



**Houcell**

By Dowbusz Group

# BENEFITS OF PROPERTY INVESTMENT

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**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

**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	<b>£100 000</b>
Refurbishment	<b>£15 000</b>
Stamp Duty (5% up to 125K and 7% up to 250k)	<b>£5 000</b>
Legal fees	<b>£3 000</b>
Done Up Value (DUV)	<b>£132 500</b>
Final Rent	<b>£815</b>
ROE	<b>~20%</b>
YIELD	<b>~10%</b>
TOTAL INVESTMENT COST (BTL)	<b>~£48 000</b>
Sourcing Fee	<b>£4 250</b>
Project Management Fee	<b>£4 000</b>

# REFURB

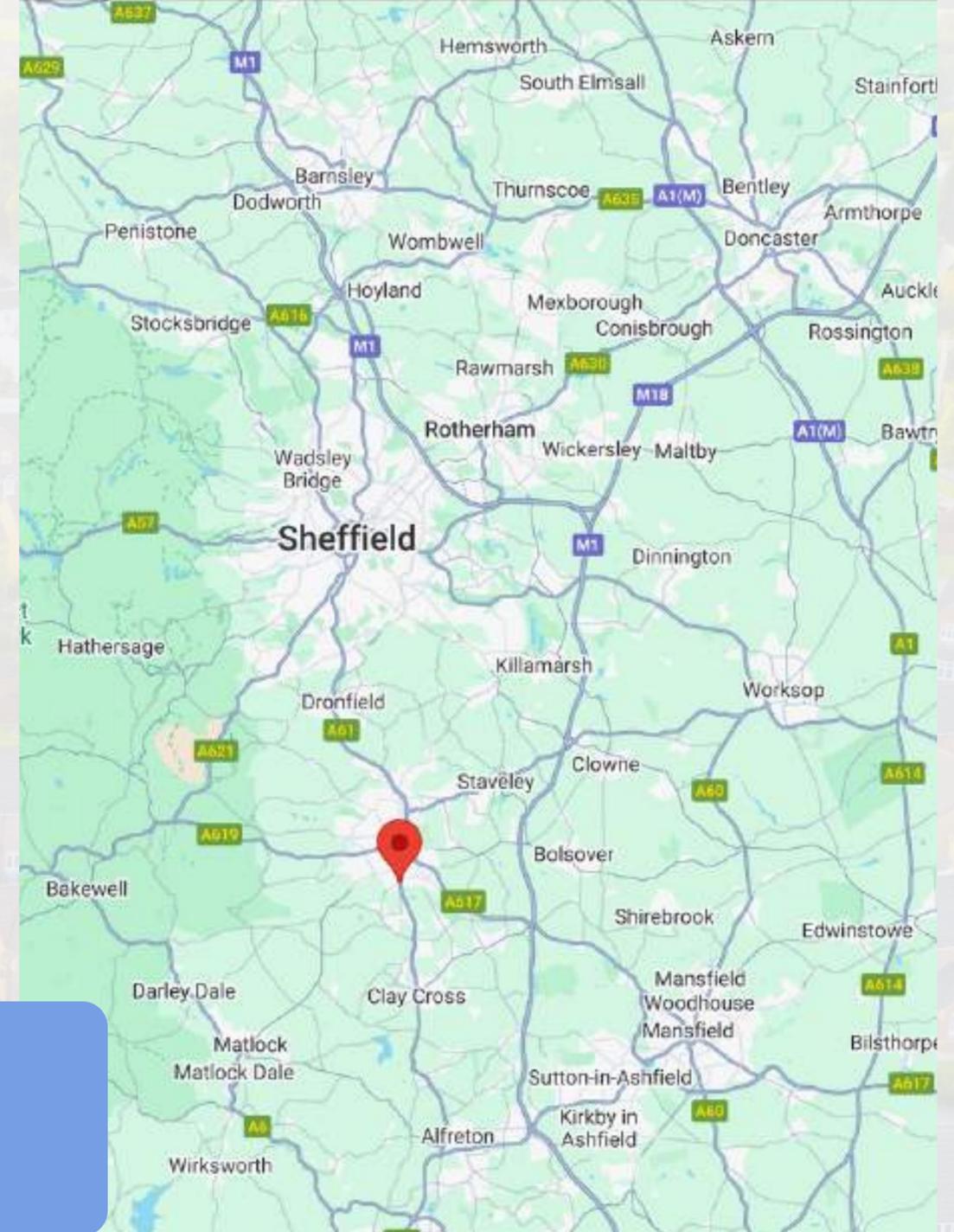
- Damp proofing downstairs 3 walls
- New boiler
- New bathroom
- Large glazing replace
- New carpets
- New flooring living room
- Painting
- Painting internal doors
- Skips
- Certificates

# 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.

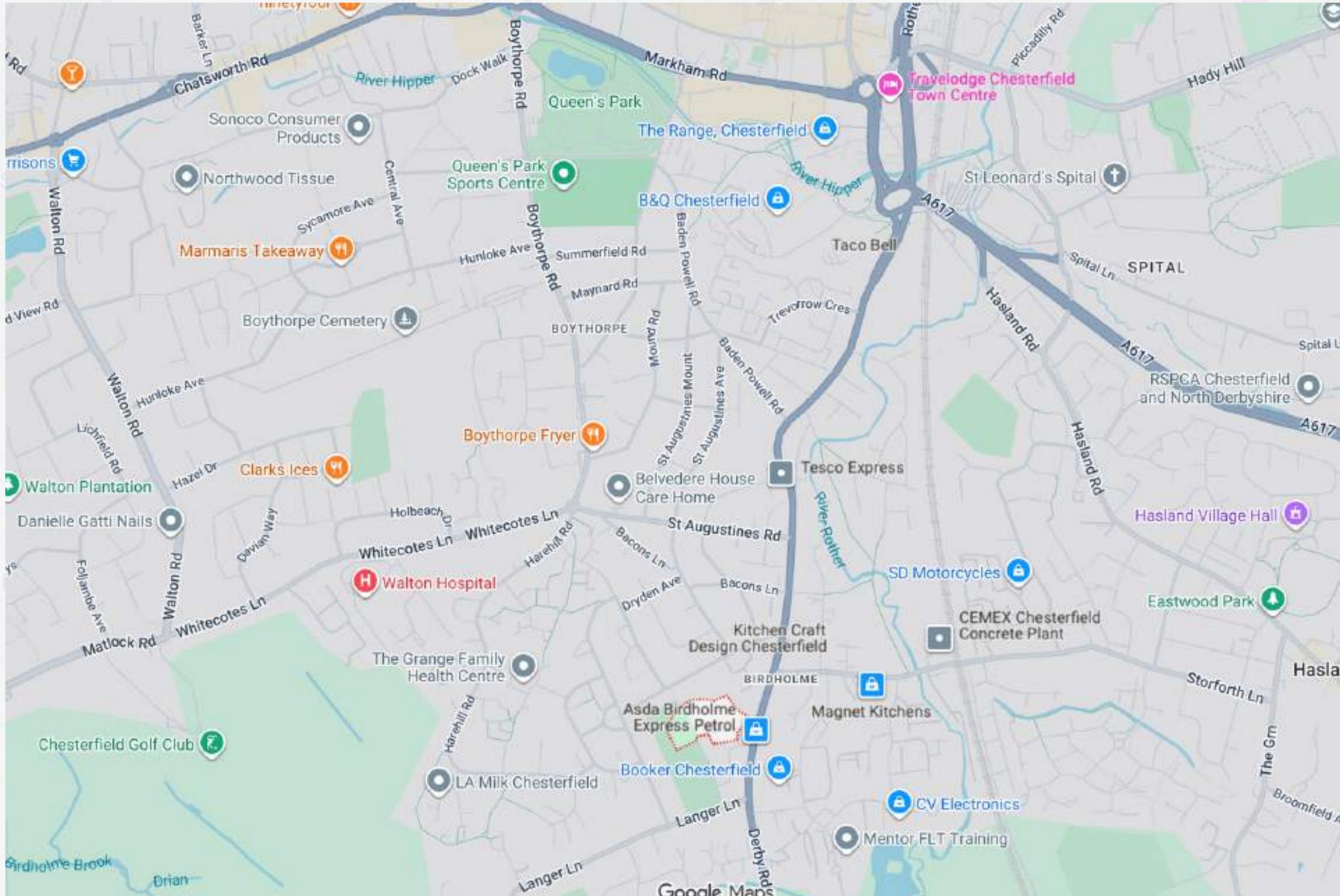


CHESTERFIELD

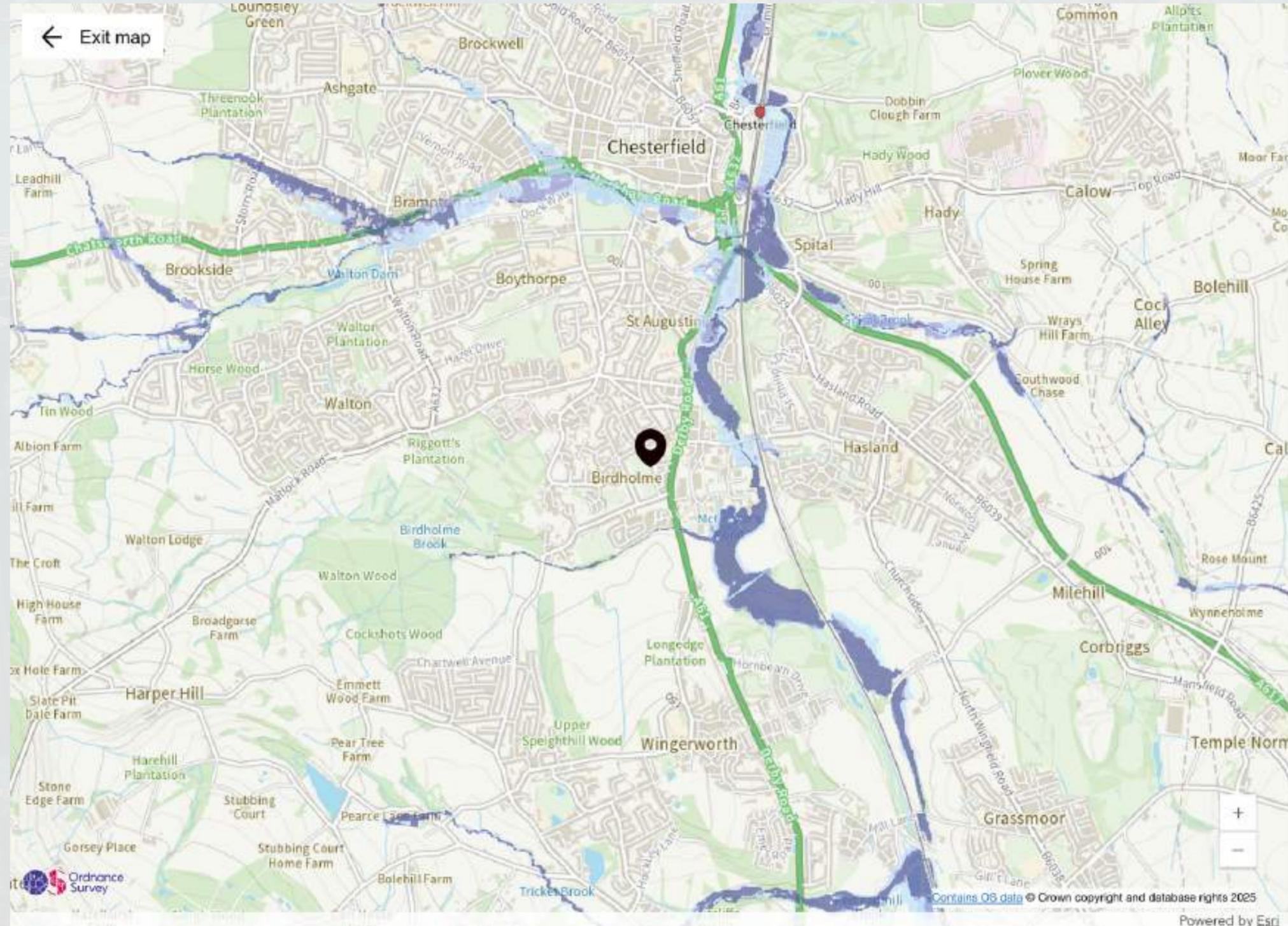


£100,000

# LOCATION



# FLOOD



## Rivers and sea map

### Yearly chance of flooding

-  Flood area (extent)
-  High chance
-  Medium chance
-  Low chance
-  Very low chance

### Yearly chance of flooding between 2036 and 2069

-  Flood area (extent)

### Map details

- Show flooding
-  Selected address

# BUS / TRAIN

## Nearby Transport

15

Total Stops

### Bus Stops

4

- Storforth Lane 2  
0.1km
- Church Street South  
0.1km
- Langer Lane  
0.2km
- Community Centre  
0.2km

### Airport

1

- East Midlands Airport  
44.2km

### Bus Exchange

2

- Mansfield Bus Station 4  
17.5km
- Worksop Bus Station  
22.5km

## Nearby Stations

15

Total Stops

### Rail Station

4

- Chesterfield Rail Station  
2.2km
- Dronfield Rail Station 2  
9.5km
- Matlock Rail Station  
12.4km
- Dore & Totley Rail Station  
13.4km

### Metro/Tram

4

- Matlock (Peak Rail)  
12.4km
- Darley Dale (Peak Rail)  
12.8km
- Rowsley South (Peak Rail)  
12.9km
- Halfway Platform 2  
13.4km

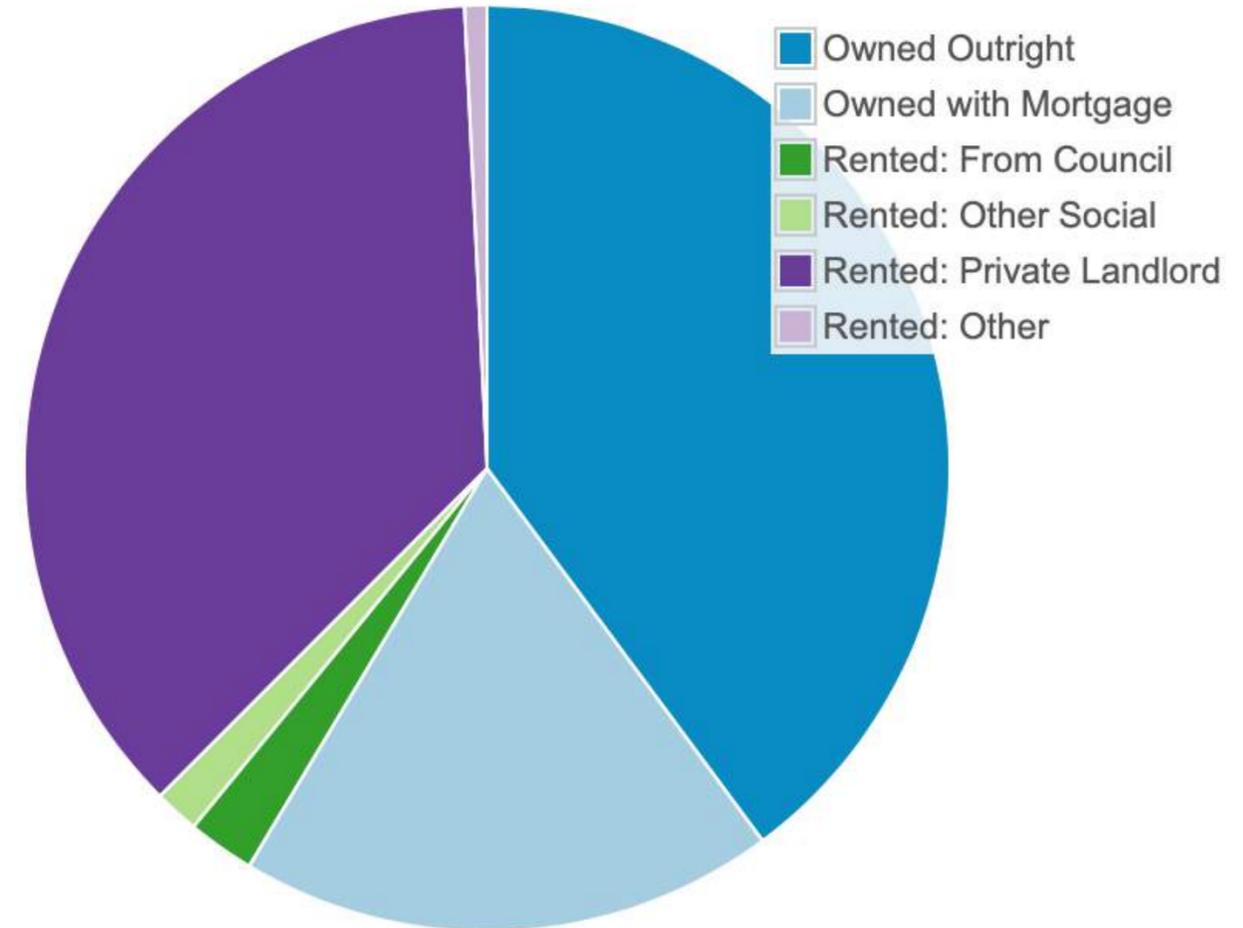
# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

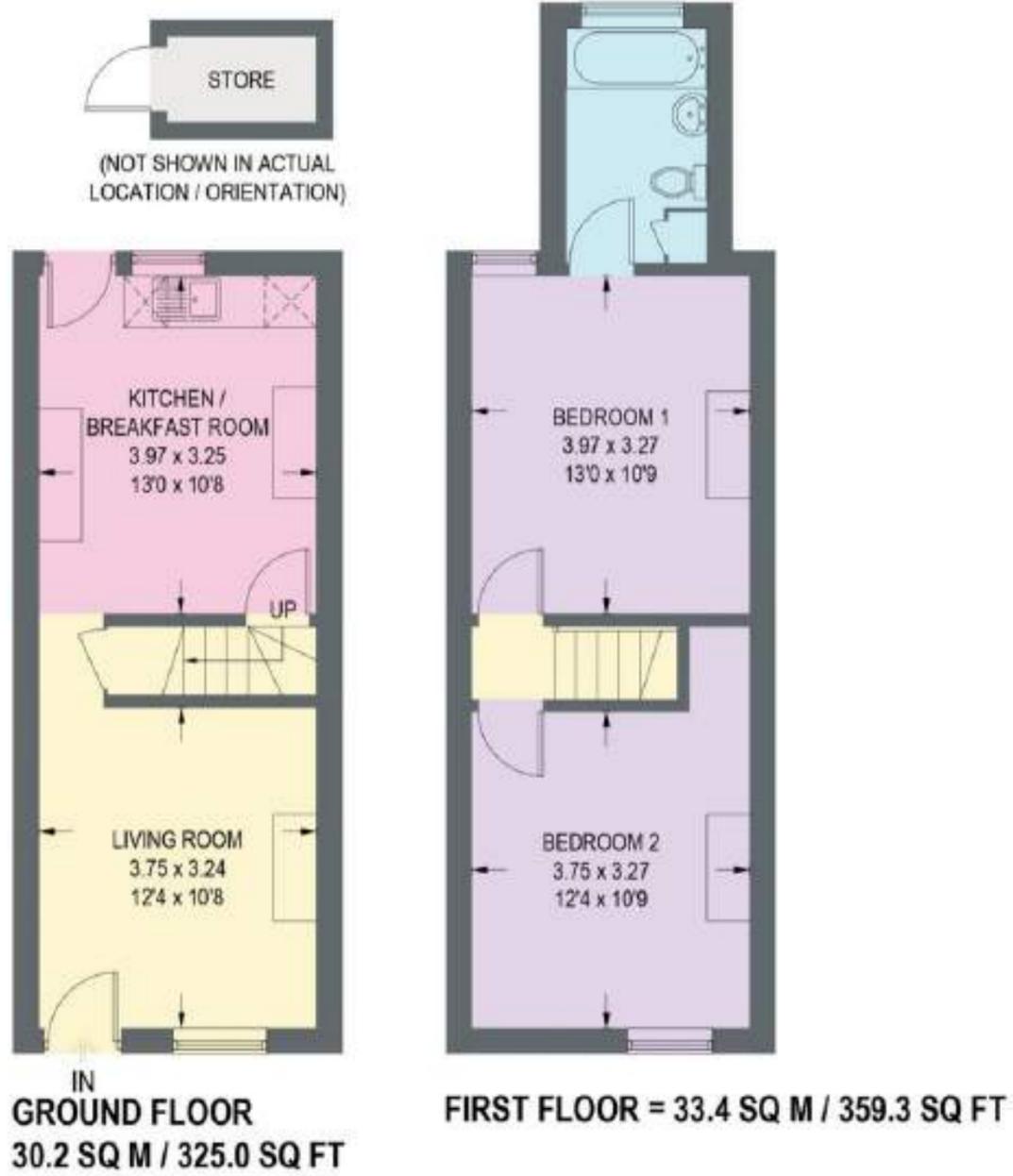
# HOUSING

## Housing Tenure

Owned Outright	51
Owned with Mortgage	24
Shared Ownership	0
Rented: From Council	3
Rented: Other Social	2
Rented: Private Landlord <i>inc. letting agents</i>	47
Rented: Other	1
Rent Free	0
<b>Total</b>	<b>128</b>



# FLOOR PLAN



# SCHOOLS

## NEAREST SCHOOLS

- |   |           |
|---|-----------|
|  <b>Spire Nursery and Infant School</b><br>State School   Ofsted: Good               | 0.1 miles |
|  <b>Spire Junior School</b><br>State School   Ofsted: Good                           | 0.4 miles |
|  <b>Walton Peak Flying High Academy</b><br>State School   Ofsted: Good             | 0.5 miles |
|  <b>Hunloke Park Primary School</b><br>State School   Ofsted: Requires improvement | 1.0 miles |

# PICTURES



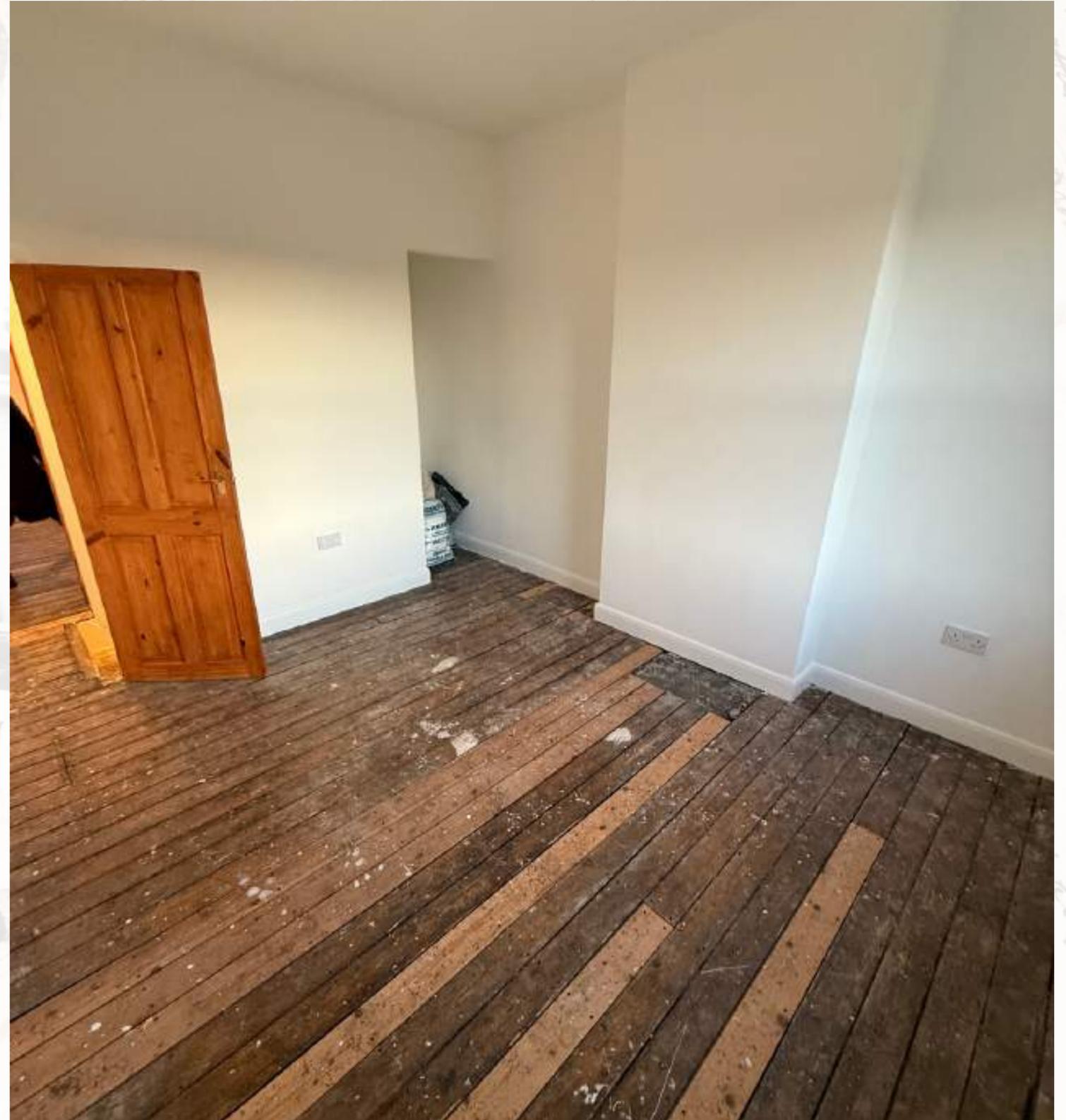
# PICTURES



# PICTURES



# PICTURES



# SOLD HOUSE PRICES

277, Derby Road, Birdholme S40 2EU

Terraced 2 Freehold

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

28 May 2025 £130,000

No other historical records.



12, Ingleton Road, Chesterfield S41 0NT

Terraced 2 Freehold

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

11 Nov 2025 £137,000

15 Dec 2000 £42,500

No other historical records.



11, Midland Court, Ingleton Road, Chesterfield S41 0UA

Terraced 2 Freehold

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

24 Oct 2025 £148,000

11 Aug 2006 £96,500



307, Derby Road, Chesterfield S40 2EU

Terraced 2 Freehold

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

26 Mar 2025 £132,500

28 May 2021 £115,000

[View +2 more](#)



# RENTAL PRICES



2 Bed Terraced House, Dundonald Road, S40

Let Agreed

**£850** pcm  
£196.15 pw

Let agreed

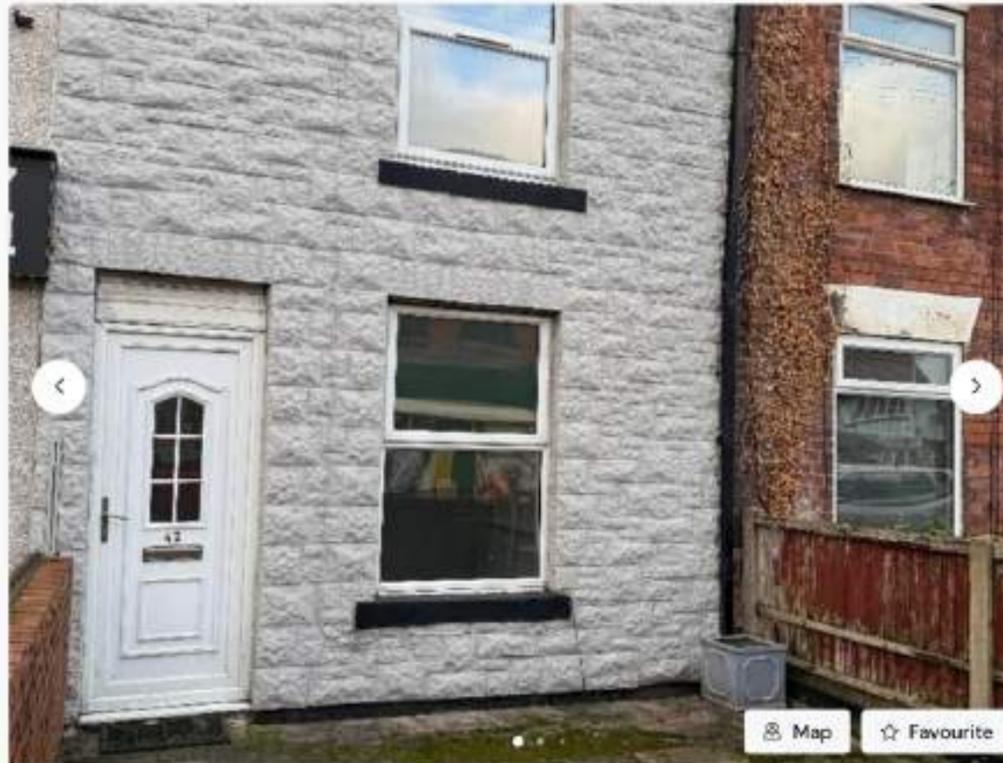
Property reference: 2766719

Meet the Landlord

  
AD QUALITY

Bart A.  
Response Rate: 100% Ⓞ  
Response Time: Within 2 Days Ⓞ

[Report Listing](#)



2 Bed Terraced House, Mansfield Road, S41

2 bedrooms 1 bathrooms 4 tenants max Hasland, Chesterfield

Let Agreed

**£820** pcm  
£189.23 pw

Let agreed

Property reference: 2732263

Meet the Landlord



Darren M.  
Response Rate: 100% Ⓞ  
Response Time: Within 3 Hours Ⓞ

[Report Listing](#)



Hasland Road, Hasland, S41 0AG **Rented**

Asking price on 21 Sep 2025

**£850** Never changed

Links

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

2x  1x 

Listed from

13 Sep 2025 for 7 days

Distance

1.30km



Hawthorne Street, Chesterfield, Derbyshire S40

2EG **Rented**

Asking price on 30 Oct 2025

**£795** Never changed

Links

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

2x  1x 

Listed from

24 Sep 2025 for 36 days

Distance

0.88km

Area

61 sqm

Price per area

£13 per sqm

# RENTAL PRICES



2 Bed Terraced House, Elton Street, S40

Let Agreed

**£795** pcm  
£183.46 pw

Let agreed

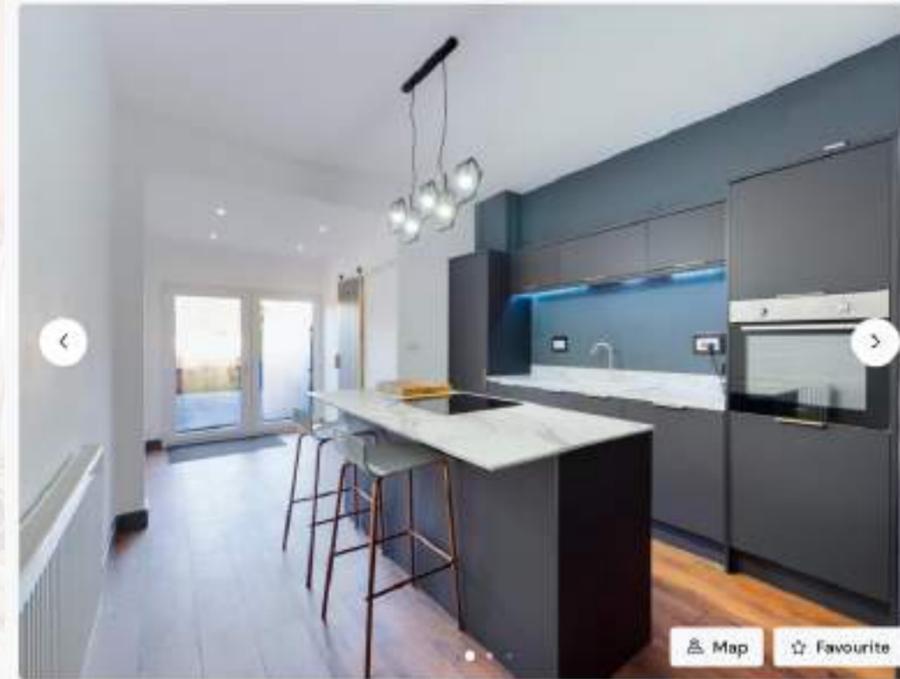
Property reference: 2598473

Meet the Landlord



**Brian T.**  
Response Rate: 100%  
Response Time: Within 19 Hours

[Report Listing](#)



2 Bed End Terrace, Park Street, S40

Let Agreed

**£800** pcm  
£184.62 pw

Let agreed

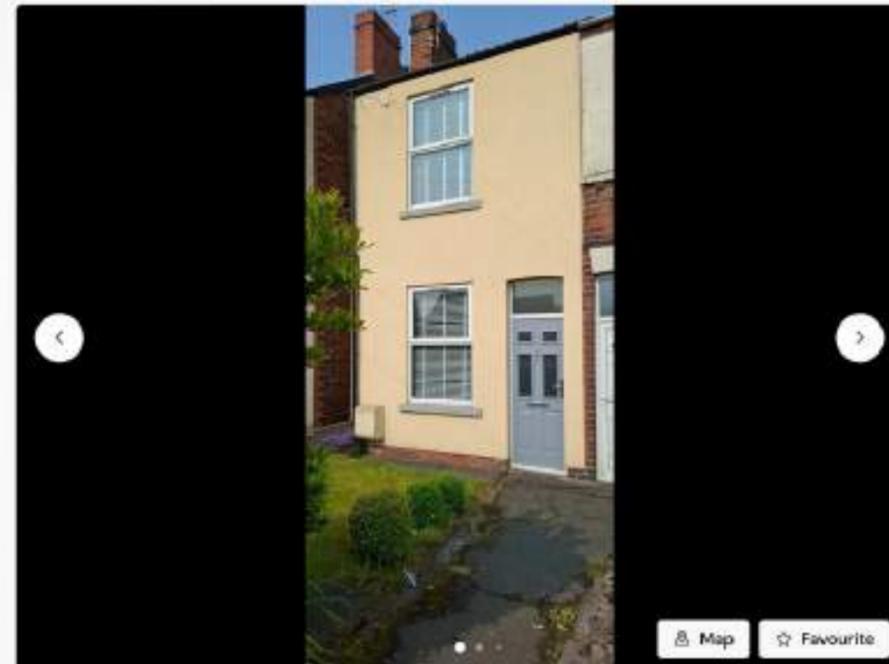
Property reference: 2385699

Meet the Landlord



**Frahaan H.**  
**VERIFIED**  
Response Rate: 100%  
Response Time: Within 2 Days

[Report Listing](#)



2 Bed End Terrace, Derby Road, S40

Let Agreed

**£795** pcm  
£183.46 pw

Let agreed

Property reference: 2582454

Meet the Landlord



**Caroline W.**  
Response Rate: 100%  
Response Time: Within 9 Hours

[Report Listing](#)

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

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