

Per Instructions from Executors, Beneficiaries,
Trustees and Other Sources.
**A Collective Sale of "Property with Potential",
Investments, Building and Paddock Land.**
Of immediate interest to Speculators, Builder,
Investors and Owner-Occupiers
To be sold by Public Auction
(Unless Sold Previously By Private Treaty)



property auction catalogue

thursday 30th July 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

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we sell the lot!

Well it had to happen; our 100% success rate in terms of residential Lots sold/offered for the past three years came to an end in our May auction: one of the Lots failed to meet its Reserve and remains available but all of the other properties found buyers and there was, in fact, more competition for the Lots that we offered than has been the case for some time. This goes to show that the market remains buoyant but price sensitive and Vendors must be realistic in their expectations. Interestingly, a large proportion of the properties that we sold went to buyers from well outside the local area – mainly from Southern England. Only auction can penetrate such a wide market.

The rental market in North Nottinghamshire remains as robust as ever. Our Management Department report a shortage of stock following high volumes of lettings. If you are a first time investor or an established Landlord who is unsatisfied with your present management arrangements, please give us a call; we are the most experienced firm in the area. We are one of the few firms, locally, to hold a recognised Professional Qualification in property matters – being Members of the Royal Institution of Chartered Surveyors. As such, our Clients benefit from our expert knowledge helping them to maximise their investment returns. It never ceases to amaze me how little knowledge many Letting Agents have in terms of new developments in property law. I regularly see prospective tenants that we reject being willingly accepted by other Agents who are just desperate to earn their commission/bonus. This is what being a true Professional is about – putting the Clients interests above all others including your own.



I would like to clarify our policy with regards to Guide Prices and Reserves (the minimum price that a vendor will allow me sell at); it has always been my belief that Guide Prices should never be misleading. It therefore follows that Reserves in our auctions are not normally above the lowest figure quoted in the Guide Price. If a vendor changes his mind as to the Reserve during the marketing process I insist that the Guide price is amended immediately. This is in stark contrast to many auctioneers who use the ridiculous guidance issued by the OFT that allows them to mislead the public. The seasoned auction buyer at such sales has come to know that in order to stand a chance of buying, they will have to bid at least 10% above the Guide – hence the practice known as “baiting” is becoming less effective in luring buyers to their sale rooms. Just compare our results with others and you will see what I mean.

This sale embraces a wide variety of Lots – some of which are very rare opportunities indeed and there is something for everyone. We are now accepting Entries for our September sale. If you have a property that you consider to be suitable for Auction, please contact us. I wish you all the very best of luck and 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
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*see Auction Procedures on back cover for Guide Price information
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Lot 1

**8 George St, 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, upgrading and refurbishment. The accommodation comprises; Entrance Lobby, front Living Room, rear Sitting Room, Kitchen. Two double Bedrooms plus Bathroom/WC. The property is located within easy reach of the Town Centre and offers good potential for renting out once put into good repair. Ideal opportunity for the builder.



Lot 2

**7 Bannerman Road, Kirkby in
Ashfield, Nottinghamshire
NG17 8DU**

Freehold.

Full Vacant Possession.

* Guide Price:
Around £55,000

Description

Excellent opportunity for the prudent investor or owner-occupier. A modernised and generally well appointed, traditional, two storey, Mid Terrace House suitable for early occupation. The accommodation comprises; Lounge, separate Dining Room, good sized Kitchen with serviceable fittings including oven & hob. Two double Bedrooms, small single Bedroom/Computer Room plus Bathroom/WC. Gas fired central heating system, double glazing, re-covered roof. Floor coverings included. Level gardens. Good access into town centre & railway station. Let until recently. Now vacant.



*see Auction Procedures on back cover for Guide Price information

Lot 3

**Plot adjacent Brunt House,
Nesbit Street, Sutton in
Ashfield, Nottinghamshire
NG17 5DY**

**Freehold. Full Vacant
Possession.**

* Guide Price:
Around £35,000

Description

An individual building plot having the benefit of Outline Planning Permission for one detached dwelling granted by Ashfield District Council, subject to Conditions, on the 17.10.2014 under Planning Reference Number V/2014/0468.

The plot is found within an established, residential location within easy reach of Sutton in Ashfield Town Centre and all amenities.

Good opportunity for the speculative developer or self builder. Copies of the plans and Application can be obtained via Ashfield District Council's website quoting the above Reference.



Lot 4

**117 Princes Street,
Mansfield, Nottinghamshire
NG18 5SL**

**Freehold. Full Vacant
Possession**

* Guide Price:
Around £55,000

Description

A modernised, traditional, three storey, Mid Terrace House let and producing an immediate income stream. Accommodation comprises; Lounge, separate Dining Room, Kitchen with modern fittings, Shower/WC. Three double Bedrooms on upper two floors. Gas fired central heating system & double glazing. Easy to maintain gardens with return frontage to service road giving potential off street parking at rear. Convenient location within easy reach of town centre. The property has been occupied by the tenants for some four years and the Tenancy Agreement was renewed in April 2014. Passing rent amounts to £350.00 pcm. Potential for rental growth. A steady investment for those seeking healthy returns

*see Auction Procedures on back cover for Guide Price information

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Lot 5

**72 Newgate Street Worksop,
Nottinghamshire S80 2HD**

**Freehold. Full Vacant
Possession.**

* Guide Price:
£40,000-£50,000

Description

A rare opportunity to purchase a structurally detached but effectively End Terrace cottage style property with the unusual advantage of having a substantial, detached workshop. The property needs modernising but offers good potential for re-sale, renting or owner-occupation when improved. May appeal to those wishing to co-located business or home, the car enthusiast etc., Accommodation retains old beams etc., and comprises: Lounge, large Dining Kitchen, lobby, ground floor Bathroom. Two double Bedrooms to the first floor plus further Attic double Bedroom. Highly convenient location within easy reach of the town centre with its excellent facilities. Ideal for builder, speculator or owner-occupier.



Lot 6

**57 Carlton Street, Mansfield,
Nottinghamshire NG18 2BG**

**Freehold. Full Vacant
Possession.**

* Guide Price:
Around £50,000

Description

A previously improved, two storey Mid Terrace House that has produced a virtually unbroken income stream for many years. Pleasant and popular street in a cul-de-sac setting. Easy access into both Mansfield and Mansfield Woodhouse centres. The accommodation has the benefit of a gas fired central heating system and comprises; Lounge, breakfast kitchen with modern fittings, Two bedrooms plus Bath/WC. Ripe for cosmetic upgrading but good earning potential. Ideal opportunity for the investor/speculator and a low cost home for the First Time Buyer.



Lot 7

**7 Park Street, Sutton in
Ashfield, Nottinghamshire
NG17 4BB**

**Freehold. Full Vacant
Possession.**

* Guide Price:
Around £45,000

Description

A traditional, three storey Mid Terrace House found within a convenient cul-de-sac within easy walking distance of the town centre with all of its facilities. The accommodation comprises; Lounge, separate Dining Room, Kitchen plus ground floor Bathroom/WC with shower. Three Bedrooms on upper two floors. Gas fired central heating system. The property needs some general upgrading but has been let for many years and is found within an area where there is always good demand for rented accommodation. Of interest to the investor/speculator.



Lot 8

**28 King Street, Huthwaite,
Nottinghamshire NG17 2PA**

**Freehold. Full Vacant
Possession.**

* Guide Price:
£40,000-£45,000

Description

A traditional, two storey Terrace House requiring some refurbishment but with good potential for future letting or re-sale. The accommodation comprises; Lounge, Dining kitchen, ground floor Bathroom/WC. Two double Bedrooms. Gas fired central heating system. Forecourt. Popular street. Easy access to local shops & schools. Fast vehicular access to A38/junction 28 of M1. Ideal opportunity for the speculator/investor.



Lot 9

34 Jackson Terrace, Meden Vale, Nottinghamshire NG20 9DP

Freehold, subject to Tenancy.

* Guide Price:
Around £56,000

Description

A well proportioned, traditional End Terrace House let to a tenant who has been in occupation since 2007. The property provides good sized living accommodation comprising; Hall, Cloaks/WC, Lounge, Dining kitchen with modern fittings inc oven/hob, Utility Room, rear porch. Three good sized Bedrooms. Bathroom with shower plus sep WC. Gas fired central heating system. Front & rear gardens. Off street parking. Passing rental £435.00 pcm (not reviewed since 2007.) The village has a primary school and gains easy access into Market Warsop with all of its facilities. A relatively predictable, steady investment opportunity for those seeking a healthy yield and immediate returns.



Lot 10

2 & 2a Dennor Drive, Mansfield Woodhouse, Nottinghamshire NG19 9HE

Freehold, subject to Tenancy and with part Vacant Possession.

* Guide Price:
Around £90,000

Description

Two relatively spacious, self contained Maisonettes to be sold as one Lot found within an extremely pleasant and popular residential location. Number 2 is currently vacant and comprises the ground floor unit with large Lounge/Dining Room, Hallway, Kitchen with modern fittings inc oven/hob. Two double Bedrooms plus Bathroom/WC with modern fittings. Gas fired central heating system plus double glazing. Ample forecourt parking. Good potential for early future letting. Number 2a (First floor unit) is let under an Assured Shorthold Tenancy that commenced in January 2015 at a reasonable rent of £385 pcm excl and comprise; Lounge, kitchen with modern



fittings, two double Bedrooms plus Bathroom/WC. Gas fired central heating system. A driveway to the left hand side provides ample parking. An attractive investment proposition for those seeking a low maintenance property in a well regarded setting.



*see Auction Procedures on back cover for Guide Price information

Lot 11

**55 Southwell Road West,
Mansfield, Nottinghamshire
NG18 4EJ**

Freehold with full Vacant Possession.

*** Guide Price: £55,000**

Description

Per instructions of the Vendor to secure an early disposal. A larger than average, two storey Mid Terrace House found within a well regarded residential location. The property requires general improvement but offers excellent potential for either renting or re-sale when ungraded. Comprising; Lounge, Dining Room, large Kitchen. Three good sized Bedrooms plus Bath/WC at first floor level. Gas fired central heating system. Double glazing. Forecourt plus gardens to rear. Pleasant setting with easy access into Town Centre and all amenities. Ideal for speculator/investor as well as the owner-occupier with DIY interests seeking family sized accommodation.



Charissa Chang
Corporate Development Manager

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Lot 12



“Greenacres”, Budget Lane, Scarcliffe, Derbyshire S44 6TA

**Freehold. Full Vacant
Possession.**

* Guide Price:
Around £225,000

Description

An extremely rare – perhaps a once in a life time opportunity to purchase a small, detached bungalow built during the early 1960's set within around 3.21 acres of land used as a market garden. The property enjoys an extremely pleasant, semi-rural position on the very fringe of this much sought after, small village. The bungalow requires full modernisation, refurbishment and upgrading and comprises; Hall, Kitchen, Lounge, three Bedrooms plus Bathroom/WC. Gas fired central heating system. It offers great potential to extend – or possibly for complete replacement with a single dwelling – subject to obtaining the usual Planning Consents. The grounds have been cultivated for many years and could be seeded down as a paddock. They



include various outbuildings and greenhouses that were used in connection with the market garden. Stunning potential to create a high calibre home, equestrian facility etc. Possible long term “hope value” for future residential development. Easy access into both Mansfield & Bolsover. Further adjoining paddock of about 0.59 acres with frontage to Rotherham Road to be sold as a separate Lot.

Auctioneers Note; An Overage Provision covering future residential development will apply. Please refer to Legal Pack/Contract for full details.

*see Auction Procedures on back cover for Guide Price information

Lot 13

**Paddock/amenity land,
Rotherham Road Scarcliffe,
Derbyshire S44 6SU**

Freehold.

Full Vacant Possession.

* Guide Price:
Around £10,000

Description

A parcel of land previously used in conjunction with the adjoining Greenaces Market Garden having a frontage and gated access onto Rotherham Road. Potential to seed down as a paddock. The land lies almost opposite the Horse & Groom Public House and lies adjacent to the existing residential properties on Main Street. Possible long term development potential (subject to Planning.) Ideal for those with equestrian interests as well as the speculator. Auctioneers Note; An Overage Provision covering future residential development will apply. Please refer to Legal Pack/Contract for full details.



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.

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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.