

Per instructions from Executors,
Beneficiaries and other sources.

**A collective sale of residential & commercial “property
with potential” plus building land.**

Of immediate interest to investors, speculators and
occupiers. TO BE SOLD BY PUBLIC AUCTION
(unless sold prior by Private Treaty)



property auction catalogue

Thursday 25th August 2016

3pm prompt at The Towers / Botany Avenue
Mansfield / Notts / NG18 5NG

W A Barnes LLP / Portland Square / Sutton In Ashfield / Nottinghamshire / NG17 1DA
chartered surveyors / auctioneers / valuers / estate agents

t 01623 554084 / 553929 / f 01623 550764 / e sales@wabarnes.co.uk

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we sell the lot!

Our May auction was the first of our sales to be held following the changes in Stamp Duty and I predicted that prices would not be affected. I was wrong. Prices were, in fact, well above those achieved at the beginning of the year reflecting, I believe, the significant shortage of available stock combined with steady demand from investors who can recognise that market rents in North Nottinghamshire have risen by around 10% over the last twelve months. All but one of the Lots offered were sold and the one that got away is now sold, subject to contract.

We will have to wait and see what impact Brexit will have on the market. Whilst some commentators are of the view that it will damage confidence, (and I think that this may well be the case in London), it has had no effect whatsoever in the local area and my sales department are finding that there is usually more than one buyer for every property that we bring to market at a sensible price. There is speculation that interest rates may fall and, if so, this makes property investment in our area all the more attractive.

This sale embraces a wide variety of Lots. All are offered at very sensible Reserves. Please remember that unlike many auctioneers who routinely issue misleading Guides, our Guide Prices are never below Reserve. If our Clients increase the reserve during the marketing period, I insist that the Guide is increased accordingly. Buyers need to trust an auctioneer; he holds a unique position as he is able to act for both seller



and buyer when on his rostrum. I have no doubt that this is a significant factor behind us continuing to achieve one of the highest rates of success in terms of lots sold/lots offered out of all auctioneers in the region.

We are now accepting Lots for our Autumn Sale. If you have property or land and wish to achieve a fast, transparent and definite sale at market value, we will be delighted to provide prompt, professional advice.

I look forward to meeting you at the viewings and in the Room on the day.

Tom Smith FRICS
Chartered Surveyor & Auctioneer

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contract documents

Legal Packs can be viewed on line, free of charge, by visiting our website www.wabarnes.co.uk and following the link or by calling into our Office.

energy performance certificates

These form part of the Legal Pack and may be inspected as indicated above.

directions to the auction

to The Towers / Botany Avenue / Mansfield / NG18 5NG

from mansfield town centre

Leave Mansfield town centre proceeding up Stockwell Gate which in turn becomes Sutton Road. Proceed past the bus depot taking the next turning right immediately after The Bold Forester Public House into Botany Avenue where The Towers will be found approximately 50 yards on the left hand side.

from junction 28 of the M1 motorway

Leave the motorway at Junction 28 sign posted A38 Mansfield. Proceed down the A38 following the signs for Mansfield. Proceed past Sutton in Ashfield and at the main traffic lights adjacent to the King's Mill Reservoir turn right following the signs for Mansfield. Proceed past the King's Mill Hospital, over the traffic light junction, past the Sir John Cockle Public House on the left hand side and take the second turning on the left into Botany Avenue immediately before The Bold Forester Public House where The Towers will be found approximately 50 yards on the left hand side.



money laundering regulations

Please note that in order to comply with Money Laundering Regulations, Deposits can be paid by Cheque, Bankers Draft or by Card. Cash will not be accepted. Please note that if you choose to pay by Credit Card, a 2% surcharge will apply.

These particulars are believed to be correct but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

They are issued subject to the properties described herein not being sold, let, withdrawn or otherwise disposed of.

W A Barnes LLP
Portland Square
Sutton in Ashfield
Nottinghamshire
NG17 1DA

In association with
Littlewood & Company
7 Russell Place
Nottingham
NG1 5HJ

*see Auction Procedures on back cover for Guide Price information
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Lot 1

**121 Phoenix Street,
Sutton in Ashfield,
Nottinghamshire NG17 4HL**

**Freehold. Full Vacant
Possession.**

***Guide Price £40,000 plus**

Description

A previously improved, three storey, traditional End Terrace House with good potential for the lettings market or onward sale. The property is in need of some upgrading but is found within a popular location in close proximity to a modern residential development. Easy access into Sutton in Ashfield town centre and main roads onto the A38 and Mansfield.

Accommodation comprises; Lounge, Dining Room, Kitchen with modern fittings. Three Bedrooms plus Bathroom/WC on upper two floors. Gas fired central heating system. Previously let at £425 pcm excl. Ideal for investor/speculator.



Lot 2

**32 Leamington Drive,
South Normanton, Derbyshire
DE55 2HX**

**Freehold. Full Vacant
Possession.**

***Guide Price £60,000 plus**

Description

Per instructions from the Executor. A well built, traditional, two storey semi-detached House in need of general refurbishment & upgrading but offering excellent potential for renting, re-sale or owner-occupation once improved.

Accommodation comprises; Hall, through Lounge, Dining-kitchen. Ground floor Bath/WC. Three Bedrooms. Gas fired central heating system. Well proportioned accommodation, ideal for family occupation. Ample parking. Easy access to local shops and schools. Very fast access to J 28 of M1. Of interest to the speculator, investor or first time buyer.



Lot 3

Land adjacent 19 Mount Pleasant, Mansfield, Nottinghamshire NG18 1TA

Freehold. Full Vacant Possession.

***Guide Price £40,000 plus**

Description

An opportunity for the developer/builder to purchase a residential development site having the benefit of Outline Planning Permission to construct four, new flats (Planning Ref 2015/0458/ST). There are currently three batteries of garages on site that will require demolition.

The site has a dual frontage to Mount Pleasant/The Rookery and is within easy walking distance of the Town Centre. Ideal build to rent opportunity. The site may be suitable for the construction of town houses, subject to the usual planning consent.



Lot 4

11 Garden Avenue, Shirebrook, Nottinghamshire NG20 8JH

Freehold. Full Vacant Possession.

***Guide Price £65,000 plus**

Description

Per instructions of the Vendor to effect an early sale. A modernised, well proportioned, traditional Semi-detached House standing on a large, level corner plot. The accommodation offers a practical layout, perfect for family occupation. Excellent potential for rental or onward sale when improved.

Comprising; Hall, open plan, separate but adjoining Lounge, Dining Room and Kitchen. Modern, serviceable kitchen fittings. Three large Bedrooms. Bathroom & separate WC. Gas fired central heating system. Double glazing. Ample garage space. Extensive parking for cars/caravan/motor home. The gardens offer potential to construct a new dwelling, subject to the necessary Planning



Consent. Easy access into Town Centre/Market Place. Great opportunity for the speculator, investor or owner-occupier.



Lot 5

**36 Church Street, Mansfield,
Nottinghamshire NG18 1AE**

**Freehold. Full Vacant
Possession.**

***Guide Price Around £55,000**

Description

An attractive, Grade 2 Listed Building with appealing, stone built facade situated in a good, secondary trading position in the Town Centre. Close to public parking. The premises comprise a lock up Sales Shop with Offices on the upper two floors having separate access. The premises have been structurally altered internally with Consent but now require fitting out. Listed Building Consent approved for refurbishment of shop & offices (Planning Ref 2009/0822/NT).

Accommodation comprises; Shop, Kitchenette, Store & WC. Three self contained Offices on upper two floors. Potential to convert to a maisonette, subject to all necessary consents. Of interest to the investor, speculator or Trader-occupier.



Lot 6

**48 Chesterfield Road North,
Mansfield, Nottinghamshire
NG19 7HZ**

**Freehold. Full Vacant
Possession.**

***Guide Price Around £75,000**

Description

Per instructions of the Vendor to effect an early sale. A well proportioned, three storey, traditional Semi-detached House located in a popular, established, residential location. Good access to all amenities. The accommodation requires general upgrading to add value and offers profitable potential for onward sale, future renting or owner occupation once improved.

Comprising; Hall, Lounge, separate Dining Room, Kitchen. Three good sized Bedrooms plus Bathroom/WC on upper two floors. Large garden. Excellent proposition for speculator, investor or First Time Buyer.



Lot 7

**87 Rosemary Street,
Mansfield, Nottinghamshire
NG18 1QX**

**Freehold. Full Vacant
Possession.**

***Guide Price Around £16,000**

Description

An opportunity to purchase a two storey, detached Workshop/Store with prominent frontage to main road and close Town Centre. The premises are suitable for a variety of business uses, would make an excellent garage for the car enthusiast, provide useful, secure storage for the builder or local trader and may have potential to convert to residential use subject to obtaining the necessary planning consent.

Roof replaced in recent times. Water and electricity available. Ground floor; 33.7 sq m (363 sq ft) plus mezzanine 34.59 sq m (372 sq ft.) Of interest to the speculator, investor or trader.



Lot 8

**20 Mount Pleasant,
Sutton in Ashfield,
Nottinghamshire NG17 4DE**

**Freehold. Full Vacant
Possession.**

***Guide Price £70,000**

Description

Per instructions from the Executor. A modern, two storey, semi-detached House situated in a cul de sac setting within easy walking distance of the town. The accommodation requires general upgrading but offers profitable potential to realise a capital gain on re-sale once improved.

Accommodation comprises; Hall, Lounge, Kitchen. Three Bedrooms plus Bath/WC. Gas fired central heating system. Integral Garage. Ideal for future renting or for the First Time Buyer. A straight forward refurbishment opportunity.



Lot 9

**Building Land Fronting
Chester Street, Mansfield,
Nottinghamshire NG19 6DW**

**Freehold. Full Vacant
Possession.**

***Guide Price £70,000**

Description

A good, level building plot currently forming part of the gardens belonging to the rear of numbers 56, 58 & 60 Fairholme Drive. Outline Planning Permission granted by Mansfield District Council for the development of a pair of two storey Semi-detached Houses. Planning Reference 2014/0344/ST.

The plot is situated within a very pleasant, ever popular residential location and offers the speculative builder a profitable development opportunity. Good access to local schools and all amenities. Frontage to Chester Street of about 14.5 m. Total area approx 370 sq m.



Lot 10

**30 Featherston Avenue,
Worksop, Nottinghamshire
S80 2PD**

**Freehold. Full Vacant
Possession.**

***Guide Price £50,000-
£55,000**

Description

A well built, Semi-detached House standing on a larger than average, corner plot. The property requires full internal refurbishment, lacks internal fittings but offers good potential for renting or re-sale when improved.

Accommodation comprises; Hall, through Lounge, Kitchen, Cloak Room. Three large Bedrooms, former Bathroom/WC. Ample potential parking/garage space. Good access into town centre. Ideal opportunity for the builder/speculator.



Lot 11

**56 Leeming Lane North,
Mansfield Woodhouse,
Nottinghamshire NG19 9EP**

**Freehold. Full Vacant
Possession.**

***Guide Price £60,000**

Description

Per instructions from the Executor. A traditional, two storey, Semi-detached House requiring full modernisation and upgrading but providing the speculator or builder a profitable opportunity for either onward sale or future renting once refurbished. Popular, residential location in a mature, none-estate position. The accommodation comprises; Hall, Lounge, Rear Living Room. Basic, lean-to kitchen that requires demolition and rebuilding. Two Bedrooms plus Bathroom/WC. Gardens to front and rear. Potential parking space in forecourt.



IMPORTANT NOTICE

Please note that any person bidding or buying at auction **MUST** produce documentation to confirm their name and address when contracts are signed.

Appropriate identity documents include:

- Current passport
- UK photo card driving licence
- Inland Revenue Tax Notification
- Residential permit issued by the Home Office to EU Nationals
- Utility bill issued within last three months
- Bank, building society or credit card statement
- Local Authority tax bill

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BUYING A PROPERTY AT AUCTION



The New Meeting House, Station Street,
Mansfield, Nottinghamshire, NG18 1EF
Telephone: 01623 624505

E-mail: enquiries@bryanandarmstrong.co.uk

Buying a property at auction can be a very quick and efficient process. Unlike buying from the open market there is no 'gazumping', no chains breaking down. Once the hammer goes down and your bid has been accepted then you will be expected to pay a 10% deposit immediately, with the balance payable to the seller 28 days later. Therefore, you need to make sure you have enough money to fulfil your part of the purchase contract or you could lose your deposit and possibly have further expenses to pay to the seller.

Sue Harrison who is a Partner and head of Bryan and Armstrong's property department answers some typical questions prospective buyers may have before buying at auction. The questions and answers are not intended to provide legal advice and you should always consult a solicitor before and when buying a house.

Q: Can I just turn up on auction day and buy a property?

A: Put simply yes, BUT it is very important to remember when buying at auction that you should do some research in advance. Request a catalogue and go through it carefully – this contains all of the properties listed and general conditions of sale. Look at the legal pack for the property you are interested in for further information about the property via deeds, searches and information provided by the seller.

Q: Do I need to obtain a valuation of any property I am interested in bidding for?

A: In the same way as if you are buying a property on the open market, you should consult a surveyor to get their professional opinion on the state and condition and the value of the property.

Q: Should I view the property in advance of bidding on it?

A: Although it is not compulsory to view property in advance of bidding on it, unless you like shocks or surprises you should always inspect a property before bidding on it.

Q: I am intending bidding for a property, when should I instruct my solicitor?

A: Always instruct your solicitor in advance of the auction. Your solicitor will be able to obtain the legal information pack on your behalf and check the seller's legal title to sell the property and any special conditions related to the sale. Your solicitor will check the legal title to ensure this is free from restrictive covenants which may prevent you from developing the property in the way you want to.

Q: What do I need to do on the day of auction?

A: Check to see that the property you are interested in is still available. Take your deposit with you. Bring your identification document with you also – 2 forms are usually required. Register with your name, address and contact details and once this is done you will be issued with a bidding number

Most lots will have a reserve price which is the minimum a seller is prepared to accept and is not disclosed. If the bids fail to reach the reserve price the seller may not sell the property on the day. However, if this occurs speak to the auctioneers who may act as agents and see whether a deal can be reached at the end of the auction.

Finally, ensure you arrive in plenty of time to get a good seat, stay calm and keep within your budget.

Bryan and Armstrong have been trusted by the local community for 150 years. Contact our property team for a quotation today on 01623 624505.

Further information on each of the lots included in this sale catalogue can be obtained from

W.A. Barnes LLP / Portland Square / Sutton in Ashfield / Notts
t 01623 554084 / 553929

viewing

Arranged with pleasure via the sole auctioneers
W.A. Barnes LLP / Portland Square / Sutton in Ashfield / Notts
t 01623 554084 / 553929

contracts and conditions of sale

Contracts and conditions of sale may be inspected, free of charge, on line by visiting the auctioneer's website www.wabarnes.co.uk and following the "Legal Documents" link. The legal pack will be uploaded as and when it is received from the vendor's solicitors. The legal pack may also be inspected at the auctioneers' offices and those of the vendor's solicitors. The purchaser is deemed to buy with full knowledge thereof whether they have inspected the same or not.

auctioneer

Thomas H M Smith BSc (Hons) F.R.I.C.S. of W.A. Barnes LLP,
Portland Square, Sutton in Ashfield.

solicitors

The name and address of the solicitor representing the vendor on each of the lots offered can be obtained from auctioneers.

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at www.wabarnes.co.uk, and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

Guide Price:

Please note:

1. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell on the date on which the guide price, or range of prices, is published.
2. The reserve price is the minimum price at which the property can be sold.
3. Both the guide price and the reserve price may be subject to change up to and including the day of the auction.
4. All guide prices are quoted "subject to contract".
5. The latest published guide price, or range of prices, are displayed on our website.

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method of sale

The various lots contained within this catalogue will be sold by public auction unless sold previously by private treaty. Interested parties are strongly recommended to telephone the auctioneers on the day of the auction to check the availability of any particular lot. Solicitors will be available approximately 30 minutes before commencement of the sale in order to deal with any enquires relating to the various lots. Please note that no queries nor questions regarding either the contracts or the properties will be accepted once the auction is underway.

planning consents/plans/rental agreements etc

Copies of planning consents, plans, rental agreements where available maybe inspected by the prospective purchaser at our Sutton in Ashfield office / Portland Square
Sutton in Ashfield / Notts

commissioned bids

At the discretion of the auctioneers, commissioned bids may be placed on the lots contained in this catalogue by interested parties who are unable to attend the sale. For further information contact the auctioneers.

6. The latest published guide, or range of prices, will normally be at or above any reserve price.

7. Whilst every effort is made to ensure that these guides are not misleading, it is possible that the reserve price set for any lot may exceed the previously quoted guide price – as the seller may fix the final reserve price just before bidding commences.

8. If a guide price is listed as "TBA", it means that there is no guide price at present – please do not call our office. The guide price, or range of prices, will be published online immediately it becomes available. Please check regularly for updates.

9. Lots may be sold or withdrawn prior to auction.

Reserve Price: the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.