

- Wirksworth (Ecclesbourne Valley Railway)
11.9km
- Matlock (Peak Rail)
12.3km
- Duffield (Ecclesbourne Valley Railway)
13.2km
- Idridgehay (Ecclesbourne Valley Railway)
13.4km
- Hucknall Tram Stop 2
14.4km
- Butler's Hill Tram Stop 2
15.3km
- Darley Dale (Peak Rail) 2
15.5km

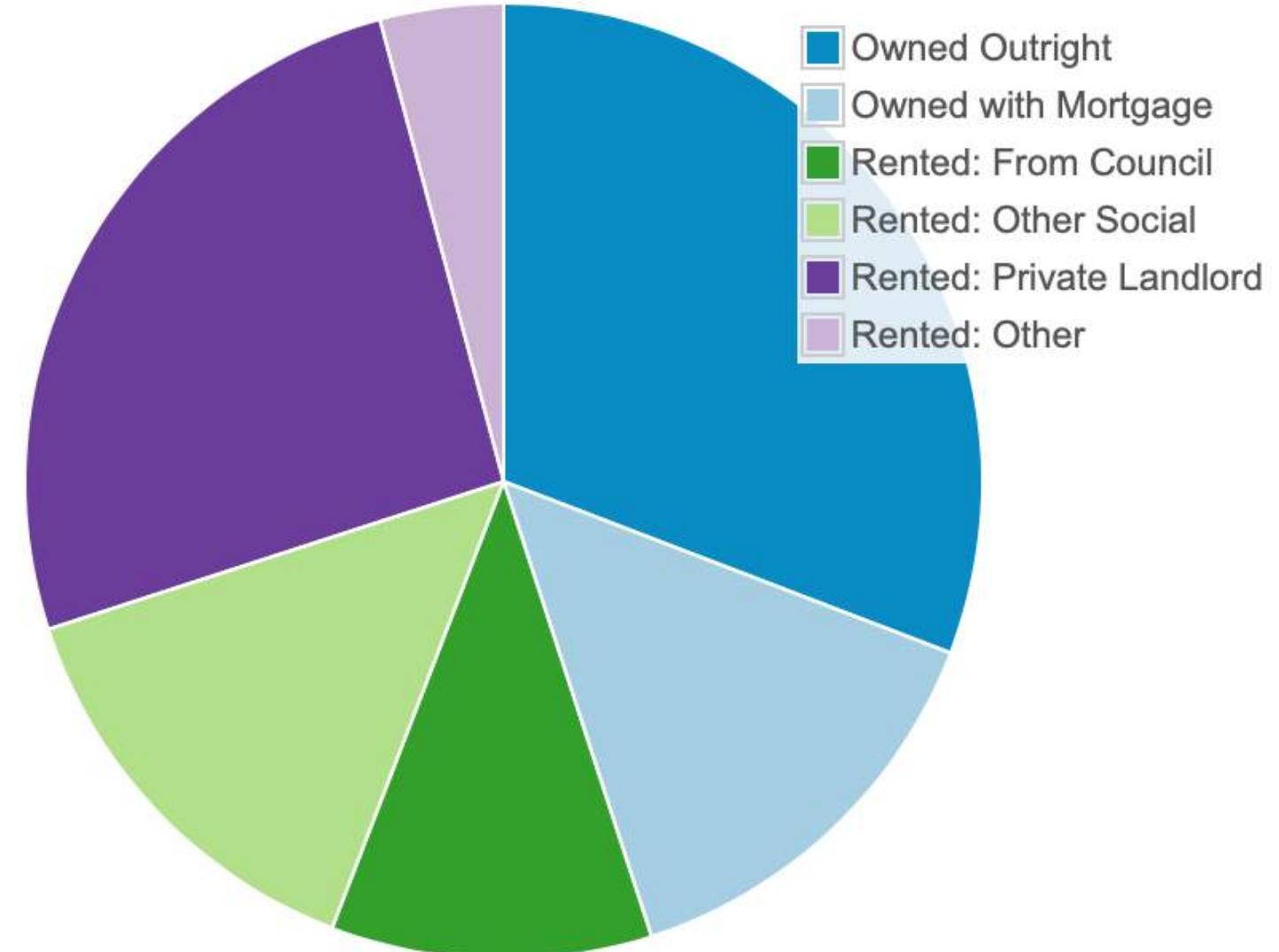
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

HOUSING

Housing Tenure

Owned Outright	37
Owned with Mortgage	17
Shared Ownership	0
Rented: From Council	13
Rented: Other Social	17
Rented: Private Landlord <i>inc. letting agents</i>	31
Rented: Other	5
Rent Free	0
Total	120



FLOOR PLAN



TOTAL FLOOR AREA: 766 sq.m. (82.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, dimensions, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or any inaccuracies. The plan is for illustrative purposes only and is not to scale or to intent as to fit for any proposed purchase. The contractor, architect and appraiser are not liable for any damage caused and no guarantee is given for the suitability or efficiency of any plan.
Made with Measure 3D 2020



SCHOOLS

NEAREST SCHOOLS

-  **Watchorn Christian School** 0.1 miles
Independent School | Ofsted: Good
-  **Croft Infant School** 0.3 miles
State School | Ofsted: Good
-  **Woodbridge Junior School** 0.3 miles
State School | Ofsted: Good
-  **David Nieper Academy** 0.3 miles
State School | Ofsted: Good

PICTURES



PICTURES



PICTURES



PICTURES



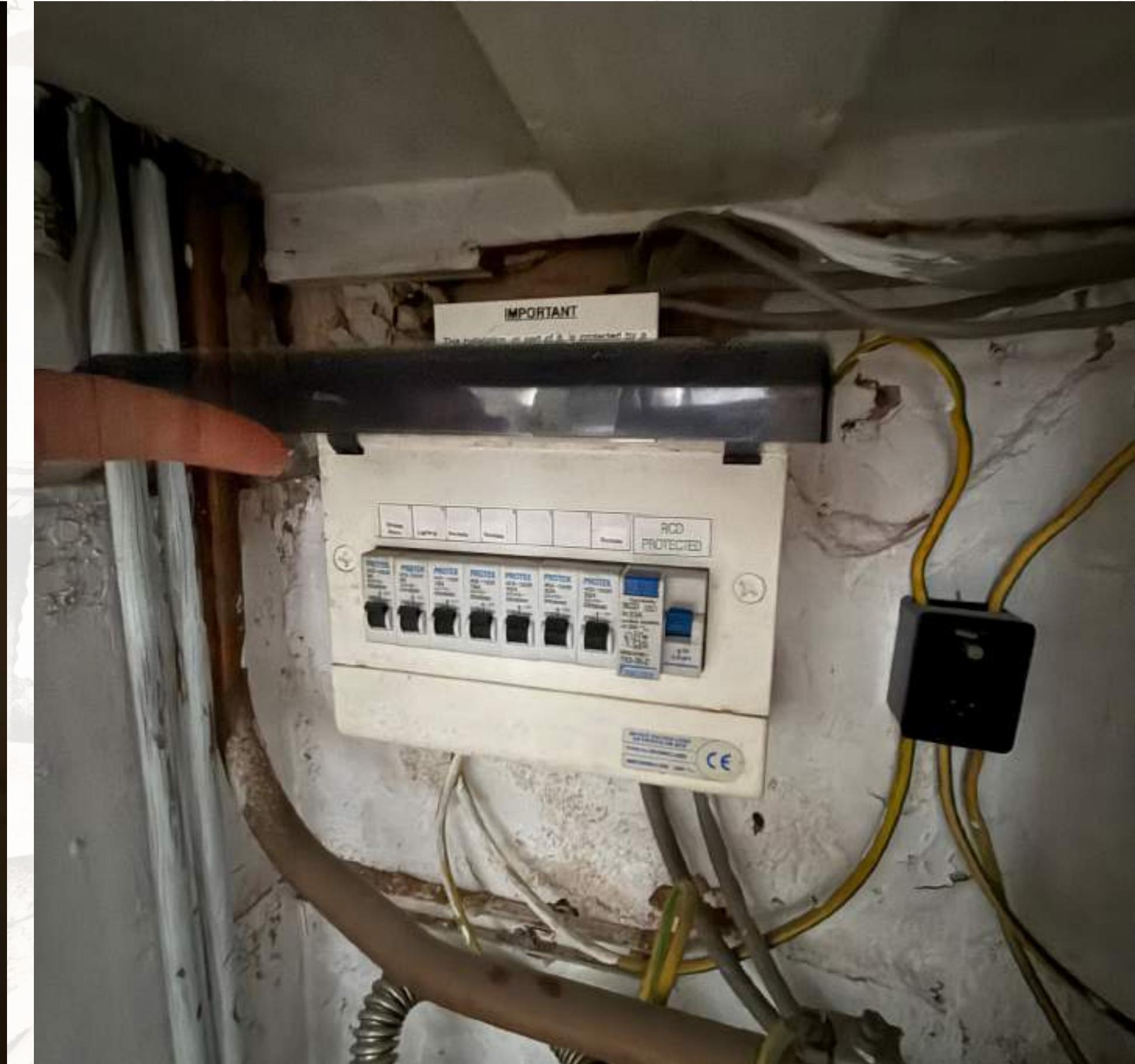
PICTURES



PICTURES



PICTURES



PICTURES



SOLD HOUSE PRICES

25, Grange Street, Alfreton DE55 7JA

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



Transaction price	£177,000
Transaction date	17 October 2025
Property type	Semi-detached house
Internal area	80 sq metres
Measurement date	3 Apr 2025
£/sqm	£2,217/sqm
Num bedrooms	2
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,532
Energy efficiency	C 69

27, Lincoln Street, Alfreton DE55 7DH

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



Transaction price	£187,500
Transaction date	10 June 2025
Property type	Semi-detached house
Internal area	81 sq metres
Measurement date	16 Jun 2021
£/sqm	£2,314/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,532
Energy efficiency	D 63

1b, Raglan Street, Alfreton DE55 7HT

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



Transaction price	£180,000
Transaction date	25 September 2025
Property type	Semi-detached house
Internal area	76 sq metres
Measurement date	8 Sep 2020
£/sqm	£2,368/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	B
Council tax rate	£1,787
Energy efficiency	B 83

SOLD HOUSE PRICES

34, Independent Hill, Alfreton DE55 7DG

 Terraced  3  Freehold

Today

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

29 Aug 2025

 £185,000

26 Feb 2018

 £135,000



34, Nuttall Street, Alfreton DE55 7AY

 Semi-Detached  2  Freehold

Today

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

19 Mar 2025

 £149,500

12 May 2017

 £107,000



8, Grange Street, Alfreton DE55 7JA

 Semi-Detached  3  Freehold

Today

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

5 Dec 2024

 £140,000

9 Apr 2015

 £79,200



RENTAL PRICES



Birchwood Road, Alfreton DE55 7HD [Rented](#)

Asking price on 31 Oct 2025

£895 [Reduced](#)

Links

[PaTMA data](#) [Portal](#)

3x 1x

Listed from

15 Oct 2025 for 16 days

Distance

1.11km



Nottingham Road, Alfreton, DE55 7GL [Rented](#)

Asking price on 12 Dec 2025

£750 [Reduced](#)

Links

[PaTMA data](#) [Portal](#)

3x 1x

Listed from

26 Oct 2025 for 46 days

Distance

0.89km



Flowery Leys Lane, Alfreton DE55 7HA [Rented](#)

Asking price on 10 Nov 2025

£895 [Never changed](#)

Links

[PaTMA data](#) [Portal](#)

3x 1x

Listed from

6 Nov 2025 for 4 days

Distance

1.24km



Nottingham Road, Somercotes, ALFRETON DE55

4JH [Rented](#)

Asking price on 10 Jan 2026

£875 [Reduced](#)

Links

[PaTMA data](#) [Portal](#)

3x 1x

Listed from

19 Dec 2025 for 21 days

Distance

1.72km



Nottingham Road, Somercotes, Alfreton DE55

4JJ [Rented](#)

Asking price on 3 Dec 2025

£975 [Never changed](#)

Links

[PaTMA data](#) [Portal](#)

3x 1x

Listed from

18 Nov 2025 for 14 days

Distance

1.66km



£1,000 per month 1.4 km

2 Bed Semi-Detached House, Priory Road, DE55

A well-presented 2bedroom semi-detached home, just a short walk from the heart of Alfreton town centre. This comfortable pr ...

2 Beds • 1 Bath • Unfurnished

Last updated around 4 days ago

[View Details](#)

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

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