



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 blue sky. The house has a prominent front porch and several windows. The text "ARE YOU READY FOR PROPERTY INVESTMENT?" is overlaid in the center.

**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

2 bed semi-detached



Alfreton/
Mansfield



MORTGAGE



DETAILS

Building type

2 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	£110 000
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Refurbishment	£20 290
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Stamp Duty (5% up to 125K and 7% up to 250k)	£5 500
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Legal fees	£3 000
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Done Up Value (DUV)	£170 000
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Final Rent	£850
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ROE	~30%
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YIELD	~9%
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TOTAL INVESTMENT COST (BTL)	~£57 000
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Sourcing Fee	£6 450
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Project Management Fee	£4 000
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REFURB

- Damp downstairs
- Laminate ground floor
- Carpet removal
- New carpets
- Room in roof insulation
- Thermostat
- New bathroom floor
- Painting
- Painting internal door
- Chimney cap
- Painting external wall
- Final Cleaning
- Skips
- Certificates

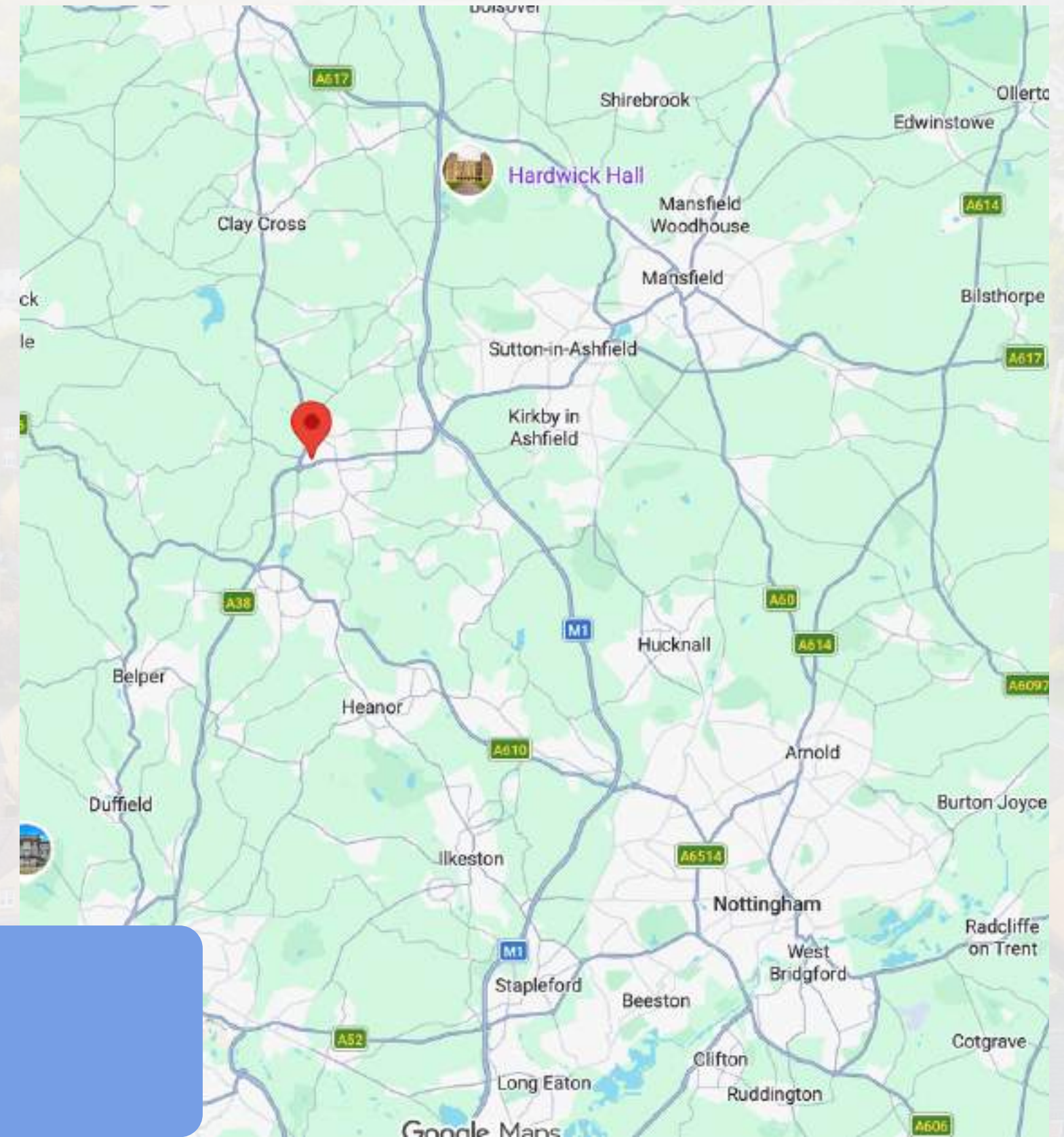
2 bed semi-detached

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.

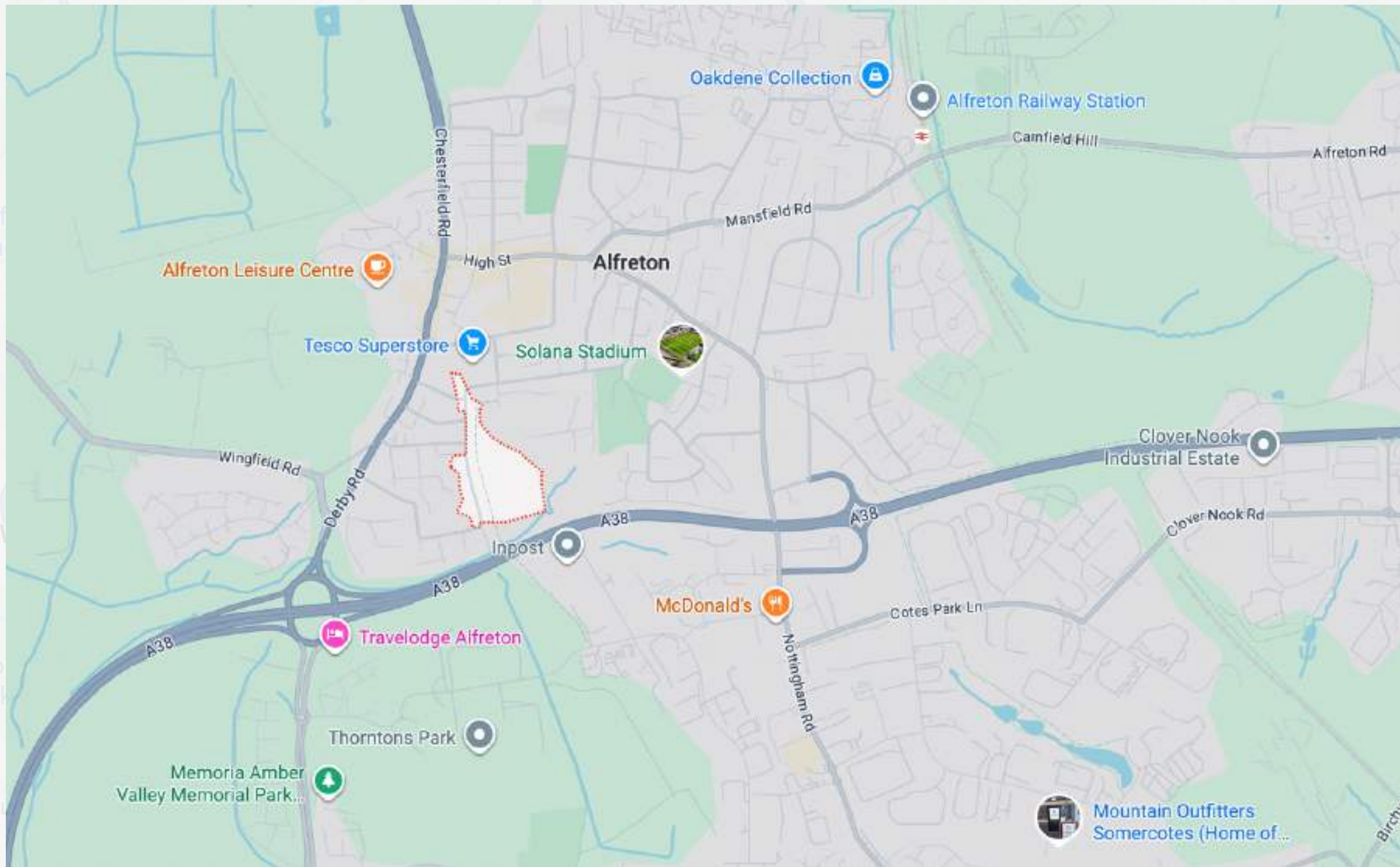


Alfreton/
Mansfield

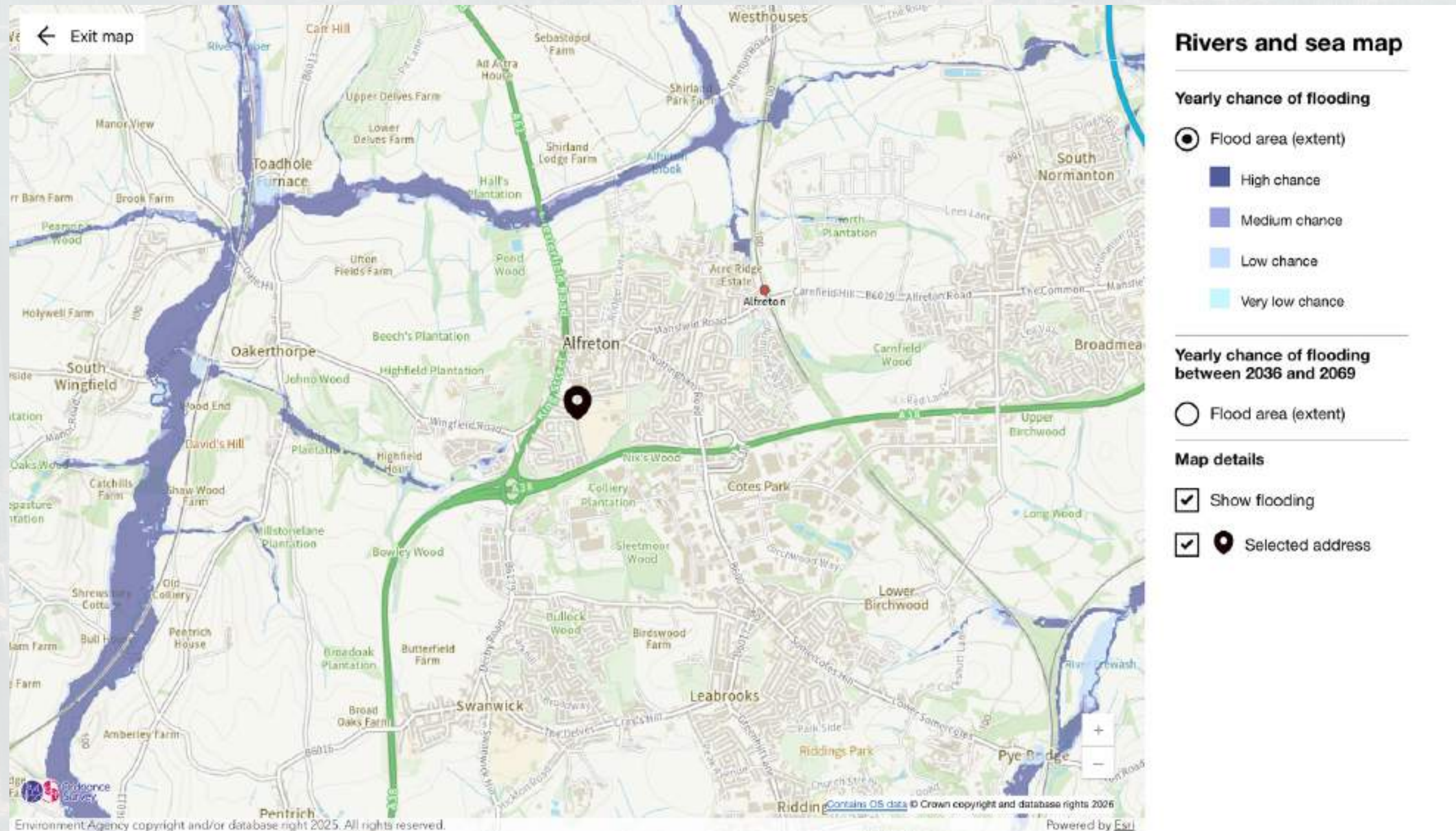


£110,000

LOCATION



FLOOD



TRAIN



Train & Tube Stations

10 Stations Nearby



NEAREST TRAIN STATION

Ambergate ALF

Direct National Rail network link

20 min walk • 1 miles

NEARBY RAILWAY STATIONS

AMB

Ambergate



9 min • 4.4 miles

WTS

Whatstandwell



10 min • 4.8 miles

KKB

Kirkby in Ashfield



11 min • 5.7 miles

LGM

Langley Mill



11 min • 5.7 miles



Local Bus Connections

3 Active Stops



Walking Radius: 10-15 min (~1,000m)

• High Frequency Grid

NEAREST BUS STOPS

• Station Road / High Street

2 stops



4 min walk • 0.2 miles

• Church Lane / Victoria Street



6 min walk • 0.3 miles

• Market Place / North Ro...

2 stops



8 min walk • 0.4 miles

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

HOUSING



HOUSING TENURE



Owned

107 homes **88%**



Private Rented

9 homes **7%**



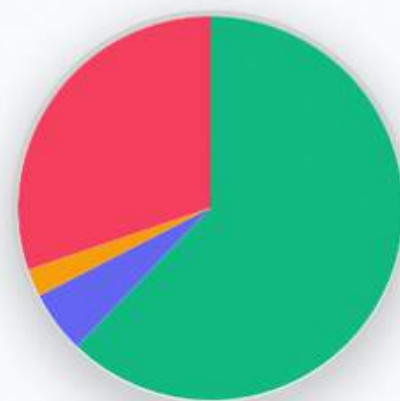
Social

4 homes **3%**



Council

0 homes **0%**



Total: 121 homes

SCHOOLS



Kingdom Christian School

Community Primary School

Ofsted: Good

2, Derby Road, Alferton CP



3 min walk • 0.16 miles

Ofsted ↗



Croft Infant School

Community Infant School

Ofsted: Good

Marshall Street, Alferton CP, Amber Valley



4 min walk • 0.18 miles

Ofsted ↗



Copthorne Community Infant School

Community Infant School

Ofsted: Good

Rodgers Lane, Alferton CP, Amber Valley



12 min walk • 0.62 miles

Ofsted ↗



Christ the King Catholic Voluntary Academy

Faith Primary (Voluntary Aided)

Ofsted: Good

Firs Avenue, Alferton CP, Amber Valley



14 min walk • 0.72 miles

Ofsted ↗



Leys Junior School

Community Junior School

Ofsted: Good

Flowery Leys Lane, Alferton CP, Leabrooks



15 min walk • 0.74 miles

Ofsted ↗

PICTURES



PICTURES



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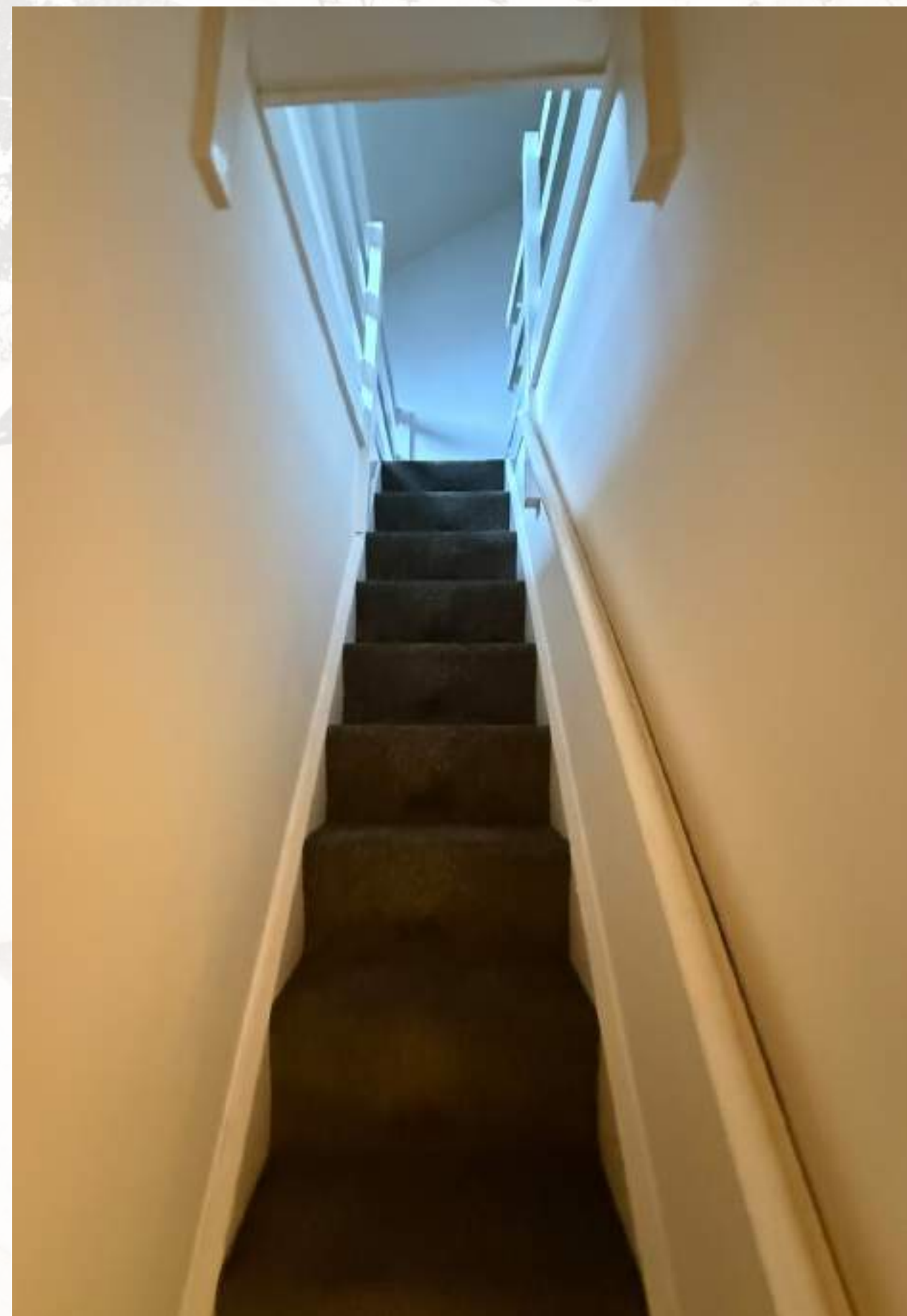
PICTURES



PICTURES



PICTURES



SOLD HOUSE PRICES

8, Nuttall Street, Alferton DE55 7AY

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



Transaction price	£165,000
Transaction date	5 June 2026
Property type	Terraced house
Internal area	88 sq metres
Measurement date	5 Mar 2026
£/sqm	£1,873/sqm
Num bedrooms	2
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,605
Energy efficiency	D 60

No floorplan available

34, Independent Hill, Alferton DE55 7DG

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

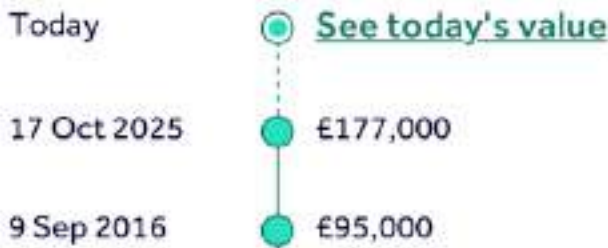


Transaction price	£185,000
Transaction date	29 August 2025
Property type	Terraced house
Internal area	96 sq metres
Measurement date	19 Sep 2017
£/sqm	£1,927/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,605
Energy efficiency	D 68

No floorplan available

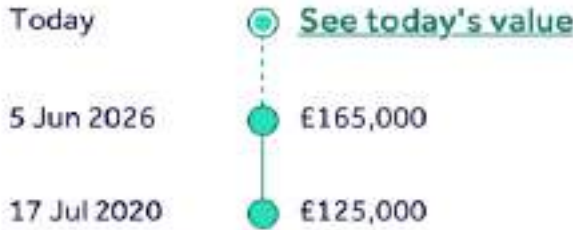
25, Grange Street, Alferton DE55 7JA

[Semi-Detached](#) [2](#) [Freehold](#)



8, Nuttall Street, Alferton DE55 7AY

[Terraced](#) [2](#) [Freehold](#)



RENTAL PRICES



2 Bed Semi-Detached House, Priory Road, DE55

Let Agreed

£875 pcm
£201.92 pw

Let agreed

Property reference: 2766353

Meet the Landlord


Homes R Us P.
Response Rate: 100% ⓘ
Response Time: Within 2 Days ⓘ

[Report Listing](#)



62 Prospect Street, ALFRETON, DE55 7GY

Rented

Asking price on 24 May 2026

£875 Never changed

Links

[PaTma data](#) [Portal](#)

2x 🚗 1x 🚗
Listed from
23 Apr 2026 for 31 days
Distance
1.00km
Area
82 sqm
Price per area
£11 per sqm



2 Bed Terraced House, Wilson Street, DE55

Let Agreed

£750 pcm
£173.08 pw

Let agreed

Property reference: 2779618

Meet the Landlord


Sanjana R.
Response Rate: 93% ⓘ
Response Time: Within 12 Hours ⓘ

[Report Listing](#)



19 Nottingham Road, ALFRETON, DE55 7HL

Rented

Asking price on 20 May 2026

£800 Reduced

Links

[PaTma data](#) [Portal](#)

2x 🚗 1x 🚗
Listed from
30 Apr 2026 for 19 days
Distance
0.68km
Area
82 sqm
Price per area
£10 per sqm

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About process and property

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Dawid Dowbusz

