

Upon instructions from Executors, Beneficiaries,  
Trustees and other sources.

**A collective sale of "Property with Potential",  
Investments, Amenity and Building 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

Tuesday 28th February 2017

**3pm prompt** at The Civic Centre

Chesterfield Road South / Mansfield / Notts NG19 7BH

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!

**Our final sale of 2016 concluded another successful year for our auction team with all Lots offered being sold in front of a packed room. Prices have held firm over the past twelve months – no doubt assisted by the general shortage of available stock as well as rental values in the residential sector which have risen by around 5% in the North Notts area.**

We are starting 2017 with a new venue – The Civic Centre in Mansfield. This provides a readily accessible ground floor room with ample parking and good connection for card payments.

This sale embraces a wide variety of sensibly reserved Lots. Our Guide prices are never misleading and reserves are not above the Guide at the time of going to print. If our Clients increase the reserve, I insist that the Guide price is changed accordingly. Mutual trust between the auctioneer, buyers and vendors is essential when it comes to this method of sale. Our unwillingness to bait the unwary by issuing deliberately misleading guide prices costs us instructions but our reputation for fair dealing will, I believe, keep us at the forefront in the auction market in North Notts for many years to come.

We are now accepting Lots for our Spring Auction. If you have a property that may be suitable and want to give yourself the best chance of securing a fast, definite and transparent sale, please call us on 01623 554084 to arrange for a no obligation market appraisal from one of our professionally qualified Valuers.



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

**Tom Smith BSc(Hons) FRICS.  
Chartered Surveyor, Auctioneer, RICS Registered Valuer.**

## the **total property service**

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**www.wabarnes.co.uk**

# 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

The Civic Centre / Chesterfield Road South / Mansfield / Notts / NG19 7BH

## from mansfield town centre

Leave Mansfield Town Centre via Rosemary Street. Continue ahead at the traffic light junction with Westfield Lane, proceed past the Fire Station and turn left into the Civic Centre just before the junction with Chesterfield Road South.

## from junction 28 of the M1 motorway

Leave Junction 28 following the A38 signposted Mansfield. Proceed past Sutton in Ashfield and at the main traffic lights adjacent to the Kings Mill reservoir, bear right. Proceed past the Kings Mill Hospital and continue down Stockwell Gate into the Town Centre. At the "T" junction, turn left into Rosemary Street. Continue ahead at the traffic light junction with Westfield Lane, proceed past the Fire Station and turn left into the Civic Centre just before the junction with Chesterfield Road South.



# 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  
[www.wabarnes.co.uk](http://www.wabarnes.co.uk)

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## Lot 1

**87 Bagshaw Street, Pleasley,  
Nottinghamshire NG19 7RZ**

**Freehold. Full Vacant  
Possession**

**\*Guide Price £30,000 plus**

### Description

A traditional, three storey terraced property in poor condition requiring full modernisation, refurbishment and upgrading.

The accommodation comprises: Front living room, rear sitting room, kitchen, ground floor w.c. Two bedrooms plus bathroom at first floor level. Further attic bedroom. Established, residential location in close proximity to the Pleasley Hill Regeneration Area. Potential for future renting once improved. Ideal opportunity for the builder.



## Lot 2

**Amenity Land to the north of  
Carter Lane, Shirebrook,  
Nottinghamshire NG20 8XA**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price Around £6,000**

### Description

An opportunity to purchase approximately 1.48 acres of land adjoining the Robin Hood Railway Line with access via a Lane leading from Carter Lane to Warsop Cottage Farm. The land is overgrown with self-set trees but may be suitable for personal recreational use or open storage, subject to obtaining all necessary planning consents.



## Lot 3

**84 Princes Street, Mansfield,  
Nottinghamshire NG18 5SN**

**Freehold. Full Vacant  
Possession**

**\*Guide Price Around £75,000**

### Description

Per instructions of the Executors. A well-proportioned, traditional semi-detached house providing a practical layout, ideal for family occupation. The accommodation comprises: entrance hall. Lounge, separate dining room plus kitchen. Three bedrooms plus bathroom/w.c. Gas fired central heating system.

Off street parking for several vehicles. General refurbishment required but excellent potential for onward sale, renting or owner occupation when improved. Convenient location with easy access into town centre. Ideal for speculator, investor or owner occupier.



## Lot 4

**18 Alfred Street, Kirkby In  
Ashfield, Nottinghamshire  
NG17 7DL**

**Freehold. Full Vacant  
Possession**

**\*Declared Reserve £80,000**

### Description

An opportunity to purchase a previously improved, two storey end terraced house along with an adjoining yard that has the benefit of Planning Permission to develop a two storey block comprising four, one bedroom apartments (Planning Ref V/2014/0197).

The existing house requires some general improvement but offers good potential for future renting once upgraded.

The accommodation comprises: lounge, separate dining room, large kitchen, and rear porch. Two double bedrooms, box room, study plus shower room/w.c at first floor level. The house offers potential for profitable, internal re-planning to add value. The yard may be of interest to the local builder or those wishing to co-locate business and home.



The adjoining yard has a frontage of 12.59 metres and an average depth of 31 metres and has previously had Planning Consent to construct one dwelling under Planning Application Reference V/1997/0744.



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

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## Lot 5

**22 Sherwood Street,  
Annesley Woodhouse,  
Nottinghamshire NG17 9HU**

**Freehold. Full Vacant  
Possession**

**\* Guide Price Around  
£45,000**

### **Description**

Per instructions of the Executor. An opportunity to purchase a traditional two storey mid terraced house which has a single storey rear extension. General refurbishment and upgrading required. The accommodation comprises lounge, separate dining room, extended kitchen. Two double bedrooms plus bathroom/w.c. Gas fired central heating system. The property is situated within a pleasant, established, residential location with good access to local shops, schools and J27 of the M1. Excellent potential for resale or rental. Ideal opportunity for the builder, speculator or investor.



## Lot 6

**41/41a Chaucer Street,  
Mansfield, Nottinghamshire  
NG18 5PE**

**Freehold. Subject to  
Tenancies**

**\*Guide Price Around £70,000**

### **Description**

A substantial, three storey, traditional end terraced House, capably adapted many years ago to create two self-contained flats each having their own services. Comprising: communal entrance hall. Ground floor flat (41) has a lounge, kitchen with modern fittings, double bedroom plus bathroom/w.c and a gas fired central heating system. (41a) comprises: landing, lounge, kitchen, bathroom/w.c with shower and attic double bedroom having a gas fired central heating system. Both Tenants are maintaining the accommodation in a responsible manner. 41 Chaucer Street Let under and Assured Shorthold Tenancy that commenced in November 2016 at a passing rental of £360 per calendar month. 41a is Let to a Tenant who has been in occupation



for some considerable time. No written Tenancy Agreement but passing rental amounts to £345 per calendar month exclusive. Easy walking distance of Mansfield town centre. A good, steady investment opportunity, ideal for those wishing to expand or establish a portfolio and able to derive an immediate income stream.

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

## Lot 7

**30 & 30a Church Street,  
Market Warsop,  
Nottinghamshire NG20 0BT**

**Freehold. Full Vacant  
Possession**

**\*Guide Price £80,000 plus**

### Description

Per instructions from the Trustees of the Sir John Eastwood Foundation Trust. A rare opportunity to purchase a pair of stone built, period, semi-detached Cottages (originally three terraced cottages.). Both properties have been extended to the rear and retain original beams etc. Number 30 provides larger than average accommodation comprising; Three Living Rooms, Kitchen, Cloaks/WC. Six Bedrooms plus Bathroom/WC. Number 30a comprises; Lounge, kitchen, three Bedrooms plus Bath/WC. The cottages include a garden to the rear and vehicular access will be reserved from Plough Yard to the rear to allow ample parking to be created. The properties are located close to the Village centre. The site to the North has planning permission



for the development of a super market. The properties have been vandalised, require refurbishment but offer excellent for the speculator or builder.



## Lot 8

**Former Emergency Winder  
Vehicle Garage, Leeming  
Lane South, Mansfield  
Woodhouse,  
Nottinghamshire NG19 9JQ**

**Freehold. Full Vacant  
Possession**

**\*Guide Price Around £60,000**

### Description

A rare opportunity to purchase a substantial and well-built former Mines Rescue Vehicle Garage, prominently situated with frontage to the A60. Gross internal floor area 930 sq feet (86.39 sq metres). The premises incorporate an inspection pit and store. Good working height. Forecourt plus attached boiler house. Ideal for a variety of purposes subject to all necessary Planning Consents. Of interest to the trader-occupier, investor and speculator.



**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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