

Per Instructions from Trustees, Executors,  
Beneficiaries & Other Sources.

**A Collective Sale of  
“Property with Potential” plus Building Land**

Of immediate interest to Speculators,  
Builders, Investors & Owner-Occupiers  
To Be Sold By Public Auction  
(Unless Sold Previously By Private Treaty)



# property auction catalogue

thursday 26th February 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

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Our December Auction was a particularly enjoyable sale; Our unique style of auctioneering created a highly charged but well humoured atmosphere in the Room that everyone seems to enjoy. The Sale embraced a variety of commercial and residential Lots as well as development and amenity land. All found willing Buyers happy in the knowledge that they had paid a fair price. All Clients were highly satisfied as average sale prices were 36% above Reserve!

Our reputation for fair dealing means that Buyers come readily to our sales and know that as a Firm of Chartered Surveyors & Auctioneers, our service meets the highest industry standards.

This Sale embraces a good selection of property that will appeal to investors, builders as well as owner-occupiers with an eye for a bargain.



There is a general shortage of properties coming to market at present and if current trends continue, price increases can be anticipated. My advice is "buy now whilst stocks last!" 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  
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In association with  
Littlewood & Company  
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\*see Auction Procedures on back cover for Guide Price information  
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## Lot 1

**21 George Street,  
Sutton in Ashfield,  
Nottinghamshire NG17 2HJ**

**Freehold with  
Full Vacant Possession**

\* Guide Price: £40,000-  
£45,000

### Description

Per Instructions of the Beneficiaries. An excellent opportunity for the Builder, Speculator or Investor to purchase a traditional, three storey, Mid Terrace House in need of full modernisation found within a popular, established, residential location. Accommodation comprises; Lounge, separate Dining Room, Kitchen. Two Bedrooms plus Bathroom/WC at first floor level. Further Attic Bedroom. Gas fired central heating system. Forecourt plus rear gardens. Great potential for renting or re-sale once upgraded.



## Lot 2

**188 Portland Street,  
New Houghton,  
Nottinghamshire NG19 8SZ**

**Freehold with  
Full Vacant Possession**

\* Guide Price: £35,000 plus

### Description

Per Instructions of the Vendor to secure an early sale. A Grant Improved, traditional, two storey, Mid Terrace House suitable for early occupation. Excellent opportunity for the Investor. Accommodation comprises; Lounge, separate Dining Room, Kitchen with modern fittings. Utility/WC. Two Double Bedrooms plus modern Bathroom/WC on the first floor. Gas fired central heating system plus double glazing in PVCU frames. Re-covered roof etc., Large rear gardens with return frontage to Service Road gives potential parking/garage space. Great Buy to Let opportunity. Relatively small village with good access into Mansfield, Shirebrook & Bolsover.



### EPC Rating D

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

## Lot 3

**55 Bancroft Lane, Mansfield,  
Nottinghamshire NG18 5LG**

**Freehold with  
Full Vacant Possession**

\* Guide Price:  
Around £55,000

### Description

A previously improved & modernised, traditional, two storey, Mid Terrace House within walking distance of Mansfield Town Centre. Let until recently at £425 pcm excl. Now vacant but with excellent potential for early future renting. Accommodation comprises; Lounge, separate Dining Room, Kitchen with serviceable fittings. Two Double Bedrooms plus Bathroom/WC. Gas fired central heating system. Double glazing. Tended gardens. Good opportunity for the Investor to establish or expand an investment portfolio.



## Lot 4

**38 & 38a Milton Street,  
Mansfield, Nottinghamshire  
NG18 5PU**

**Freehold with  
Full Vacant Possession**

\* Guide Price:  
Around £65,000

### Description

A two storey, End Terrace House, capably converted many years ago into two Self Contained Maisonettes – each with independent services & gas fired central heating systems. Both units have been previously improved and each has generated a virtually unbroken income stream over the years. Each Maisonette provides; Lounge, Kitchen, Double Bedroom plus Bathroom/ WC. Parking at rear. Established, residential location. Open aspect to front. Within easy walking distance of Town Centre. A potentially high yielding investment opportunity.



## Lot 5

**Warehouse Premises, Dale Street/Main Bright Walk, Mansfield, Nottinghamshire NG19 7DY**

**Freehold with full VP on completion**

\* Guide Price:  
£85,000-£100,000

### Description

Warehouse/workshop unit of 3,890 sq.ft. together with a Mezzanine of 2,759 sq.ft. built of steel portal frame and brick under an asbestos cement roof, built around 1976 and has a loading dock which extends to the north side and has a further area to the rear suitable for possible extension (subject to planning). The unit has access via a gated road and has a further gate to the site which adjoins allotments.



## Lot 6

**18 Crocus Street, Kirkby in Ashfield, Nottinghamshire NG17 7DW**

**Freehold**

**Full Vacant Possession**

\* Guide Price:  
Around £60,000

### Description

Per Instructions of the Trustees. A previously improved, traditional, two storey Semi-detached House in a well regarded, residential location. Some general refinement required but good opportunity for the Investor, Speculator or Owner-Occupier seeking an affordable starter home. Accommodation comprises; Hall, Lounge, separate Dining Room, large Kitchen. Three Bedrooms plus Bathroom & separate WC. Gas fired central heating system plus double glazing. Close Town Centre & all amenities. Profitable potential for both renting out or re-sale once improved.





## Lot 7

**18 Fairfield Close, Nether  
Langwith, Nottinghamshire  
NG20 9EP**

**Freehold with  
Full Vacant Possession**

\* Guide Price:  
Around £65,000

### Description

A well proportioned, well built Semi-detached house providing family sized accommodation suitable for early occupation. The well planned accommodation comprises; Hall, Dining Kitchen with modern fittings inc oven/hob, Utility Room, spacious through Lounge. Three Bedrooms of good size. Modern Bathroom & WC. Gas fired central heating system. Double glazing. Front & rear gardens. Off street parking. Cul-de-sac location in this pretty village with its famous, attractive street scene. The property has a residual tilt caused by historic mining activities that have affected the area in general but offers good potential for early renting and is an excellent, affordable starter home for the owner-occupier. A great opportunity for the prudent investor.



**EPC Rating C**



## Lot 8

**10 Hillview Road, Kirkby in  
Ashfield, Nottinghamshire  
NG17 7NN**

**Freehold with  
Full Vacant Possession**

\* Guide Price:  
£55,000-£65,000

### Description

Per Instructions of the Executor. A well built, traditional, two storey Semi-detached House in need of refinement & upgrading. The property provides good sized, accommodation, ideal for family occupation. Cul-de-sac location gaining easy access into the Town Centre. Comprising; Hall, Lounge, Dining Kitchen. Three well proportioned Bedrooms plus Bath/ WC. Good sized gardens. A straight forward refurbishment project with good potential for renting, re-sale or owner-occupation. Ideal for speculator or investor.



## Lot 9

**4 Chapel Street, Nuncargate,  
Kirkby in Ashfield,  
Nottinghamshire NG17 9EE**

**Freehold with  
Full Vacant Possession**

**\* Guide Price: £35,000 plus**

### **Description**

Per instructions of the Executors. An excellent refurbishment opportunity for the Builder or Speculator. The property comprises a traditional, two storey, Mid Terrace House found within a popular, established, residential location. The accommodation consists of; Lounge, Dining Room, Kitchen, ground floor Bath/WC. Two Double Bedrooms. Full modernisation needed. Good potential for both renting or re-sale once upgraded. Good access all amenities.





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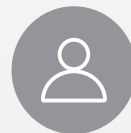
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**Further information on each of the lots included in this sale catalogue can be obtained from**

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.

**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](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:** 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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