



Houcell

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

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	£125 000
Refurbishment	£24 000
Stamp Duty (5% up to 125K and 7% up to 250k)	£6 250
Legal fees	£3 000
Done Up Value (DUV)	£172 500
Final Rent	£900
ROE	~15%
YIELD	~9%
TOTAL INVESTMENT COST (BTL)	~£66 000
Sourcing Fee	£4 250
Project Management Fee	£4 000

REFURB

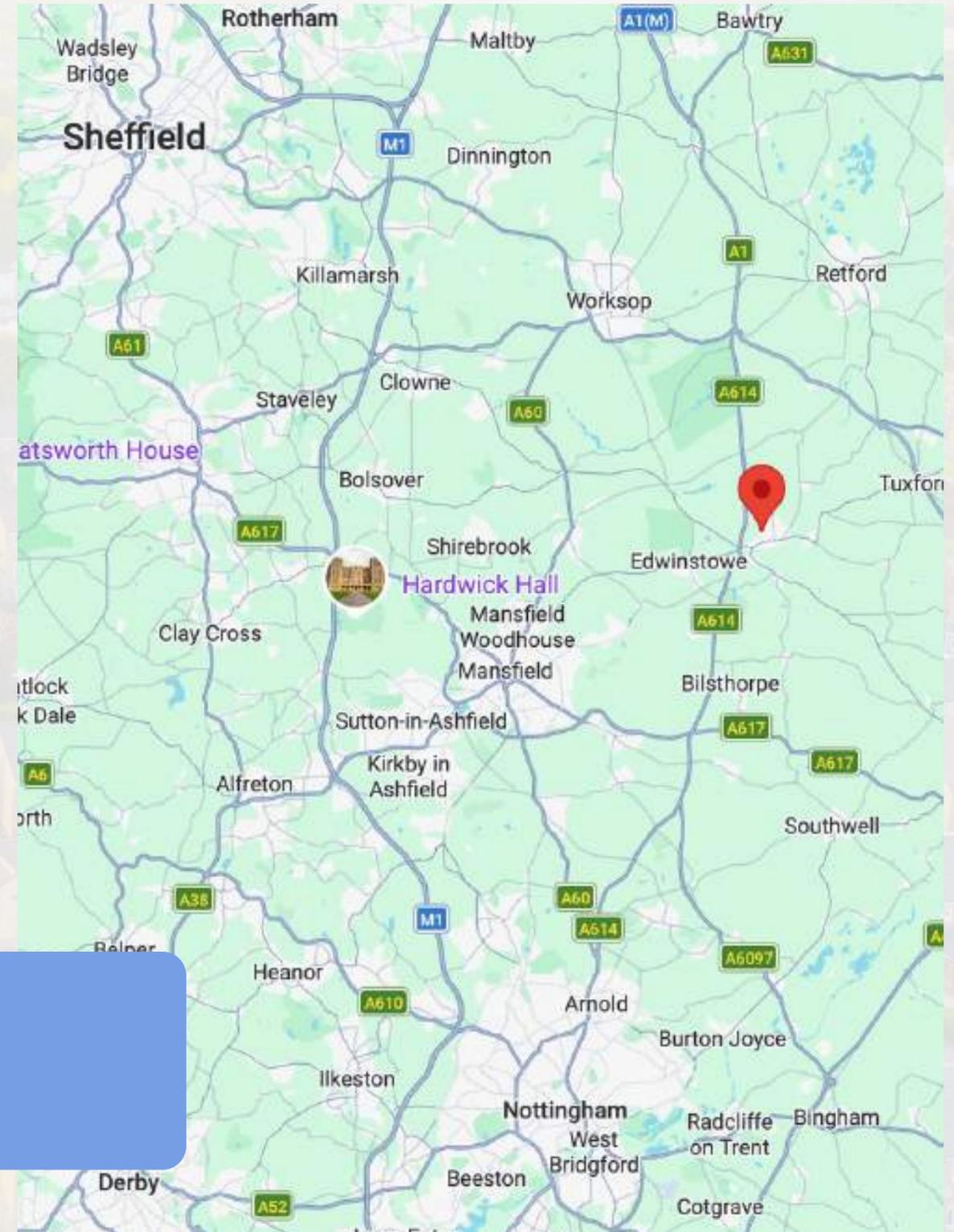
- Tearing down wallpapers
- Skimming
- New carpets
- Laminate ground floor (living room and kitchen)
- Painting
- Damp in the kitchen
- Kitchen refresh
- New bathroom
- New external doors to the garden
- Chimney cap
- Garden fence panels
- Replacing some sockets
- Certificates

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.

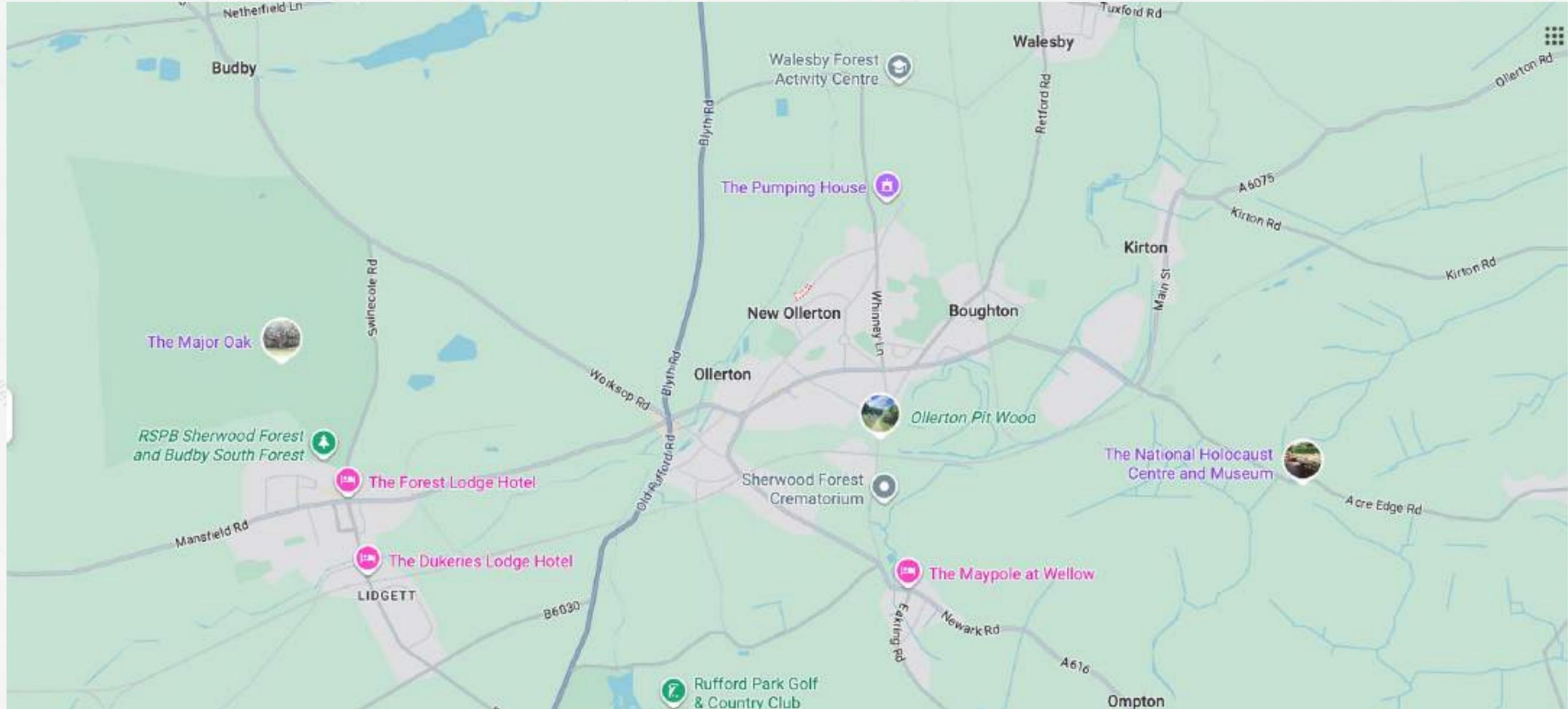


MANSFIELD

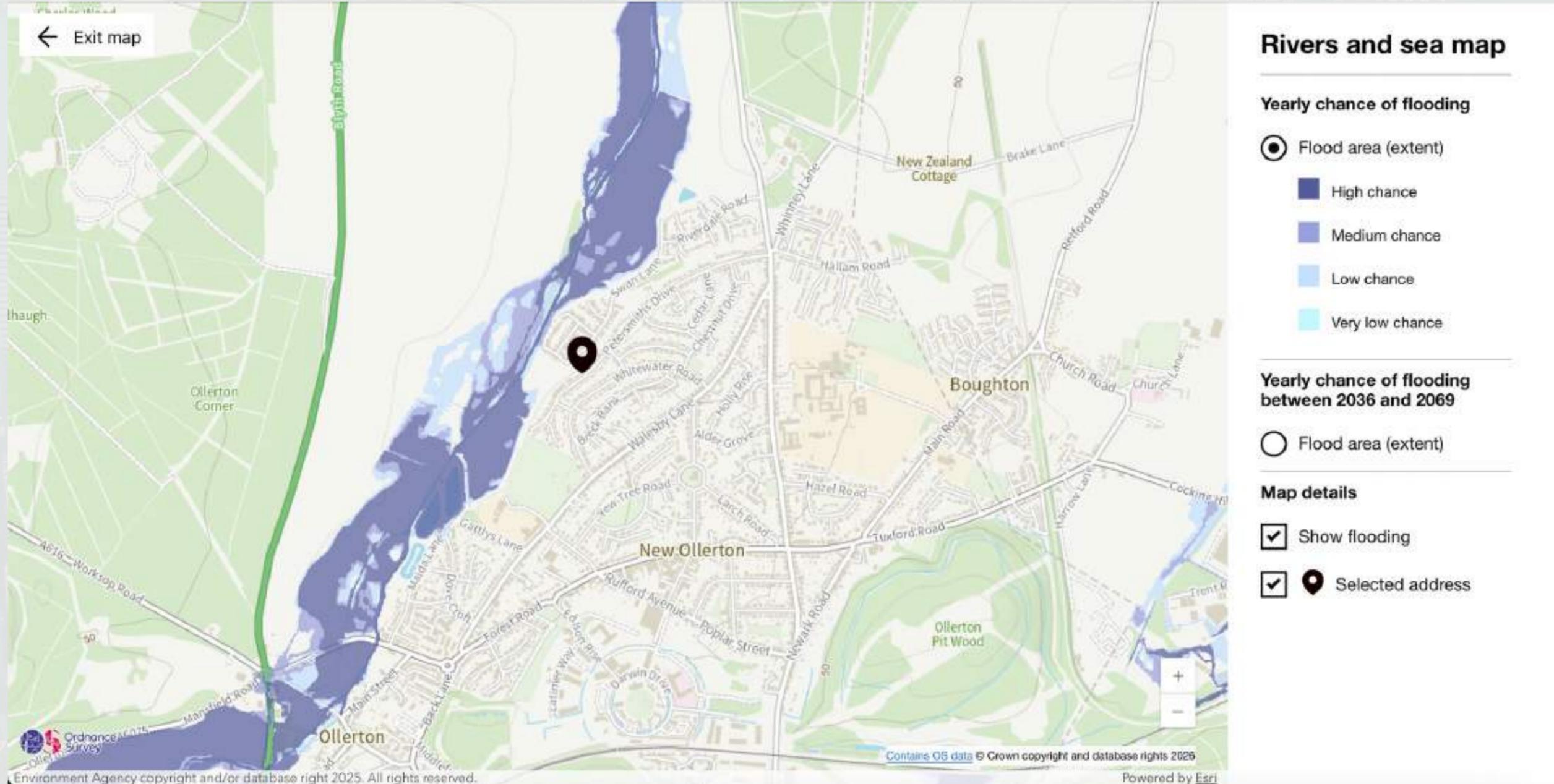


£125,000

LOCATION



FLOOD



BUS / TRAIN

Nearby Transport

23

Total Stops

Bus Stops

12

- Cedar Lane 2
0.3km
- Whitewater Road 2
0.4km
- Rosewood Centre
0.5km
- Church Circle
0.5km
- Fir View 2
0.6km
- Walesby Lane 2
0.6km
- Gattlys Lane 2
0.6km
- Alder Grove
0.6km
- Whinney Lane 2
0.6km
- Briar Road 2

Nearby Stations

23

Total Stops

RLY

9

- Retford Low Level Rail Station
12.4km
- Retford Rail Station
12.5km
- Shirebrook Rail Station
12.8km
- Langwith - Whaley Thorns Rail Station
13.4km
- Worksop Rail Station
13.5km
- Mansfield Woodhouse Rail Station
13.7km
- Mansfield Rail Station
14.6km
- Whitwell (Derbys) Rail Station
14.8km
- Creswell (Derbys) Rail Station
14.9km

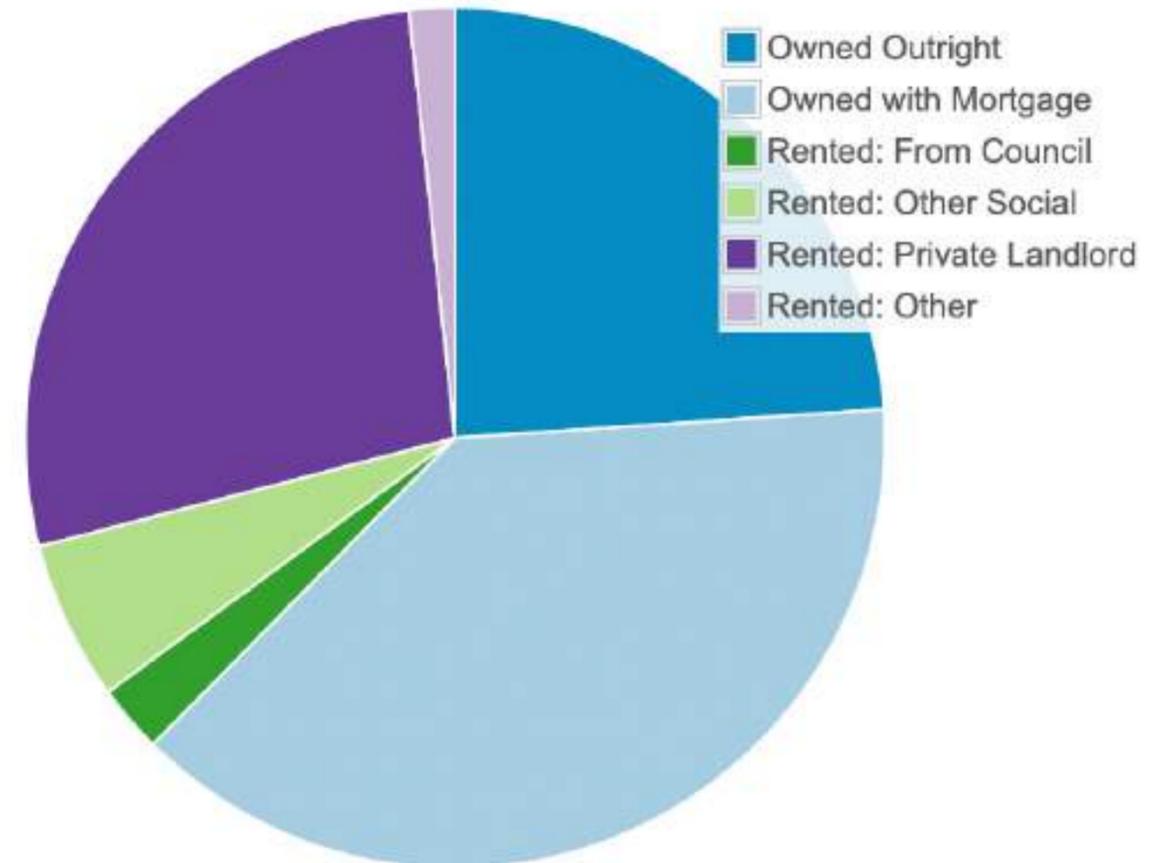
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HOUSING

Housing Tenure

Owned Outright	28
Owned with Mortgage	45
Shared Ownership	0
Rented: From Council	3
Rented: Other Social	7
Rented: Private Landlord <i>inc. letting agents</i>	32
Rented: Other	2
Rent Free	0
Total	117



SCHOOLS

Nearest Schools

-  **The Forest View Academy**
State School 0.3 miles 
-  **Maun Infant and Nursery School**
State School 0.3 miles 
-  **The Parkgate Academy**
State School 0.4 miles 
-  **The Dukeries Academy**
State School 0.4 miles 

PICTURES



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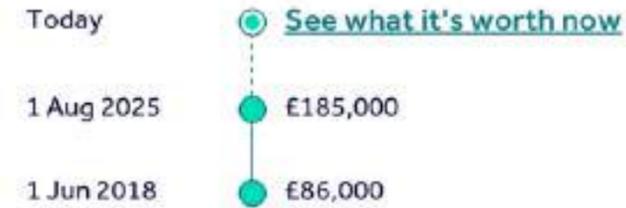
PICTURES



SOLD HOUSE PRICES

99, Walesby Lane, Newark NG22 9UT

Semi-Detached 3 Freehold



8, Chestnut Drive, Newark NG22 9SJ

Semi-Detached 3 Freehold



134, Petersmith Drive, Newark NG22 9SB

Semi-Detached 3 Freehold



50, Cedar Lane, Newark NG22 9SQ

Semi-Detached 3 Freehold



144, Petersmith Drive, Newark NG22 9SB

Semi-Detached 3 Freehold



No other historical records.

Estimated price



High confidence

RENTAL PRICES



Main Road, Boughton NG22 9HS **Rented**

Asking price on 20 Sep 2025

£950 Never changed

Links

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

3x 1x

Listed from

4 Sep 2025 for 16 days

Distance

1.02km



Petersmith Drive, New Ollerton, NEWARK NG22

9SF **Rented**

Asking price on 13 Jan 2026

£1,000 Never changed

Links

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

3x 1x

Listed from

19 Dec 2025 for 25 days

Distance

0.52km



Dove Croft, New Ollerton, Newark NG22 9RQ

Rented

Asking price on 22 Oct 2025

£995 Never changed

Links

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

3x 1x

Listed from

11 Sep 2025 for 41 days

Distance

0.83km



3 Bed Semi-Detached House, New Ollerton, NG22

Let Agreed

£925 pcm

£213.46 pw

Let agreed

Property reference: 2525448

Meet the Landlord



Ppg Lettings C.

Response Rate: 100%

Response Time: Within 2 Days

[Report Listing](#)



3 Bed Semi-Detached House, Birklands Avenue, NG22

Let Agreed

£900 pcm

£207.69 pw

Let agreed

Property reference: 2672845

Meet the Landlord



Rosalie S.

Response Rate: 100%

Response Time: Within 6 Hours

[Report Listing](#)

3 bedrooms 1 bathrooms 4 tenants max Newark

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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