

Per Instructions from Executors, Beneficiaries,  
Trustees & Other Sources.  
**A collective sale of "Property with Potential",  
Investments & Building Land.**  
Of immediate interest to Speculators,  
Builders & Investors.  
To be sold by Public Auction  
(unless sold previously by Private Treaty)



# property auction catalogue

wednesday 14th october 2015

**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**

**wabarnes.co.uk**

# we sell **the lot!**

All but one of the residential properties offered in our July Auction were sold and “the one that got away” is now sold subject to contract. There was, as usual, tremendous appetite for properties in need of modernisation. It was also pleasing to note that several owner-occupiers who had obtained mortgage finance ahead of the sale were prepared to successfully compete with the traditional speculators and cash buyers on certain properties and secure themselves some very keenly priced homes.

Lot Number 1 in this catalogue will be familiar to those who attended the July Sale; it was knocked down from a Declared Reserve of £20,000 at a price of £45,000 to a “gentleman” of Irish descent who duly paid his 10% deposit by card. The following day he viewed the house for the first time and within the hour, by some strange coincidence, we received a call from his card company claiming that the card had been stolen and fraudulently used. The sale failed to complete and the property is being re-offered in this sale. It is important for buyers to be fully aware of the consequences of failing to comply with an auction contract: We utilise the traditional method of auction whereby the sale is binding on both the Seller and Buyer at the fall of the hammer. The sale is unconditional and, unlike the “modern method of auction”, it is not possible for a buyer to just walk away and forfeit his Deposit. A Vendor, in such circumstances, keeps the Deposit. He then has the right to sue for the costs of the subsequent sale. If the property is subsequently sold for a lower price he can sue for the difference – all with interest (usually calculated at 4% above base rate). Unless you have the



moral fibre to buy a property without seeing it – regardless of condition, Title etc., I repeat the warning that I issue at the start of all of our Auctions; “Do not bid!”

This sale embraces a wide variety of Lots and there is something for everyone. We will hold our next auction in December. If you have a property that you think may be suitable for auction and wish to share in our success, I shall be pleased to offer 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](http://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

**8 George Street, Mansfield,  
Nottinghamshire NG19 6SA**

**Freehold. Full Vacant  
Possession.**

**\*Declared Reserve £20,000**

### Description

Per instructions of the Executor. A two storey, Mid Terrace House in very poor condition in need of comprehensive modernisation. The layout provides potential to create two self contained flats (subject to usual consents). Accommodation comprises: Hall, Front Living Room, Rear Sitting Room, Kitchen. Two double Bedrooms plus Bath/WC. Easy reach of Town Centre.

Good potential for future renting once put into good repair. Ideal opportunity for the builder.



## Lot 2

**18 Pinxton Road, Kirkby in  
Ashfield, Nottinghamshire  
NG17 8LX**

**Freehold. Full Vacant  
Possession**

**\*Guide Price  
Around £40,000**

### Description

Per instructions of the Executor. A traditional, two storey Semi detached House in need of full modernisation & upgrading. Popular position on outskirts of Town.

Accommodation comprises: Lounge, Dining Room, Kitchen. Two double Bedrooms plus Bath/WC. Small, easy to maintain gardens. The property offers good potential for future letting or re-sale when upgraded. Ideal for speculator, builder or investor.



## Lot 3

**21 Launds Avenue, Selston,  
Nottinghamshire NG16 6GA**

**Leasehold. Full Vacant  
Possession.**

**\*Guide Price  
Around £40,000**

### Description

A purpose built, first floor maisonette providing well proportioned but easy to maintain accommodation. The property is situated within a large, popular & pleasant village that has self contained amenities and gains good access to surrounding townships of Kirkby in Ashfield, Alferton & Eastwood. Rapid access to M1.

The property requires some general upgrading but offers excellent potential for future letting and would make a very affordable home to the first time buyer. Accommodation comprises: Entrance Lobby, Kitchen, Lounge, two Bedrooms plus Bath/WC. Gas fired central heating system & double glazing. Ideal for those wishing to expand or establish an investment portfolio.



## Lot 4

**4 Newcastle Street,  
Huthwaite, Nottinghamshire  
NG17 2LU**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price  
Around £55,000**

### Description

A great opportunity to acquire a well cared for, traditional, three storey, Mid Terrace house found within an established, residential location close all amenities where there is consistent demand for rented accommodation.

Comprising: Lounge, separate Dining Room, Kitchen plus ground floor Bath/WC. Three double Bedrooms on upper two floors. Gas fired central heating system (boiler installed 2014), double glazing & expensive external insulation. Low maintenance gardens. Very suitable for the lettings market and a very affordable starter home.



## Lot 5

**20 Chatsworth Street, Sutton  
in Ashfield, Nottinghamshire  
NG17 4GG**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price  
Around £52,000**

### **Description**

A traditional, three storey Mid Terrace house suitable for early future renting. Cosmetic improvements required but previously modernised to include re-covered roof, modern Kitchen & Bathroom fittings. Gas fired central heating system & double glazing. Accommodation comprises: Lounge, Dining Room, Kitchen Ground floor Bath/WC. Three double Bedrooms on upper two floors. Established location with consistent demand for rented accommodation. Within easy reach of town centre.  
Ideal opportunity for the investor.



## Lot 6

**31 York Street, Sutton in  
Ashfield, Nottinghamshire  
NG17 2AG**

**Freehold, Subject to Tenancy.**

**\*Guide Price  
£45,000–£50,000**

### **Description**

An excellent opportunity for the prudent investor to purchase a ready-made investment. let & producing an immediate income stream.  
The accommodation has been previously modernised and comprises: Spacious, through Lounge/Dining Room. Kitchen with serviceable fittings, three Bedrooms plus Bath/WC on upper two floors.  
The property has produced a near continuous rental income for many years and is managed by W A Barnes LLP. Currently let under an Assured Shorthold Tenancy that commenced 27th June 2014 at a rental of £395.00 pcm excl.





## Lot 7

**77 Derby Road, Beeston,  
Nottingham NG9 2TB**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price  
Around £155,000**

### Description

Per instructions of the Trustees. A traditional, two storey, gabled and bay fronted detached house capably converted many years ago into two, self contained Flats. Each unit has a Lounge, Kitchen, Bath/WC and a Double Bedroom. General refurbishment & upgrading required but great potential for letting. Easy access into both Beeston, QMC, University & City.

Ideal opportunity for investor/speculator.



## Lot 8

**183 & 183a Victoria Street,  
Mansfield, Nottinghamshire  
NG18 5SA**

**Freehold Subject to  
Tenancies.**

**\*Guide Price  
Around £56,000**

### Description

Ready-made investment. A traditional, two storey, End Terrace House adapted many years ago into two, self contained Maisonettes. Convenient location within easy walking distance of the town centre. The ground floor Unit comprises: Kitchen with modern fittings, Lounge, Double Bedroom plus Shower/WC and has the benefit of a gas fired central heating system. Let at £325 pcm excl. The first floor Maisonette comprises: Entrance lobby, double Bedroom/living room, Dining Kitchen plus Shower/WC.

Let at £325 pcm excl. Ideal for those wishing to derive an immediate income stream and a high yielding investment opportunity.



## Lot 9

**Site to rear of 59–67  
Southwell Road West,  
Mansfield, Nottinghamshire  
NG18 4EJ**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price  
Around £45,000**

### Description

A level site of about 0.075 Hectares (0.18 acres) having the benefit of outline Planning Consent for the construction of three, two storey Town Houses with ample parking (Planning Reference 2014/0651/ST.) There are currently 20 lock up garages on the site.

If developed in accordance with the submitted drawings, each new dwelling will provide: Lounge, Dining Kitchen, two Bedrooms plus Bathroom/WC. Established, popular location within easy reach of the Town centre. The new homes should have good re-sale or rental potential.

Of interest to the speculative developer or build to let investor.



## Lot 10

**Building Plot adj 29 Main  
Road, Kirkby in Ashfield,  
Nottinghamshire NG17 9EY**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price  
£80,000–£90,000**

### Description

A very rare opportunity to purchase a splendid, individual building plot having the benefit of outline Planning Consent for a single dwelling plus garage granted by Ashfield District Council under Ref V/2015/0184 dated 14th May 2015.

The plot has an area of about 859 sq m (0.21 acres) and enjoys a very attractive position that takes excellent advantage of commanding views to the North. Very popular location in a mature, none-estate setting. Of immediate interest to the speculative developer or self builder.





## Lot 11

**19 Walton Street, Sutton in  
Ashfield, Nottinghamshire  
NG17 4GF**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price  
£40,000**

### **Description**

A traditional, two storey, mid Terrace House in need of substantial modernisation and refurbishment. A Prohibition Order has been placed on the property by Ashfield District Council that prohibits the house from being occupied until certain works have been completed. Excellent potential for re-sale or renting once upgraded.

Accommodation comprises: Lounge, Dining Room, Kitchen. Two double Bedrooms plus Bath/WC. Gas fired central heating system. Established, residential location close to town centre.

Ideal opportunity for builder/speculator.



## Lot 12

**21 Sixth Avenue, Forest Town,  
Mansfield, Nottinghamshire  
NG19 0BL**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price  
£50,000**

### **Description**

A well proportioned, traditional, two storey mid Terrace house in need of general refurbishment. Established residential location with good access to local shops & schools.

Comprising: kitchen, separate but adjoining Lounge/Dining Room. Three large bedrooms plus Bath/WC. The house is ideal for family occupation and good rental demand can be anticipated when improved. Ample off street parking.

Ideal for investor/speculator or first time buyer.



## Lot 13

**201 Huthwaite Road, Sutton  
in Ashfield, Nottinghamshire  
NG17 2HB**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price  
£90,000–£100,000**

### Description

Per instructions of the Executors. An excellent opportunity to purchase an attractive, gabled and bay fronted, traditional semi-detached House found within a very desirable location in a mature, none-estate setting. The property requires refurbishment and upgrading but has been extended and has great potential to create an impressive family home.

Accommodation comprises: Hall, spacious separate but adjoining through Lounge-Dining Room. Extended Kitchen. Three Bedrooms. Bathroom/WC with modern fittings. Gardens to front & rear. Shared drive gives vehicular access to rear gardens where there is ample garage space.

Ideal for speculator or owner-occupier.



Adjacent workshop/offices  
available as separate lot.

## Lot 14

**201a Huthwaite Road, Sutton  
in Ashfield, Nottinghamshire  
NG17 2HB**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price  
£60,000–£70,000**

### Description

Per instructions of the Executors. A rare opportunity to acquire modern, purpose built commercial premises previously used as Offices and Workshop/Store. The premises are ideal for a wide variety of businesses and have the benefit of a gas fired central heating system.

Comprising: Entrance Lobby, two Offices, a Kitchen plus Store. Net int floor area about 438 sq ft. Further substantial brick/tile Workshop of 765 sq ft. Good working height plus secure store. Easy access to both town centre and J28 M1.

The premises have potential for redevelopment for residential use subject to planning or could be adapted as an Annex

\*see Auction Procedures on back cover for Guide Price information



for the adjacent house  
(Lot 13). Of interest to the  
investor or trader-occupier.

## Lot 15

**43 West Hill Drive, Mansfield,  
Nottinghamshire NG18 1PL**

**Freehold. Full Vacant  
Possession.**

**\*Declared Reserve £35,000**

### Description

Per instructions of the Executor. A substantial, three storey, Victorian villa style mid Terrace House in very poor condition in need of complete modernisation, refurbishment and upgrading. The property presents an attractive facade and has enormous potential. It stands opposite the site of the former Mansfield General Hospital that has been demolished and is to be re-developed. Very close to town centre.

Accommodation comprises: Hall, Lounge, Dining Room, large Kitchen. Four double Bedrooms plus Bath/WC on upper two floors. Forecourt. Scope to renovate into a large, character home or convert to flats (subject to usual consents.) Ideal for builder or speculator.

**Auctioneers note:** the poor condition of the accommodation renders it as being hazardous. No children will be permitted access.



Interested parties must bring a torch and carry out their inspection entirely at their own risk with no liability whatsoever to either the Auctioneers or the Vendor.

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Scott Hendry

**together.**



**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](http://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](http://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.

**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.

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