

Upon Instructions From Mansfield District Council,
Executors, Beneficiaries, Trustees And Other Sources.

**A Collective Sale Of
Residential And Commercial
“Property With Potential”,
Building Plots And Amenity Land**

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 11th December 2014

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

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we sell the lot!

At the risk of sounding tedious, I am delighted to report that our collective sale of land and property held in September produced yet another 100% success. There was, as usual, great appetite for property in need of modernisation and it would seem that the worse the condition, the greater the interest. This is, perhaps, not surprising as we are at the time of the year when many builders are looking for “hospital jobs” to tide their workforce over if adverse weather holds up contract work. A terrace house on Mason Street that was let and managed by W A Barnes drew exceptional interest from investors with the hammer falling at £65,000 producing a gross yield of 6.4%. This, undoubtedly, reflects the importance of rigorous tenant selection and professional property management in order to preserve Capital Value. W A Barnes have been specialising in property management since 1932 and we are always pleased to extend our services to new landlords.

The intervention by Trading Standards in respect of deliberately misleading Guide Prices routinely issued by some Auctioneers seems to have had some impact; just look at their results and, despite “the spin”, you will see that Lots Sold/Lots Offered are, to my mind, embarrassing in many instances.



We have enjoyed an excellent year to date and I thank you for your continued interest and support. We are now accepting Lots for our New Year Auction. If you have a property or land that you think may be suitable and require a fast, definite and transparent sale, please contact our Office. I look forward to meeting you at the viewings and in the Room on the Day. In the meantime, the Partners and Staff at W A Barnes LLP Chartered Surveyors & Auctioneers send you the traditional greeting; “Happy Christmas and a Prosperous New Year!.”

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
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NG1 5HJ

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

**9 East Street, Sutton in
Ashfield, Nottinghamshire
NG17 4GQ**

**Freehold with
Full Vacant Possession**

* Guide Price: £35,000 plus

Description

Per instructions of the Executor. A traditional, two mid Terraced House in poor condition. Requires comprehensive modernisation, refurbishment and upgrading but with good potential for resale/renting once improved. Accommodation comprises: Lounge, separate Dining room, Kitchen, Bathroom/w.c. Two Double plus one Single Bedroom. Established residential location gaining easy access into town centre. Of immediate interest to the builder/speculator.



Lot 2

**71 George Street, Mansfield,
Nottinghamshire NG19 6SG**

**Freehold with
Full Vacant Possession**

* Guide Price:
Around £60,000

Description

A well-proportioned, previously improved, traditional, two storey Semi-detached House. Excellent proposition for renting or occupation. Accommodation comprises: Lounge, separate Dining room, kitchen with modern fittings. Three large Bedrooms plus Bathroom/w.c. Gas fired central heating system. Double glazing. Ample parking. Good sized gardens. Easy access into Mansfield town centre. Ideal opportunity for the investor, speculator or owner occupier.



Lot 3

**27 Co Operative Street,
Stanton Hill,
Nottinghamshire NG17 3HB**

**Freehold with
Full Vacant Possession**

* Guide Price:
Around £32,000

Description

Per instructions of the Executors. A traditional, two storey Mid terrace House in need of general refurbishment. Good potential for future renting once improved. Accommodation comprises: Lounge, separate Dining room, Kitchen plus ground floor Bathroom/w.c. Three Bedrooms at first floor level. Potential parking at rear. Established residential district with steady demand for rented accommodation. Of interest to the investor.



Lot 4

**23 Clipstone Road East,
Forest Town, Mansfield,
Nottinghamshire NG19 0HS**

**Freehold with
Full Vacant Possession**

* Guide Price:
Around £70,000

Description

Per instructions of the Executors. A traditional, two storey Semi-detached House found in a popular position with open aspect to the front in a mature, non-estate location. The accommodation requires general improvement but offers good potential for future resale, renting or owner occupation. Accommodation comprises: Entrance hall, Lounge, separate Dining room plus Kitchen. Three Bedrooms plus Bathroom/WC at first floor level. Gas fired central heating system plus double glazing. Larger than average gardens. Timber garage. Excellent opportunity for speculator, owner occupier or investor.



Lot 5

**Plot adjacent "Hill Crest",
Terrace Lane, Pleasley,
Nottinghamshire NG19 7PU**

**Freehold with
Full Vacant Possession**

* Guide Price:
Around £30,000

Description

A levelled building plot found within a pleasant, mature, non-estate setting. Outline Planning Permission to construct one dwelling granted by Bolsover District Council on the 24th January 2014 (Application number 13/00502/OUT). The existing building will be taken down to ground level and removed by the Vendor prior to completion of sale. Frontage of about 9.35m, depth around 23.0m. Excellent opportunity for the speculative developer or self-builder wishing to create their own home.



Lot 6

**101 Brand Lane, Stanton Hill,
Nottinghamshire NG17 3GH**

Freehold subject to Tenancy

* Guide Price:
Around £40,000

Description

A traditional, two storey End Terraced property let and producing an immediate income stream. Accommodation comprises: Lounge, separate Dining room, Kitchen plus ground floor Bathroom/WC. Three Bedrooms at first floor level. Gas fired central heating system plus double glazing. Return frontage to rear service road. Let on an Assured Shorthold Tenancy to the same family who have been in occupation since 20th December 2000. Current passing rental £385 per calendar month exclusive. A ready-made, high yielding investment opportunity.



Lot 7

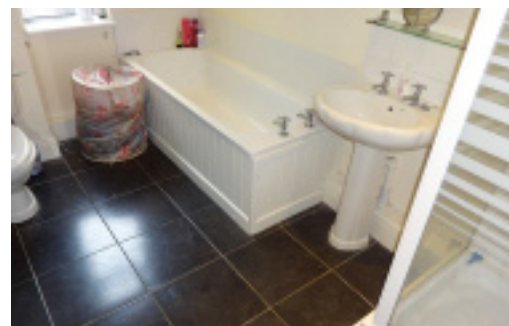
**141 Tilford Road, Newstead
Village, Nottinghamshire
NG15 0BY**

**Freehold with
Full Vacant Possession**

* Guide Price:
Around £55,000

Description

Excellent opportunity to purchase a well modernised, traditional, two storey end terraced property with a good internal specification. Suitable for immediate occupation. Accommodation comprises: Lounge with log burner, smart Kitchen with modern fittings, modern Bathroom with attractive suite including separate shower. Three good sized Bedrooms. Gas fired central heating system plus double glazing. Corner plot with ample off street parking. Within walking distance of train station in a village that has seen considerable investment in recent times. Good access into Hucknall, Kirkby in Ashfield and Junction 27 of M1 Motorway. Perfect for those wishing to establish or expand an investment portfolio.



Lot 8

**Land North of Top Row,
Pleasley Vale,
Nottinghamshire NG19 8RN**

**Freehold with
Full Vacant Possession**

* Guide Price:
Around £10,000

Description

A rare opportunity to purchase a parcel of land that was originally developed with cottages (demolished in the 1960's) having an area of approximately 0.87 acres or thereabouts. The land is generally overgrown and has numerous mature Sycamore, Ash and Yew trees etc., The site is slightly elevated, adjoins and overlooks the River Meden in an extremely pleasant, semi-rural setting. Ideal for personal recreation use.



Lot 9

**1b Recreation street,
Mansfield, Nottinghamshire
NG18 2HP**

**Freehold with
Full Vacant Possession**

* Guide Price: £50,000-
£60,000

Description

Detached workshop premises within easy reach of the Town centre. Portal frame construction providing open work space. Workshop of around 255 sq m (2750 sq ft). Minimum working height 3.23 m. Large concertina type door. Useful premises suitable for a variety of trades. Previously used for vehicle repairs. Of interest to the trader-occupier or investor.



Lot 10

**30 Outram Street, Sutton in
Ashfield, Nottinghamshire
NG17 4FS**

**Freehold with
Full Vacant Possession**

* Guide Price:
Around £27,000

Description

Retail premises with frontage to a busy highway in a tertiary trading position within walking distance of town centre. Comprising: Sales shop (238 sq ft), lobby, kitchen (40 sq ft) and first floor storage (330 sq ft). Poor condition but with potential for either renting as a commercial unit or conversion to residential use (subject to the usual Planning consent). Of interest to the builder, speculator or investor.



Lot 11

**31 Derby Street, Mansfield,
Nottinghamshire NG18 2SD**

**Freehold with
Full Vacant Possession**

* Guide Price:
Around £45,000

Description

Previously improved, three storey Mid Terraced House, recently let and now vacant. Accommodation comprise: Lounge, Dinning kitchen, two Bedrooms plus Bathroom/w.c on the first floor. Further Attic double Bedroom. Gas fired central heating system plus double glazing. Established residential location within easy reach of Mansfield town centre. Some general upgrading needed but good potential for future renting. Ideal for investor/speculator.



Lot 12

**11 Bridge Street, Mansfield,
Nottinghamshire NG18 1AL**

**Freehold with
Full Vacant Possession**

* Guide Price:
Around £50,000

Description

Per instructions of Mansfield District Council. Three storey commercial premises in an established retail pitch in fairly close proximity to the Market Place and various car parks. Sales shop 40 sq metres (430 sq ft), lobby, and Kitchen 11.5 sq metres (37 sq ft). Former living accommodation on upper two floors consisting of Lounge, Bedroom, former Kitchen, Bathroom/w.c. Further large Attic Bedroom on the second floor. The premises are in need of modernisation and repair. Previously let at £6,500 per annum. Potential for future renting. Of interest to the trader occupier, speculator or investor.



Lot 13

**132 Leeming Lane South,
Mansfield Woodhouse,
Nottinghamshire NG19 9BE**

**Freehold with
Full Vacant Possession**

* Guide Price: Declared
Reserve £30,000

Description

Per instructions of Mansfield District Council. A well-proportioned, two storey Semi-detached House in poor condition requiring general modernisation and improvement. Accommodation comprises: Entrance hall, lounge, rear Living room, good sized Kitchen, ground floor Bathroom/w.c. Three good sized Bedrooms on the first floor. The premises are within easy reach of all facilities in Mansfield Woodhouse town centre and offer good potential for renting out once upgraded. Ideal for builder, speculator or investor.



Lot 14

**48 Wood Lane, Church
Warsop Nottinghamshire
NG20 0SR**

**Freehold with
Full Vacant Possession**

* Guide Price: Declared
Reserve £25,000

Description

Per instructions of Mansfield District Council. A well-proportioned, two storey End terrace House in very poor condition requiring full modernisation and upgrading. Accommodation comprises: Entrance hall, Kitchen, Utility room, through Lounge plus ground floor Bathroom/w.c. Three bedrooms at first floor level. Scope for internal re-planning to add value. Village location with open aspect to front. Good project for builder/speculator.



Lot 15

**24 Moor Street, Mansfield,
Nottinghamshire NG18 5SJ**

**Freehold with
Full Vacant Possession**

* Guide Price: Declared
Reserve £20,000

Description

Per instructions of Mansfield District Council. A small, two storey End terraced House in poor condition but within easy reach of Mansfield town centre and having potential for future renting once upgraded. Accommodation comprises: Lounge former Kitchen, two Bedrooms plus Bathroom/w.c. Full modernisation and upgrading required. Good potential for builder/speculator.



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
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NOTES

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
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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.

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.

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: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown

during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the 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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