



Houzell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability

A large, two-story house with a gabled roof and a bay window, surrounded by greenery and a blue overlay. The house has a prominent front porch and a central entrance. The text is centered over the image.

**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

2 bed end terrace



MANSFIELD



MORTGAGE



DETAILS

Building type

2 Bed End-terrace

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.

This property is located in an area covered by Selective Licensing in Mansfield. A licence fee of £800 is required, and the licence is valid for 5 years. The property must also maintain the good standards outlined within the licensing requirements. The cost of the licence has already been included in the refurbishment costs.

NUMBERS

Purchase Price	£80 000
Refurbishment (including £800 selective licensing fee)	£27 800
Stamp Duty (5% up to 125K and 7% up to 250k)	£4 000
Legal fees	£3 000
Done Up Value (DUV)	£120 000
Final Rent	£800
ROE	~20%
YIELD	~12%
TOTAL INVESTMENT COST (BTL)	~£55 000

Sourcing Fee	£4 250
Project Management Fee	£4 000

REFURB

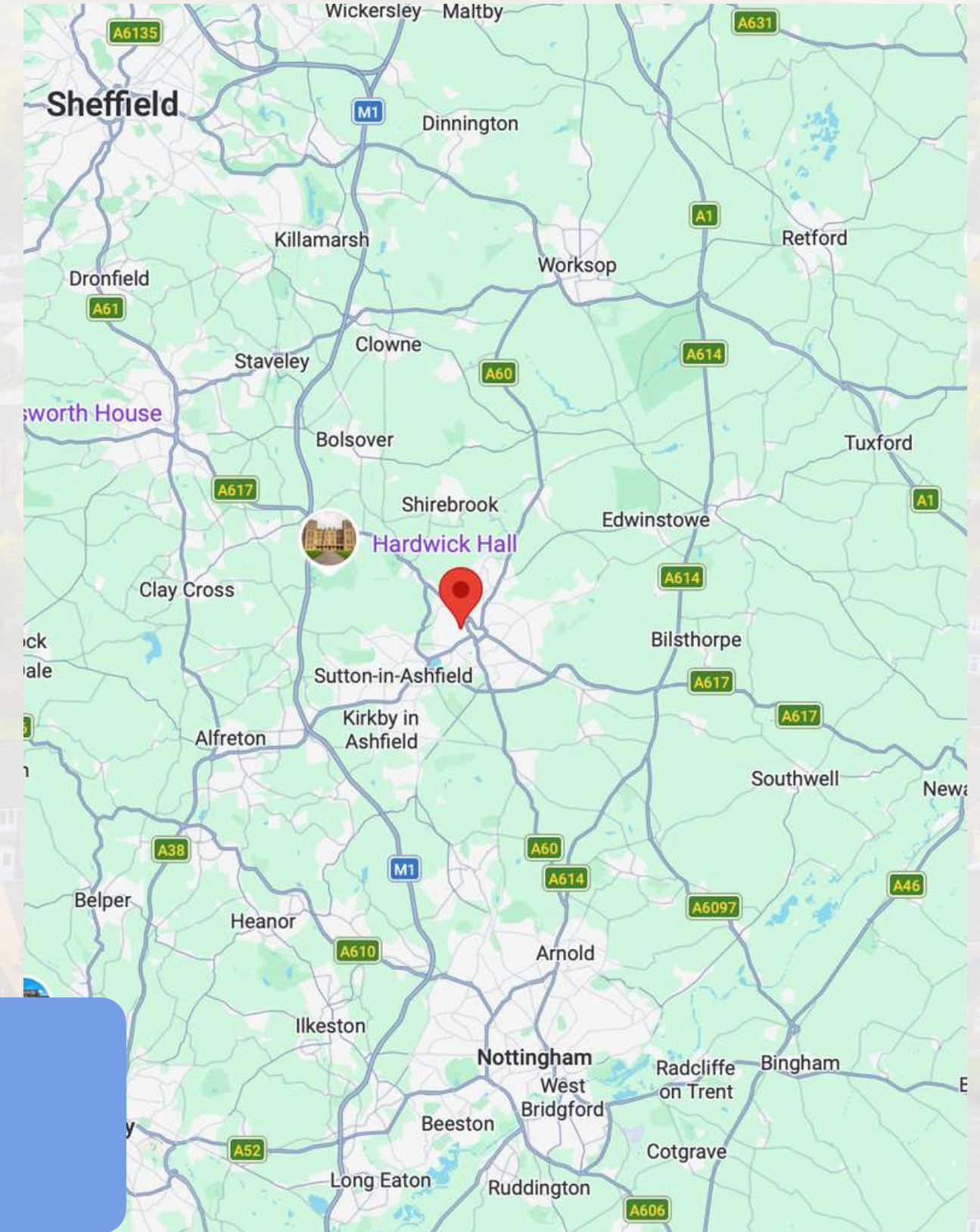
- Tearing down wallpapers x 3 rooms
- Skimming
- New carpets
- Laminate ground floor
- Painting
- Damp in the living room
- Oven
- Bathroom refresh
- Rewire
- New large window
- Chimney cap
- Large roof repair
- Garden cleaning
- Certificates

2 bed terrace

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.

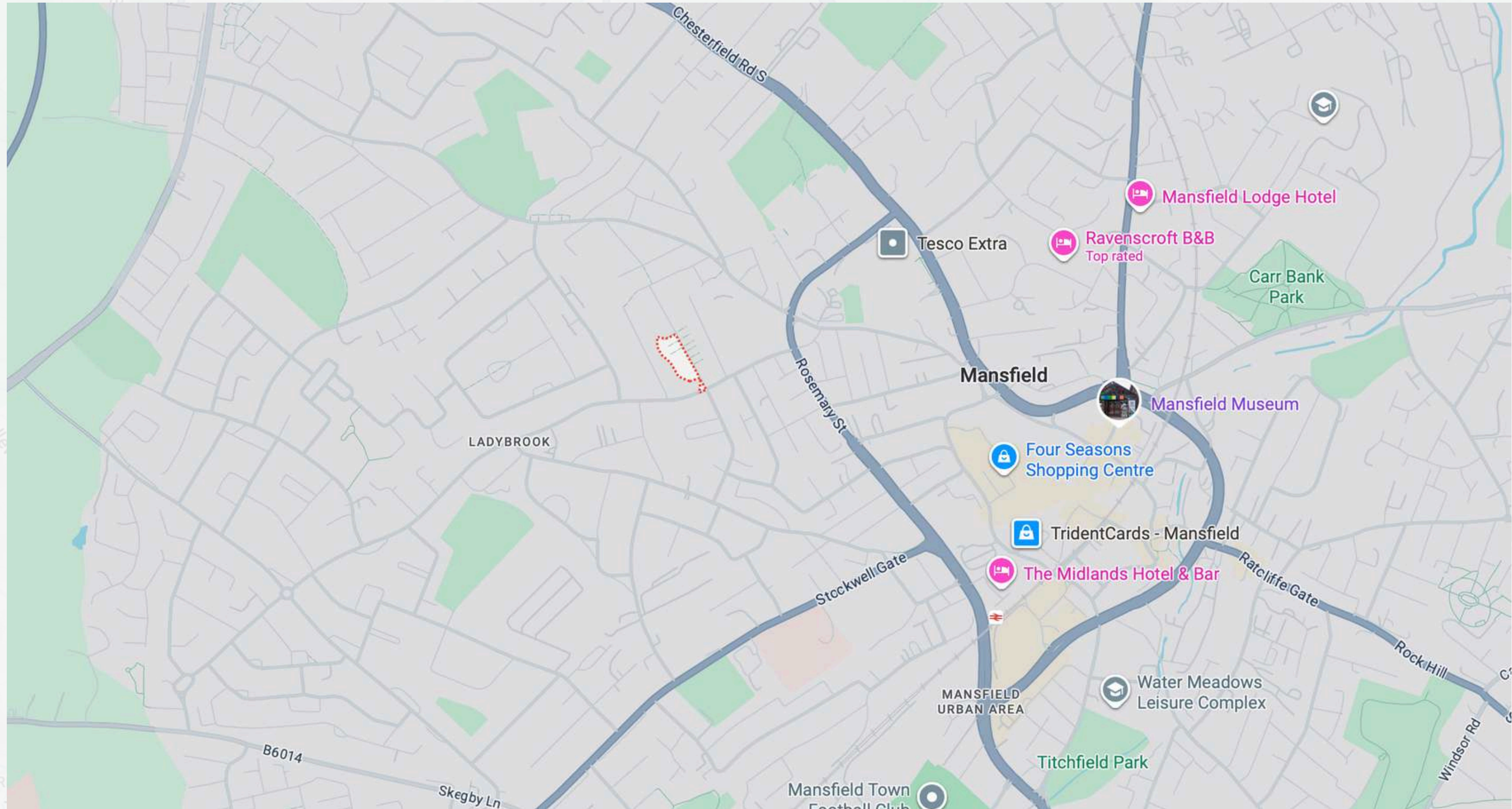


MANSFIELD

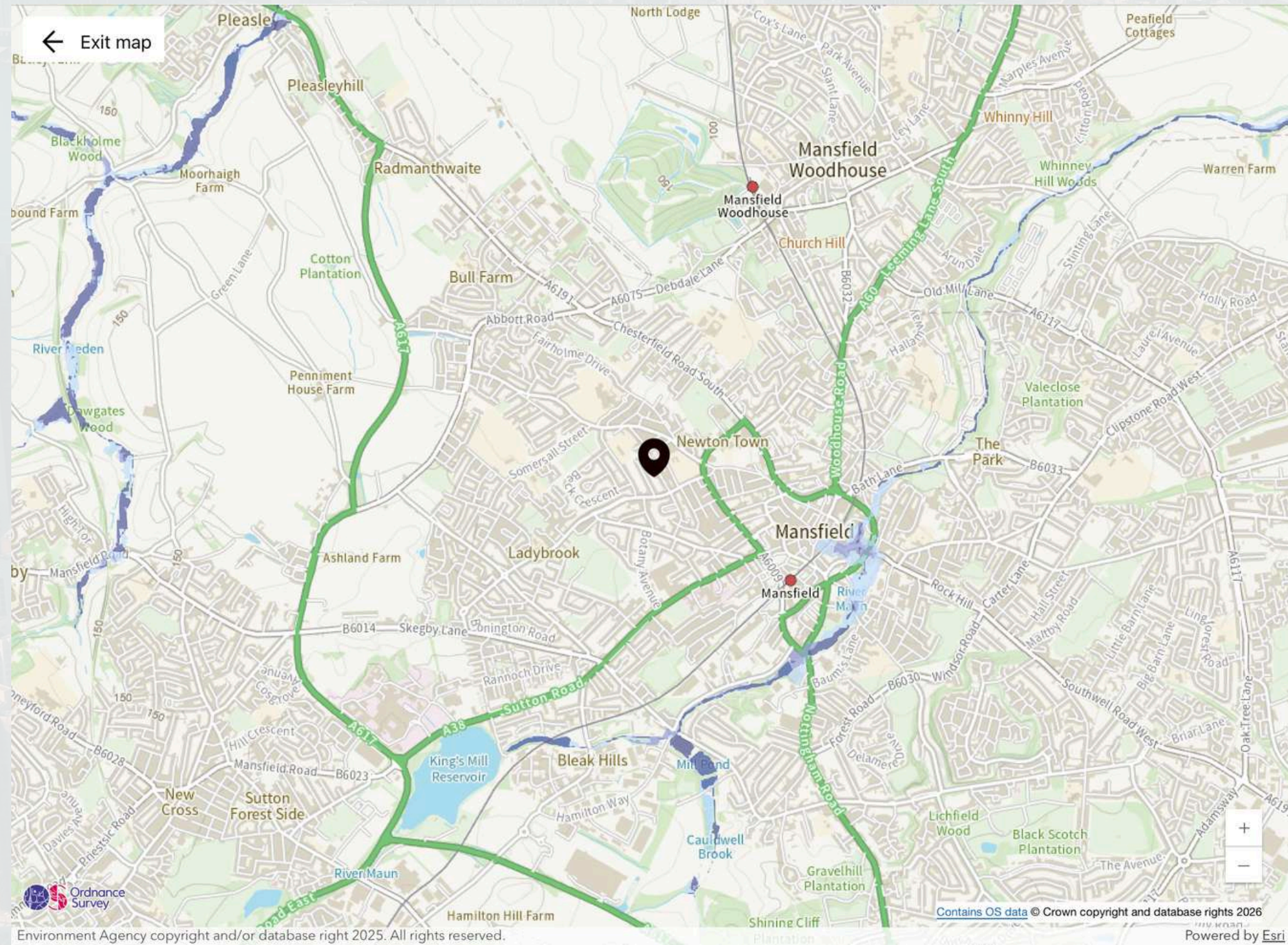


£80,000

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**

44
Total Stops

Bus Stops 14

- Broomhill Lane 2
0.2km
- Oakdale Road 2
0.3km
- Surrey Drive 2
0.3km
- Beardall Street
0.4km
- Magistrates Court
0.4km
- Cape Street 2
0.4km
- Daniel Crescent 2
0.4km
- Fire Station 2
0.4km
- Thoresby Street
0.5km

St Philip Neri School Bus Park

 **Nearby Stations**

44
Total Stops

Metro/Underground Platform 4

- Hucknall Tram Stop 2
12.2km
- Butler's Hill Tram Stop 2
13.3km
- Moor Bridge Tram Stop 2
14.9km
- Bulwell Forest Tram Stop 2
15.8km

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

HOUSING

Tenure

Owned

63%

66%

Private rented

19%

19%

Social rented

18%

15%

FLOOR PLAN



SCHOOLS

Nearest Schools

-  **Wainwright Primary Academy**
State School 0.2 miles 
-  **St Philip Neri With St Bede Catholic Voluntary Academy**
State School 0.3 miles 
-  **All Saints' Catholic Voluntary Academy**
State School 0.4 miles 
-  **The Beech Academy**
State School 0.5 miles 

PICTURES



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PICTURES



SOLD HOUSE PRICES

4, Stafford Street, Mansfield NG19 6AN

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



Transaction price	£115,000
Transaction date	16 May 2025
Property type	Terraced house
Internal area	80 sq metres
Measurement date	21 Nov 2024
£/sqm	£1,442/sqm
Num bedrooms	2
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,734
Energy efficiency	C 70

No floorplan available

30, Milton Street, Mansfield NG18 5PU

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



Transaction price	£125,000
Transaction date	10 January 2025
Property type	Terraced house
Internal area	77 sq metres
Measurement date	5 Apr 2023
£/sqm	£1,625/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,734
Energy efficiency	D 68

No floorplan available

90, George Street, Mansfield NG19 6SB

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



Transaction price	£125,000
Transaction date	13 February 2025
Property type	Terraced house
Internal area	71 sq metres
Measurement date	25 Jul 2019
£/sqm	£1,765/sqm
Num bedrooms	3
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,734
Energy efficiency	C 69

No floorplan available

100, George Street, Mansfield NG19 6SB

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



Transaction price	£135,000
Transaction date	11 July 2025
Property type	Terraced house
Internal area	75 sq metres
Measurement date	14 Jan 2025
£/sqm	£1,798/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,734
Energy efficiency	C 70

No floorplan available

RENTAL PRICES



Mount Street, Mansfield NG19 7AS **Rented**

Asking price on 14 Feb 2026

£825 Never changed

Links

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

2x 1x

Listed from

4 Feb 2026 for 9 days

Distance

0.57km



Lindley Street, Mansfield NG18 1QE **Rented**

Asking price on 5 Feb 2026

£825 Never changed

Links

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

2x 2x

Listed from

29 Jan 2026 for 7 days

Distance

0.48km



Goldsmith Street, Mansfield, NG18 5PG **Rented**

Asking price on 11 Apr 2026

£800 Never changed

Links

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

2x 1x

Listed from

5 Apr 2026 for 5 days

Distance

0.56km



Westfield Lane, Mansfield NG19 6EH **Rented**

Asking price on 7 Feb 2026

£795 Never changed

Links

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

2x 1x

Listed from

22 Jan 2026 for 15 days

Distance

0.54km



Westfield Lane, Mansfield, Nottinghamshire NG19 6EH **Rented**

Asking price on 8 Mar 2026

£850 Reduced

Links

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

2x 1x

Listed from

30 Jan 2026 for 36 days

Distance

0.54km



Howard Road, Mansfield NG19 6AY **Rented**

Asking price on 5 Mar 2026

£750 Reduced

Links

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

2x 1x

Listed from

13 Dec 2025 for 81 days

Distance

0.43km

RENTAL PRICES



Milton Street, Mansfield NG18 5PU **Rented**

Asking price on 30 Jan 2026

£795 **Never changed**

Links

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

2x 1x

Listed from

25 Jan 2026 for 4 days

Distance

0.20km



Sadler Street, Mansfield, NG19 6AL **Rented**

Asking price on 28 Feb 2026

£875 **Reduced**

Links

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

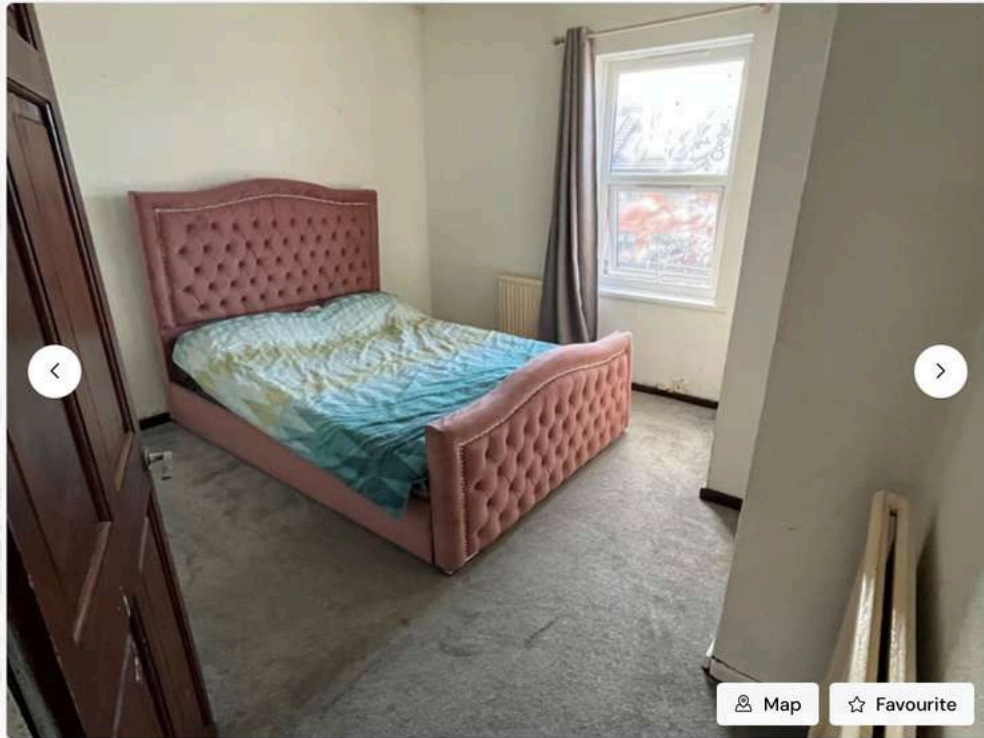
2x 1x

Listed from

23 Jan 2026 for 35 days

Distance

0.25km



2 Bed Terraced House, Newton Street, NG18

Let Agreed

£750 pcm

£173.08 pw

Let agreed

Property reference: 2811543

Meet the Landlord



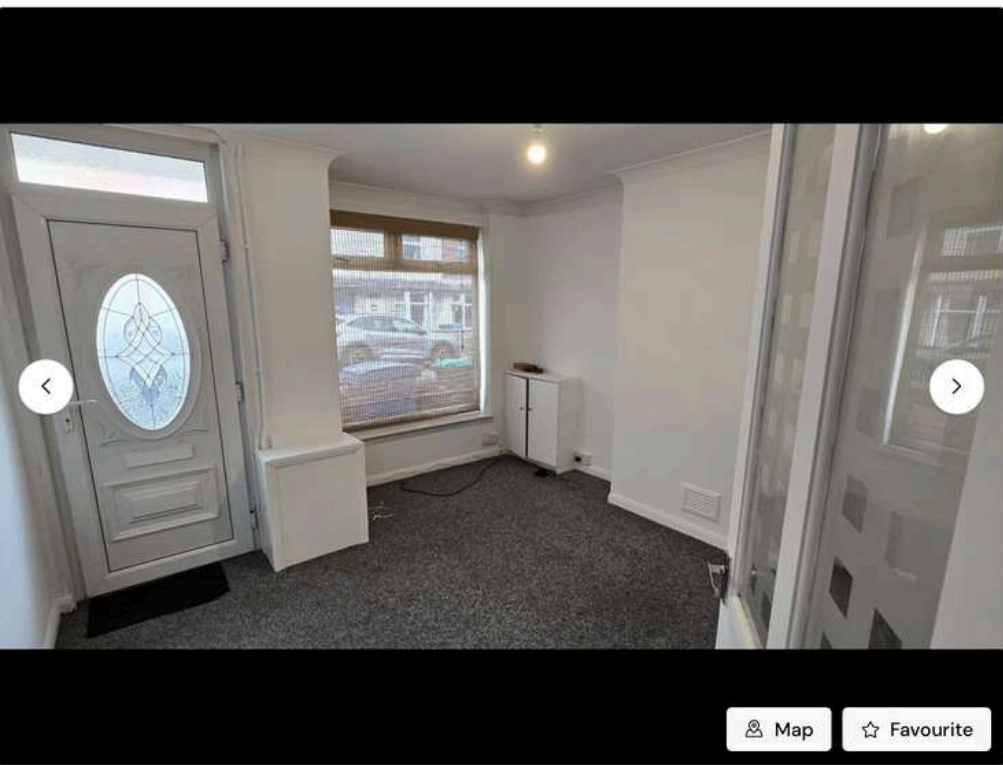
Bobby C.

VERIFIED

Response Rate: 100%

Response Time: Within 20 Hours

[Report Listing](#)



2 Bed Terraced House, Victoria Street, NG18

Let Agreed

£850 pcm

£196.15 pw

Let agreed

Property reference: 2763114

Meet the Landlord

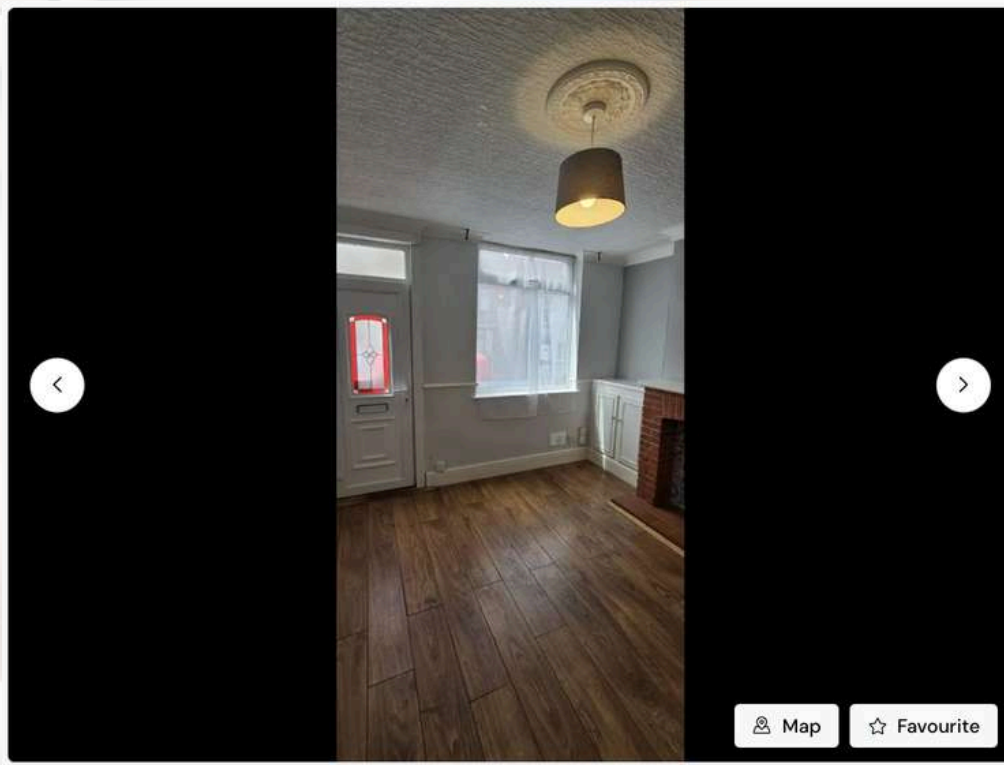


Pip Estate Agents C.

Response Rate: 100%

Response Time: Within 4 Days

[Report Listing](#)



2 Bed Terraced House, Carlton Street, NG18

Let Agreed

£900 pcm

£207.69 pw

Let agreed

Property reference: 2839937

Meet the Landlord



Pip Estate Agents C.

Response Rate: 100%

Response Time: Within 4 Days

[Report Listing](#)

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

