



Houzell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability



**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

2 bed semi-detached



CHESTERFIELD



CASH

DETAILS

Building type

2 Bed Semi-Detached

Construction Type

Standard

Tenure

Freehold

Heating Type

Gas central

Reason of Sale

Corporate Sale

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	£114 000
Refurbishment	£22 200
Stamp Duty (5% up to 125K and 7% up to 250k)	£5 700
Legal fees	£3 000
Done Up Value (DUV)	£162 000
Final Rent	£850
ROE	~20%
YIELD	~9%
TOTAL INVESTMENT COST (BTL)	~£143 000
Sourcing Fee	£4 250
Project Management Fee	£4 000

REFURB

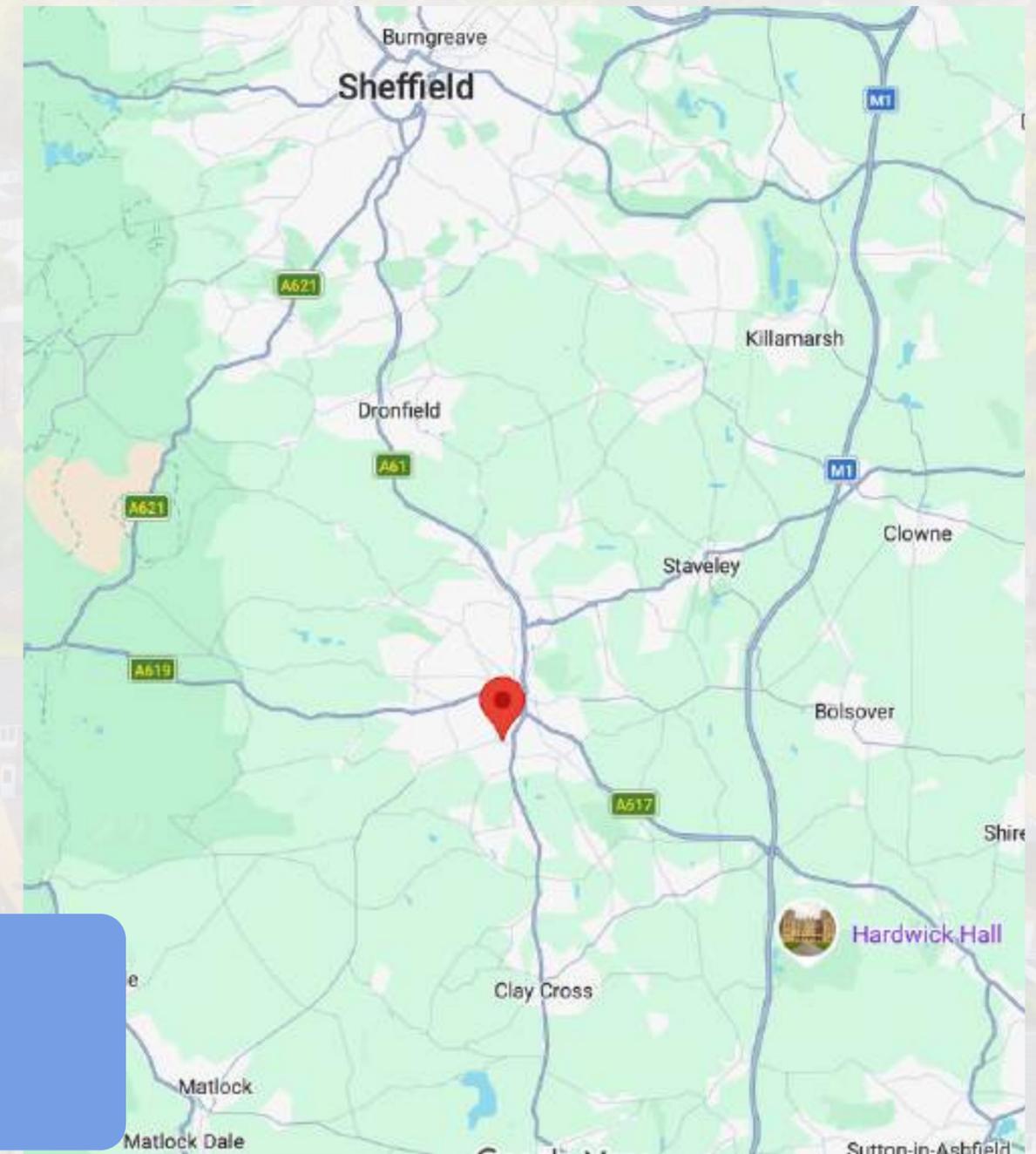
- Damp proofing downstairs kitchen and living room
- Tearing down wallpapers x 2 rooms
- Plastering x 2 rooms
- New kitchen
- Bathroom refresh
- Large glazing replace
- New carpets
- New flooring downstairs
- New external door
- Painting
- Painting some internal doors
- Changing some electric sockets
- Chimney cap
- Pointing
- Skips
- Certificates

2 bed semi-detached

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.

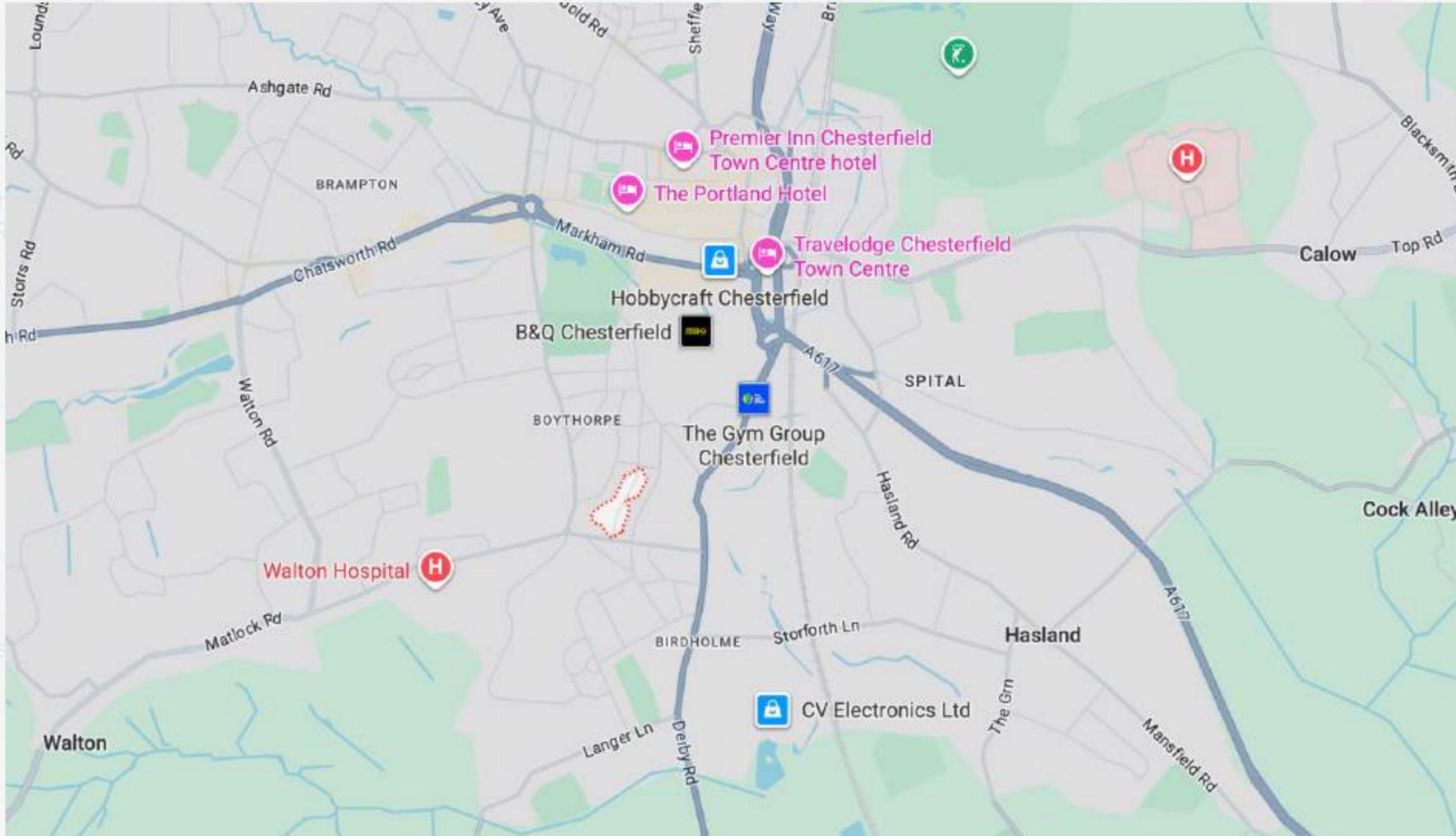


CHESTERFIELD



£114,000

LOCATION



FLOOD

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

BUS / TRAIN

Nearby Transport

15
Total Stops

Bus Stops

4

- St Augustines Rise **2**
0.0km
- St Augustines Avenue
0.1km
- The Whitecotes
0.2km
- St Augustines Drive
0.2km

Airport

1

- East Midlands Airport
44.8km

Bus Exchange

2

- Mansfield Bus Station **4**
18.0km
- Worksop Bus Station
22.4km

Nearby Stations

15
Total Stops

Rail Station

4

- Chesterfield Rail Station
1.7km
- Dronfield Rail Station **2**
8.9km
- Dore & Totley Rail Station
12.7km
- Matlock Rail Station
12.8km

Metro/Tram

4

- Matlock (Peak Rail)
12.8km
- Halfway Platform **2**
12.9km
- Darley Dale (Peak Rail)
13.0km
- Birley Lane Platform to City
13.0km

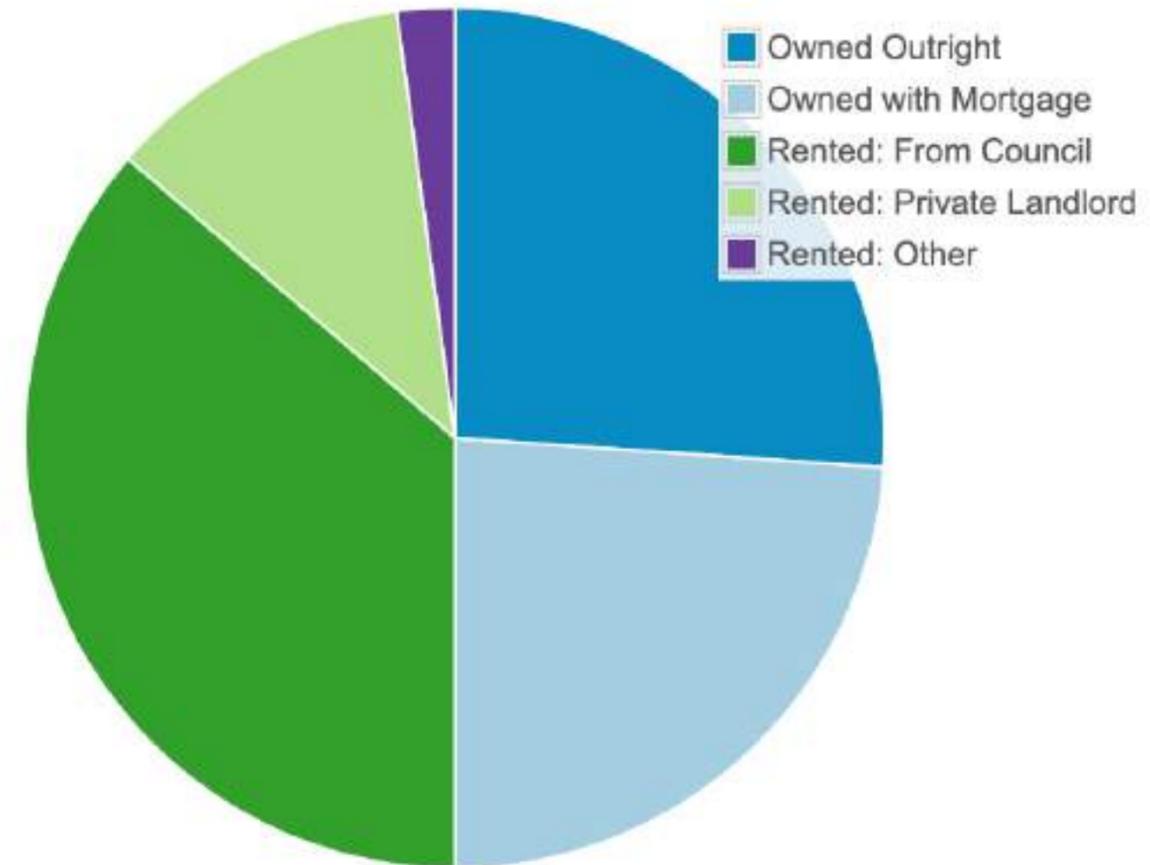
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HOUSING

Housing Tenure

Owned Outright	36
Owned with Mortgage	33
Shared Ownership	0
Rented: From Council	50
Rented: Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	16
Rented: Other	3
Rent Free	0
Total	138

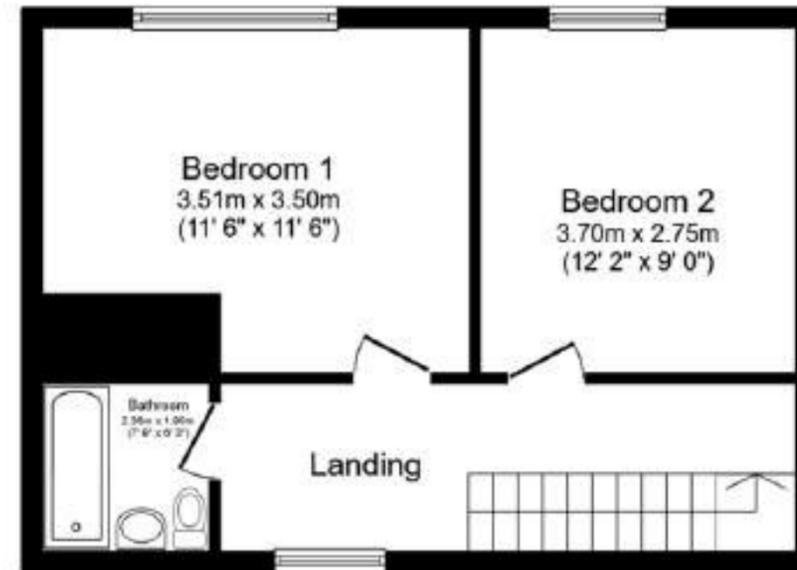


FLOOR PLAN



Ground Floor

Floor area 41.2 sq.m. (444 sq.ft.)



First Floor

Floor area 40.5 sq.m. (436 sq.ft.)

SCHOOLS

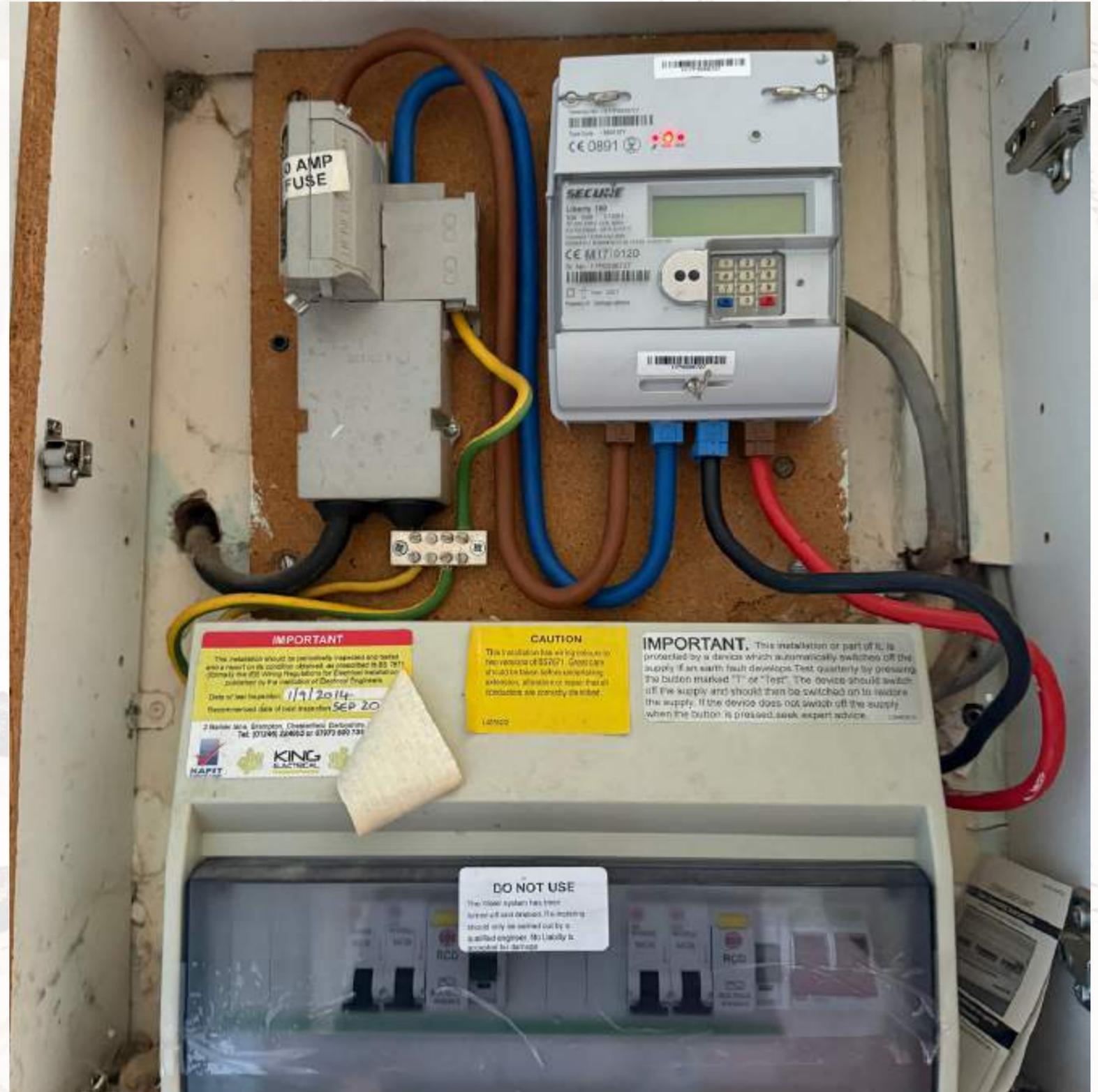
NEAREST SCHOOLS

- | | |
|---|-----------|
|  Spire Junior School
State School Ofsted: Good | 0.1 miles |
|  Walton Peak Flying High Academy
State School Ofsted: Good | 0.2 miles |
|  Spire Nursery and Infant School
State School Ofsted: Good | 0.4 miles |
|  Parkside Community School
State School Rating: N/A | 0.5 miles |

PICTURES



PICTURES



PICTURES



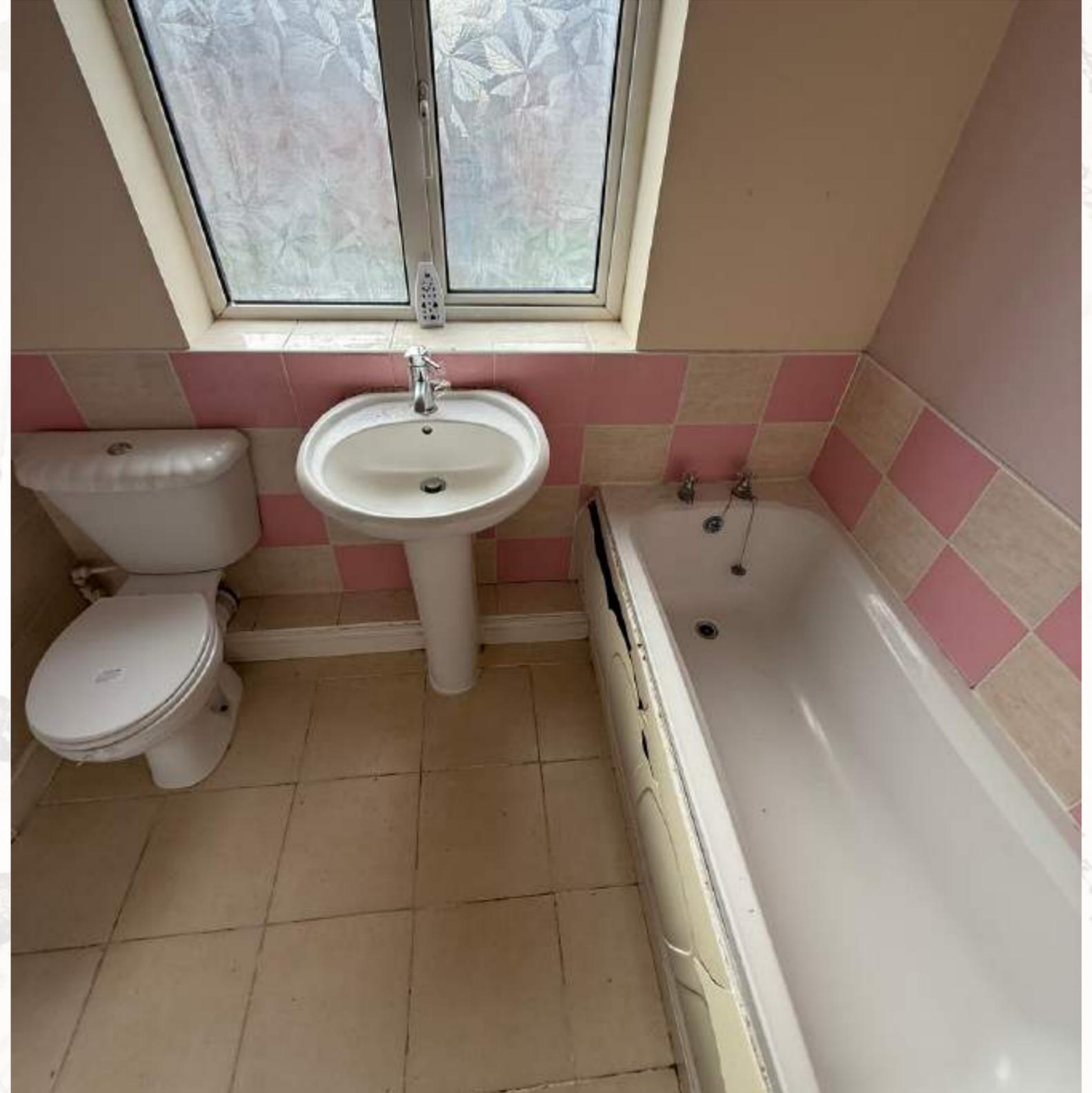
PICTURES



PICTURES



PICTURES



PICTURES



SOLD HOUSE PRICES

205, Boythorpe Road, Chesterfield S40 2NB

Local Data Plot Map Valuation Comparables View on portal View on Land Registry



Transaction price	£192,500
Transaction date	30 October 2025
Property type	Semi-detached house
Internal area	82 sq metres
Measurement date	6 Aug 2019
£/sqm	£2,347/sqm
Num bedrooms	3
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,489
Energy efficiency	D 55

No fl

112, Boythorpe Road, Chesterfield S40 2LR

Local Data Plot Map Valuation Comparables View on portal View on Land Registry



Transaction price	£181,000
Transaction date	10 September 2025
Property type	Semi-detached house
Internal area	70 sq metres
Measurement date	15 Apr 2025
£/sqm	£2,583/sqm
Num bedrooms	7
Age at sale	Old stock
Tenure	Freehold
Council tax band	B
Council tax rate	£1,737

No F

10, St Augustines Rise, Chesterfield S40 2RZ

Local Data Plot Map Valuation Comparables View on portal View on Land Registry



Transaction price	£157,000
Transaction date	26 August 2025
Property type	Semi-detached house
Internal area	69 sq metres
Measurement date	21 Mar 2025
£/sqm	£2,271/sqm
Num bedrooms	7
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,489

No fl

164, Park Road, Chesterfield S40 2LG

Semi-Detached 2 Freehold



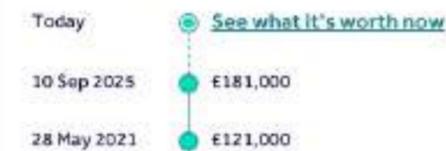
37, Clarkson Avenue, Chesterfield S40 2RS

Terraced 2 Freehold



112, Boythorpe Road, Chesterfield S40 2LR

Semi-Detached 2 Freehold



RENTAL

RENTAL PRICES



2 Bed Terraced House, Dundonald Road, S40

2 bedrooms 1 bathroom 4 tenants max Chesterfield

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 19 Hours

Report Listing



2 Bed Semi-Detached House, Baden Powell Avenue, S40

2 bedrooms 1 bathroom 4 tenants max Chesterfield

Let Agreed

£850 pcm
£196.15 pw

Let agreed

Property reference: 2649831

Meet the Landlord

C

Saletting T.
Response Rate: 100%
Response Time: Within 5 Days

Report Listing



Baden Powell Avenue, Chesterfield S40 2RW

Rented

Asking price on 14 Sep 2025

£800 Never changed

Links

PaTMa data Portal

2x 1x

Listed from

5 Sep 2025 for 8 days

Distance

0.32km



Baden Powell Road, Chesterfield S40 2RL

Rented

Asking price on 22 Aug 2025

£895 Never changed

Links

PaTMa data Portal

2x 1x

Listed from

22 Jul 2025 for 30 days

Distance

0.56km



Baden Powell Avenue, Chesterfield, S40 2RW

Rented

Asking price on 30 Dec 2025

£875 Never changed

Links

PaTMa data Portal

2x 1x

Listed from

17 Dec 2025 for 12 days

Distance

0.32km

Area

69 sqm

Price per area

£13 per sqm



Jawbones Hill, CHESTERFIELD S40 2EN

Rented

Asking price on 16 Jan 2026

£895 Never changed

Links

PaTMa data Portal

2x 1x

Listed from

6 Jan 2026 for 10 days

Distance

0.33km

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

