



Housell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



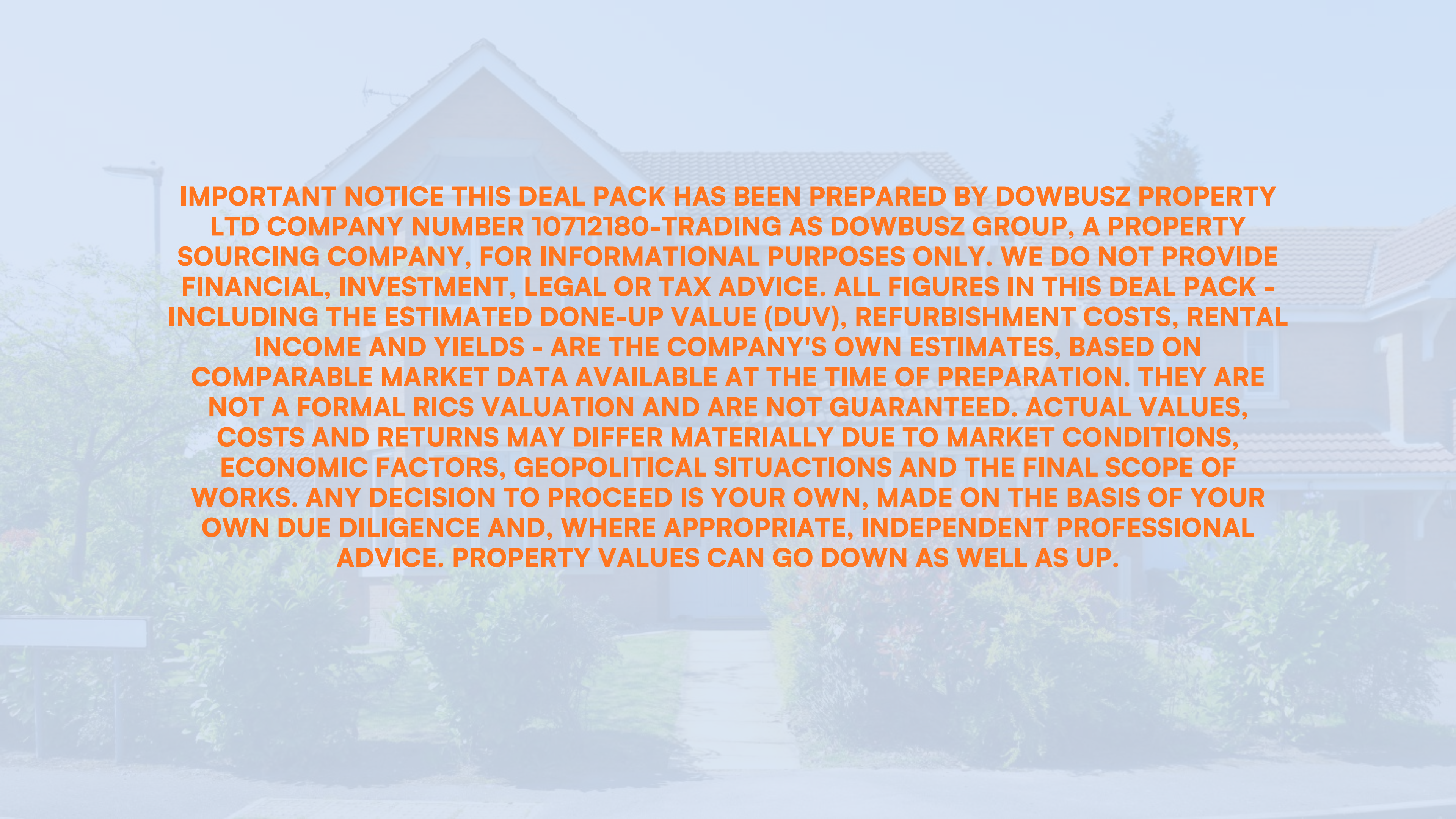
**Growth
Potential**



Stability

A two-story brick house with a tiled roof, surrounded by greenery and a sidewalk leading to the front door. The house has a prominent front porch with a gabled roof and a large bay window on the left side. The text "ARE YOU READY FOR PROPERTY INVESTMENT?" is overlaid in the center of the image.

**ARE YOU READY FOR
PROPERTY INVESTMENT?**



IMPORTANT NOTICE THIS DEAL PACK HAS BEEN PREPARED BY DOWBUSZ PROPERTY LTD COMPANY NUMBER 10712180-TRADING AS DOWBUSZ GROUP, A PROPERTY SOURCING COMPANY, FOR INFORMATIONAL PURPOSES ONLY. WE DO NOT PROVIDE FINANCIAL, INVESTMENT, LEGAL OR TAX ADVICE. ALL FIGURES IN THIS DEAL PACK - INCLUDING THE ESTIMATED DONE-UP VALUE (DUV), REFURBISHMENT COSTS, RENTAL INCOME AND YIELDS - ARE THE COMPANY'S OWN ESTIMATES, BASED ON COMPARABLE MARKET DATA AVAILABLE AT THE TIME OF PREPARATION. THEY ARE NOT A FORMAL RICS VALUATION AND ARE NOT GUARANTEED. ACTUAL VALUES, COSTS AND RETURNS MAY DIFFER MATERIALLY DUE TO MARKET CONDITIONS, ECONOMIC FACTORS, GEOPOLITICAL SITUATIONS AND THE FINAL SCOPE OF WORKS. ANY DECISION TO PROCEED IS YOUR OWN, MADE ON THE BASIS OF YOUR OWN DUE DILIGENCE AND, WHERE APPROPRIATE, INDEPENDENT PROFESSIONAL ADVICE. PROPERTY VALUES CAN GO DOWN AS WELL AS UP.

SINGLE LET PROJECT

3 Bed Terraced



Stoke-on-trent



Mortgage*



***I WOULD RECOMMEND CONSIDERING A BRIDGING LOAN FOR THIS PURCHASE, AS IT IS LIKELY TO PROVIDE THE MOST STRAIGHTFORWARD FINANCING OPTION. WHILE A STANDARD BUY-TO-LET MORTGAGE MAY STILL BE AVAILABLE, LENDER CHOICE COULD BE MORE LIMITED DUE TO THE SELLER'S SHORT OWNERSHIP PERIOD. ONCE THE PROPERTY MEETS MAINSTREAM LENDING CRITERIA, THE BRIDGING FINANCE CAN BE REFINANCED ONTO A STANDARD BUY-TO-LET MORTGAGE.**

DETAILS

Building type

3 Bed Terrace

Construction Type

Standard

Tenure

Freehold

Heating Type

Gas

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	£95 000
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Refurbishment	£27 400
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Stamp Duty (5% up to 125K and 7% up to 250k)	£4 750
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Legal fees	£3 000
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Done Up Value (DUV)	£137 500
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Final Rent	£895
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ROE	20%
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YIELD	11%
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TOTAL INVESTMENT COST (BTL)	~£59 700
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Sourcing Fee	£4 250
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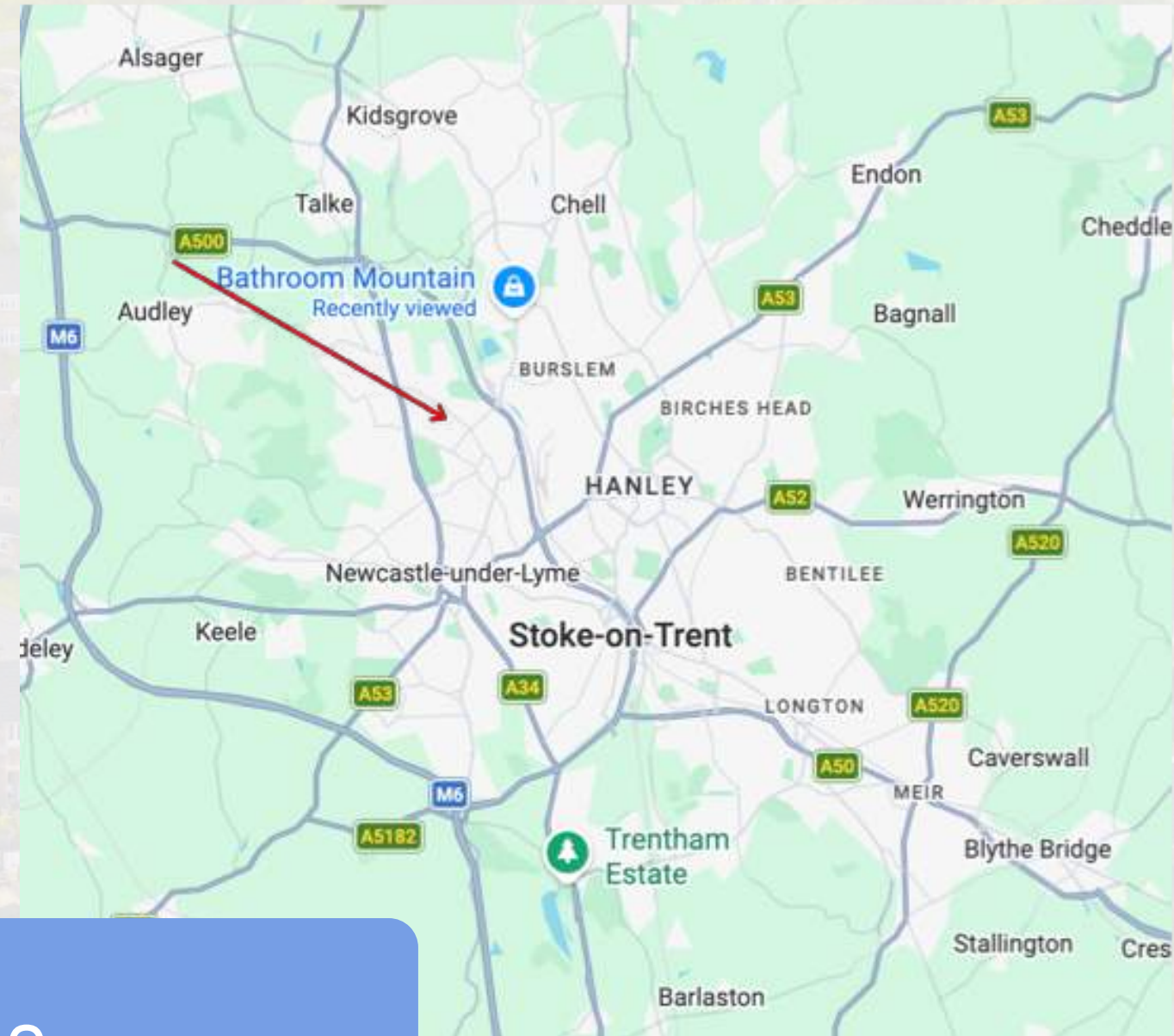
Property Management Fee	£4 000
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REFURB

- HOUSE CLEARANCE/DEMOLITION + FINAL DEEP CLEANING
- TEARING DOWN WALLPAPER + SKIMMING (1 ROOM)
- PAINTING 3 BEDROOM HOUSE
- NEW LAMINATE GROUND FLOOR
- NEW ELECTRICAL FUSEBOX + NEW ADDITIONAL SOCKETS OR PART REWIRE
- ALARMS
- NEW KITCHEN SUPPLY AND FITTING
- NEW BATHROOM FITTINGS AND FLOORING + NEW TOILET DOWNSTAIR
- NEW CARPETS
- ROOF REPAIR AND CHIMINEY
- REPAIR 2 WET WALLS DOWNSTAIRS
- NEW GUTTER REPLACEMENT (BACK)
- SKIP HIRE & PERMIT
- CERTIFICATES

3 bed terraced

Located in the heart of Staffordshire, Stoke-on-Trent blends industrial heritage with a growing modern identity. Famous for its world-renowned pottery industry, the city offers a unique mix of cultural attractions, green spaces, and close-knit neighbourhoods. With strong transport connections to Manchester, Birmingham, and London via road and rail, it provides excellent convenience for commuters and families alike. Ongoing regeneration and investment are helping Stoke evolve into a vibrant centre for business and living. For property investors, the city delivers attractive entry prices, consistent rental demand, and promising long-term growth as redevelopment continues to enhance the wider local economy.

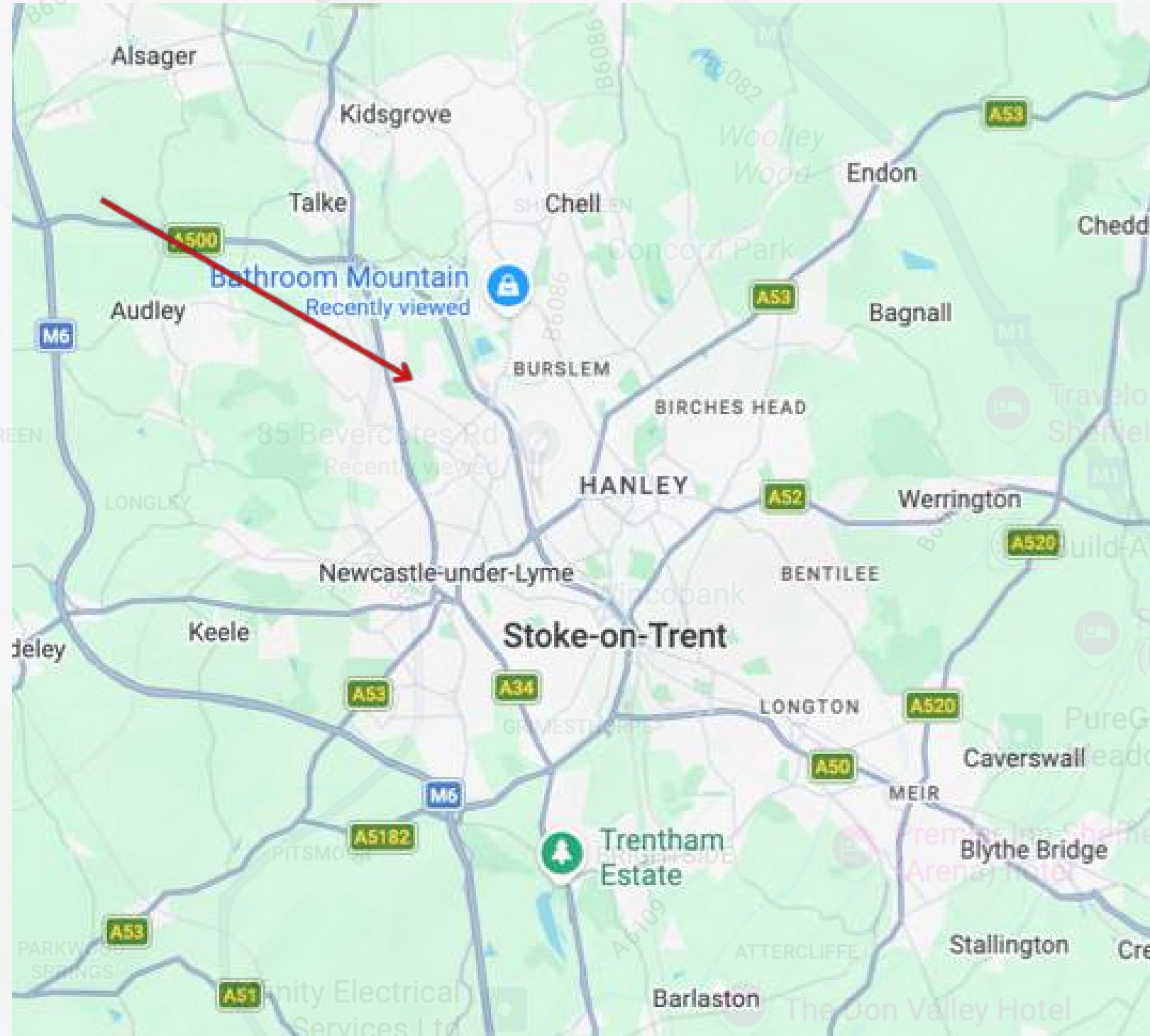


Stoke-on-trent

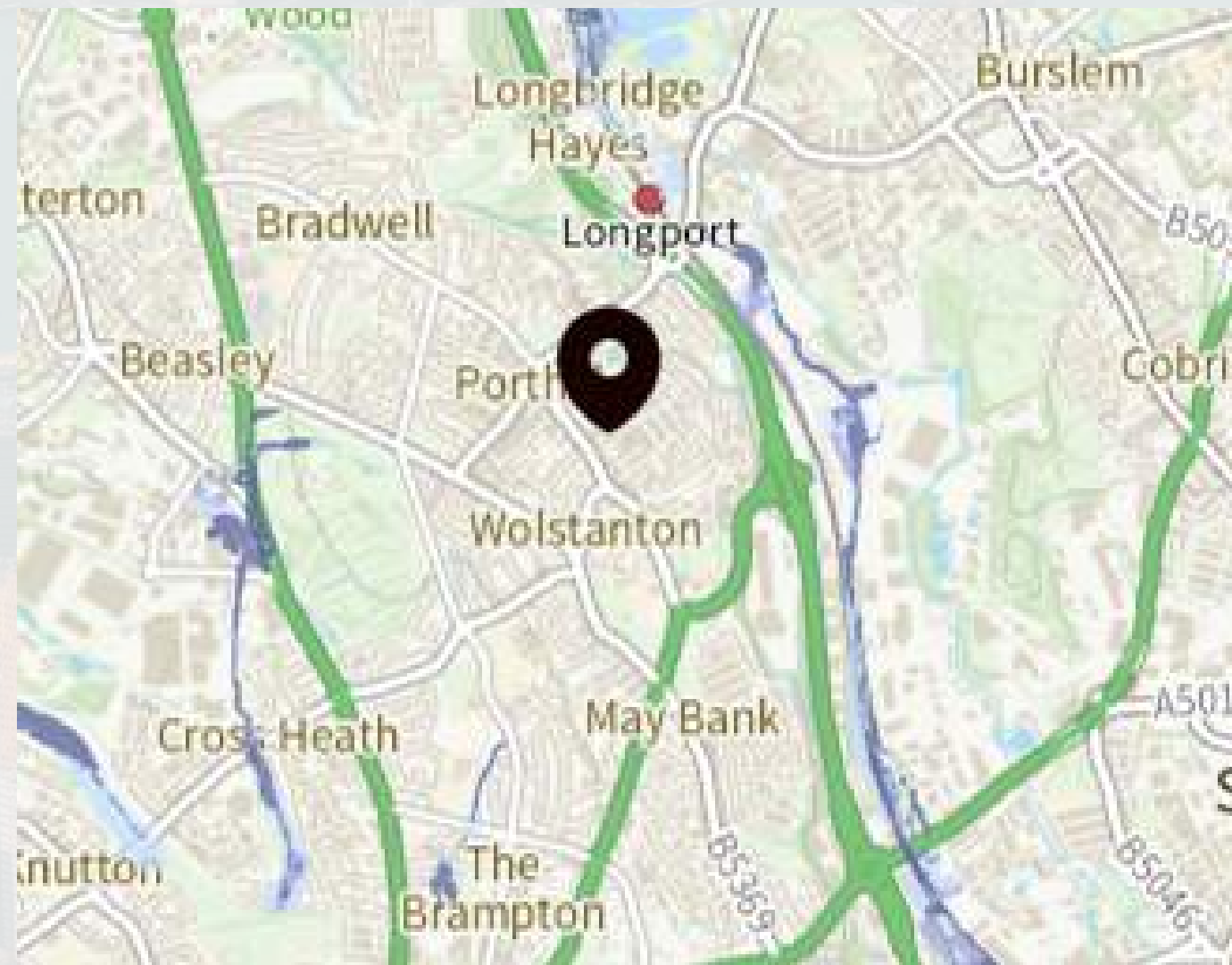


£95,000

LOCATION



FLOOD



The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

BUS / TRAIN

Nearby Transport

30

Total Stops

Bus Stops

11

●

Marsh Avenue

2

0.0km

●

St Andrew's Church

2

0.0km

●

Second Avenue

2

0.0km

●

Morris Square

2

0.0km

●

Queen Street

2

0.0km

●

St Margaret's Church

2

0.0km

●

Vale View

2

0.0km

●

Doulton Drive

2

0.0km

●

Grange Lane

0.0km

Nearby Stations

30

Total Stops

Metro/Underground Entrance

1

●

Cheddleton (Churnet Valley Railway)

0.0km

Rail Station Entrance

11

●

Longport Rail Station

0.0km

●

Stoke-on-Trent Rail Station

0.0km

●

Kidsgrove Rail Station

0.0km

●

Longton Rail Station

0.0km

●

Alsager Rail Station

0.0km

●

Wedgwood Rail Station

0.0km

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

HOUSING

Tenure

Owned	54%	64%
Private rented	36%	18%
Social rented	10%	18%

SCHOOLS

Nearest Schools ⓘ



Cedars - Newcastle, Moorlands and Darwin Bases

Type: N/A

0.1 miles



Ellison Primary Academy

State School

0.2 miles



Kaleidoscope School

Independent School

0.2 miles



St Margaret's CofE (VC) Junior School

State School

0.3 miles



PICTURES

















SOLD HOUSE PRICES

24, Orchard Street, Newcastle ST5 0BG

Terraced 2 Freehold

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

22 Nov 2024 €142,000



11, Lily Street, Newcastle ST5 0BE

Terraced 2 Freehold

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

27 Feb 2026 €135,000



£134,000

3 Oct 2025

1
2

0.0 miles away

SOLD



31, Keeling Street, Newcastle ST5 0DL

£132,000

28 Feb 2025

1
2

0.0 miles away

SOLD



3, Keeling Street, Newcastle ST5 0DL

RENTAL PRICES



3 Bed Terraced House, Pigreen Lane, ST5

Let Agreed
£1,000 pcm
£230.77 pw

Let agreed

Property reference: 2858188

Meet the Landlord

A

Amet M.
Response Rate: 100% ⓘ
Response Time: Within 3 Hours ⓘ

Report Listing



3 Bed Terraced House, Sydney Street, ST5

3 bedrooms 1 bathrooms 3 tenants max Newcastle-Under-Lyme

Let Agreed
£925 pcm
£213.46 pw

Let agreed

Property reference: 2988888

Meet the Landlord

Tracy H.
Response Rate: 100% ⓘ
Response Time: Within 4 Hours ⓘ

Report Listing



2 Bed Terraced House, Basford Park Road, ST5

2 bedrooms 1 bathrooms 2 tenants max Newcastle Under Lyme

Let Agreed
£895 pcm
£208.54 pw

Let agreed

Property reference: 2925764

Meet the Landlord

Louise V.
Response Rate: 100% ⓘ
Response Time: Within 2 Days ⓘ

Report Listing

RENTAL PRICES



£1,050 pcm (£242 pw)

See if you could afford to buy 🏠 LLOYDS

Tenancy information

3 bed terraced house to rent Cheswardine Road, Newcastle-Under-Lyme ST5

3 beds 1 bath 1 reception EPC Rating: C ①



LET AGREED

High Street, May Bank, Newcastle, Staffordshire, ST5

£900 pcm £208 pw ①



MARKETED BY

Reeds Rains, Newcastle
under Lyme

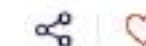
71 High Street, Newcastle



LET AGREED

High Street, May Bank, Newcastle, Staffordshire, ST5

£900 pcm £208 pw ①



MARKETED BY

Reeds Rains, Newcastle
under Lyme



DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

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