

# TENANTED PROPERTY AUCTION PACK



## INVESTMENT INFORMATION

Dalestorth Street,  
Sutton-In-Ashfield, NG17

222540505





## PROPERTY DESCRIPTION

Our latest listing is in Dalestorth Street, Sutton-In-Ashfield, NG17

Rent currently agreed with tenant of **£544** per calendar month which calculates to a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£936** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to full market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

**Please read full legal pack for detailed property information.**

**Don't miss out on this fantastic investment opportunity...**



Dalestorth Street,  
Sutton-In-Ashfield, NG17

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## Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £544

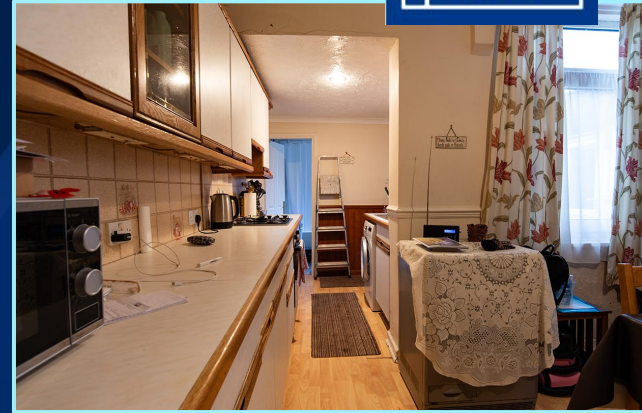
Market Rent: £936



# Lounge



# Kitchen

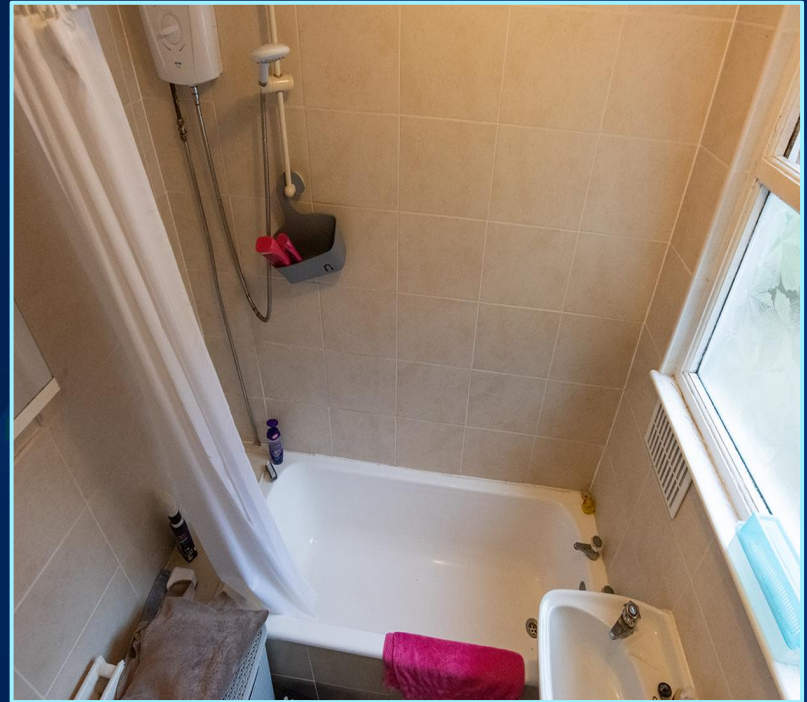




# Bedrooms



# Bathroom





# Exterior





# Purchase Outlay



## ASSUMED PURCHASE PRICE

**£99,000**

10% Deposit (£5,000 Minimum)    **£9,900**

Buyers Premium    **£6,000**

Paid On Accepted Bid    **£15,900**

Purchase Balance    **£89,100**

SDLT Charge    **£4,950**

Est. Legal Fees    **~£1,000**

Balance Paid On Settlement    **£95,050**

Your total all in costs would be ~£95,050 after taxes and fees based on a purchase price of £99,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £155,000.



£155,000

## 2 bedroom terraced house for sale

5 Clipstone Avenue, Sutton-in-Ashfield

CURRENTLY ADVERTISED

Marketed from 17 Aug 2026 by eXp UK, East Midlands

+ Add to report



£150,000

## 2 bedroom semi-detached house for sale

Oak Tree Road, NG17

CURRENTLY ADVERTISED

Marketed from 26 Jun 2026 by Property Perspective, UK

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our lettings team.



£1,050 pcm

## 2 bedroom terraced house

Rothwell Close, Sutton In Ashfield, Nottinghamshire

CURRENTLY ADVERTISED

Marketed from 14 Aug 2026 by PRS LIVING, Covering Nationwide

+ Add to report



£1,025 pcm

## 2 bedroom terraced house

Portland Fields, Sutton In Ashfield, NG17

CURRENTLY ADVERTISED

Marketed from 19 May 2026 by Ascend Living, Portland Field

+ Add to report



Interested in this  
**property investment?**

Call us on  
**0161 394 2637**

Dalestorth Street, Sutton-In-Ashfield, NG17

**PROPERTY ID: 222540505**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.