

Upon instructions from Mansfield District Council,
Executors, Beneficiaries, Trustees and other sources.

**A collective sale of Investments,
and “Property with Potential”**

Of immediate interest to investors, speculators,
owner-occupiers and builders

To be sold by Public Auction
(unless sold previously by Private Treaty)



property auction catalogue

Thursday 10th December 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!

This is our final collective sale of land and property for 2014 and I am pleased that we maintain our position as market leaders in North Nottinghamshire

Our October Sale produced some notable results; a totally dilapidated house on Westhill Drive Mansfield attracted some sixty viewers in just three weeks and sold for £65,000 against a Declared Reserve of £35,000. Building land on Southwell Road West, Mansfield proved very popular and sold for £75,000. This pleased the vendor no end; he had agreed to sell it by private treaty for £54,000 – proving that auction is the right route to market for certain types of property.

Our sales held over the last twelve months have continued to achieve the highest degree of success in terms of Lots sold/ Lots offered and I am grateful for your continued support. We remain committed to providing our Clients with a service of the highest professional standard and to treat Buyers fairly. Unlike many auctioneers, we never issue deliberately misleading Guide Prices to “bait” the unwary.

This sale embraces a wide variety of Lots that will appeal to builders, speculators, investors and owner-occupiers – all of which will be offered at very competitive Reserves which, in turn, provides you with an opportunity to grab a bargain and, at the same time be satisfied that you have paid no more than true market value.



Unfortunately, owing to the conduct of certain unscrupulous individuals, I have decided that we now need to ask all Purchasers to provide identification at the point that they sign contracts at the end of the sale. This is something that I have resisted until now as it is tedious, but times change.

On behalf of the Partners and staff at W A Barnes LLP, I send you the traditional seasonal greeting; “Happy Christmas and a prosperous New Year!”

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

**5 North Street, Sutton in
Ashfield, Nottinghamshire
NG17 4BD**

**Freehold. Full Vacant
Possession.**

***Guide Price £45,000-
£50,000**

Description

A traditional, three storey, Mid Terraced House requiring general upgrading but providing well-proportioned, family sized accommodation on a popular road. The accommodation comprises: Lounge, separate Dining room, Kitchen plus ground floor Bathroom/WC. Three double Bedrooms plus further WC on upper two floors. Gas fired central heating system. Excellent access into town centre. Ideal Buy to Let opportunity. Profitable resale potential once improved. Ideal for investor or speculator.



Lot 2

**Former Oasis Amusements
Centre, Outram Street,
Sutton in Ashfield,
Nottinghamshire**

**Freehold. Full Vacant
Possession**

***Guide Price
Around £50,000**

Description

Substantial, two storey commercial premises. The ground floor was last trading as an Amusements Arcade. The first floor has its own access and was last trading as a Sunbed Centre. Ground floor retail space approximately 143 sq metres (1,542 sq ft) plus storage and WC accommodation. The first floor comprises a reception area with a total of thirteen partitioned tanning cubicles plus shower room and WC accommodation and has a gross internal floor area of 155 sq metres (1,675 sq ft) or thereabouts. Prominently situated in good tertiary trading position and relatively close to the recently



relocated outdoor market. Ample car parking within easy reach. Suitable for retail, office, restaurant or hot food takeaway. Potential for conversion to residential (subject to Planning). Of immediate interest to the trader occupier, investor or speculator.

Lot 3

**9 Sherwood Place, Clipstone
Village, Mansfield,
Nottinghamshire NG21 9BB**

Freehold subject to Tenancy.

***Guide Price Around
£45,000-£50,000**

Description

Good opportunity for the investor to purchase a well-proportioned, family sized Semi-detached House let under an Assured Shorthold Tenancy that commenced on the 28th November 2012. The passing rental amounts to £425.00 per calendar month exclusive. The property is of non-traditional construction designated as Defective under the Housing Defect Legislation but has generated a near continuous rental income for many years and continues to do so. The accommodation comprises; entrance hall, lounge, Dining kitchen with modern fittings. Three good sized Bedrooms plus Bathroom/WC. Gardens to front and rear. Detached Garage. A ready-made investment ideal for those wishing to derive an immediate income stream. Pleasant position towards outskirts of the built up area of the village.



Lot 4

**8 Nesbitt Street, Sutton in
Ashfield, Nottinghamshire
NG17 5DZ**

**Freehold. Full Vacant
Possession.**

***Guide Price
Around £50,000**

Description

A traditional, three storey mid Terraced House found within an established, residential location. Easy access into town centre. The accommodation is in need of some general refinement but offers excellent potential for the rental market. The accommodation comprises Lounge, Dining-Kitchen, rear entrance vestibule plus ground floor Bathroom/WC. Three double Bedrooms on upper two floors. Gas fired central heating system plus double glazing. Excellent Buy to Let opportunity for the investor or speculator.



Lot 5

**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 and upgrading. Pleasant, semi-rural setting on the outskirts of town. The accommodation comprises; Lounge, Dining room plus kitchen. Two double Bedroom plus bathroom/WC on the first floor. Small, easy to maintain gardens.

The property offers good potential for future renting or resale when upgraded. Ideal for the speculator, builder or investor



Lot 6

**33 Sherwood Rise,
Nuncargate, Kirkby in
Ashfield, Nottinghamshire
NG17 9AF**

**Freehold. Full Vacant
Possession.**

***Guide Price
£65,000-£80,000**

Description

Per instructions of the Executors. A rare opportunity to acquire a semi-detached Cottage of character found within an attractive, ever popular cul-de-sac setting. The property has been extended but is in need of general refurbishment to add value and generate capital gains. The accommodation comprises; extended, through Lounge/Dining room, kitchen. Two Bedrooms plus Bathroom/WC at first floor level. Gardens to front and rear with brick built garage plus ample off street parking. Enormous potential for the owner occupier or speculator.



Lot 7

**61 Old Mill Lane, Mansfield,
Nottinghamshire NG19 9AL**

**Freehold. Full Vacant
Possession.**

***Declared Reserve £35,000**

Description

Per instructions of Mansfield District Council. A previously modernised, traditional End Terraced House offering good potential for the rental market. The accommodation comprises; Lounge, Dining room plus Kitchen with modern fittings. Two double Bedrooms plus Bathroom/ WC. Gas fired central heating system. Gardens to front and rear with potential parking/ garage space in back garden. Easy access to local facilities in both Mansfield and Mansfield Woodhouse town centres. Of interest to the investor seeking a Buy to Let opportunity.



Lot 8

**123 & 123A Outram Street,
Sutton in Ashfield,
Nottinghamshire NG17 4BG**

**Freehold Subject to
Tenancies.**

***Guide Price £65,000**

Description

Mixed commercial/residential investment opportunity. 123 Outram St comprises a prominently situated, ground floor Retail Unit trading as a barber's shop fitted out to a good standard by the Tenant who has been trading successfully for several years. Lease renewed for a term of six years from 2012 at a rent of £2,700 per annum. Sales area 28 sq m plus Kitchen, Stores & WC. 123A comprises a spacious, well appointed, self contained Maisonette on first & second floor level, fitted to a good standard and let to the proprietor of the barber shop. Comprising; Kitchen with modern fittings, large Lounge, two double Bedrooms plus Bath/WC with modern fittings. Gas fired central heating system. Return frontage to rear service road. Let under



an Assured Shorthold Tenancy at £375 pcm excl. A high yielding, ready made investment.



*see Auction Procedures on back cover for Guide Price information
wabarnes.co.uk

Lot 9

**5 Haldane Crescent, Bolsover,
Derbyshire S44 6RU**

**Freehold. Full Vacant
Possession.**

***Declared Reserve £50,000**

Description

A recently improved Mid Terrace house of "Wimpey no-fines" construction (normally readily mortgageable through conventional lenders) providing well proportioned accommodation suitable for family occupation. Through Lounge, Kitchen with new fittings, Utility Room. Three good sized Bedrooms. Newly fitted Bathroom. Newly fitted gas central heating boiler. Gardens to front and rear. The property has been successfully rented out in the past and is very suitable as a Buy to Let proposition or an affordable home for the First Time Buyer. Easy vehicular access into the centre of town with all of its facilities. Fast access J29 of M1.



Lot 10

**20 Chatsworth Street, Sutton
in Ashfield, Nottinghamshire
NG17 2AG**

**Freehold. Full Vacant
Possession.**

***Guide Price £47,000**

Description

Ideal Buy to Let opportunity. The property comprises a previously modernised, three storey Mid Terrace House found within easy reach of the town centre in an area where there is consistent demand for rented accommodation. Well proportioned through Lounge/Dining Room. Kitchen with modern fittings. Bath/WC on ground floor. Three double Bedrooms on upper two floors. Re-covered roof. PVCU windows. Gas fired central heating system. Of immediate interest to the investor.



Lot 11

**233 Southwell East,
Rainworth, Nottinghamshire
NG21 0BN**

**Freehold. Full Vacant
Possession.**

***Guide Price £40,000 plus**

Description

Per instructions of the Executor. A traditional, two storey Semi-detached House with former Sales Shop. The property requires comprehensive refurbishment, modernisation and upgrading but offers a good opportunity for resale or renting when modernised. The accommodation comprises: lounge, Kitchen, former Shop (suitable for adaption to a living room). Three large Bedrooms plus Bathroom/WC at first floor level. Good sized, attached brick built Garage. Enclosed rear gardens. Close to the centre of this popular village. Good vehicular access to Mansfield and Southwell. Ideal opportunity for builder, speculator or investor.



Lot 12

**20 Harvey Road, Mansfield,
Nottinghamshire NG18 4ES**

**Freehold. Full Vacant
Possession.**

***Guide Price £75,000 plus**

Description

Per instructions of the Executors. A rare opportunity to purchase an appealing, traditional, gabled and bay fronted Semi-detached House found within an extremely well regarded residential location in a mature, none-estate setting. The property has not been occupied for many years and now requires comprehensive refurbishment, modernisation and upgrading. Comprising: Entrance hall, Lounge, separate Dining room plus Kitchen. Three Bedrooms plus Bathroom/WC. Detached block/tiled garage. Gardens to front and rear. Excellent potential for the owner occupier or speculator seeking a property with great re-sale potential when improved.



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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Offices in Sutton-in-Ashfield & Mansfield

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

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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.

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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