

Upon Instructions From the Receiver, Executors,  
Trustees, Beneficiaries & Other Sources.

**A Collective Sale Of  
Residential And Commercial Property  
Paddock And Woodland**

Of Immediate Interest To Speculators,  
Investors, Owner Occupiers And Builders  
To Be Sold By Public Auction  
(Unless Sold Previously By Private Treaty)



# property auction catalogue

tuesday 8 july 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

**t 01623 554084 / 553929 / f 01623 550764 / e sales@wabarnes.co.uk**

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# we sell the lot!

**It was another clean sweep at our collective sale of land and property held at The Towers, Mansfield, Notts on the 15th April 2014; 100% client satisfaction was achieved with all Lots finding buyers satisfied that they were paying fair market value. Compare our results with others in the industry and you will appreciate why we are proud of our reputation as North Nottinghamshire's leading, professionally qualified, land and property Auctioneers.**

This catalogue embraces a wide variety of Lots ranging from the North to the South of the County. There is something to interest everyone – whether you are a builder, a speculator, investor or an owner-occupier.

Everyone knows that property auctions have seen a significant rise in popularity in recent years and we have seen the emergence of the “Modern Method of Auction” – a system whereby lots are sold “conditionally”. Would-be Vendors contemplating a disposal by this method of sale need to be wary since buyers can walk away from the deal with relatively little penalty. Conversely, purchasers at such auctions are required to pay substantial “Reservation Fees” which they will, no doubt, budget for when placing their bids – hence such sales are unlikely to achieve full market value. We continue to operate the “traditional method” which really is the only option for committed Vendors who require a definite, transparent sale at full market value.

Regrettably, more and more unqualified auctioneers are winning instructions on the basis that they are prepared to issue deliberately misleading Guide Prices that are well below the reserve placed by the vendor. How often do you see bids



in certain auction rooms surpassing the guide only for the Lot to be withdrawn unsold? Unfortunately, all too often. The practice is not only unfair but illegal and is, I believe, one of the main reasons that intelligent buyers are reluctant to bid at certain auctions. I urge anyone witnessing the practice to report the matter to Trading Standards; you may have a claim for compensation for wasted time and expenses.

Savvy Vendors will compare our Results to others in the industry and realise that our Auctions continually deliver the best chance of success. We are now accepting entries for our late summer auction. Auction remains the best route to market for certain property and the circumstances of certain vendors.

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  
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NG1 5HJ

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## lot 1

**56 Russell Street, Sutton in  
Ashfield, Nottinghamshire  
NG17 4BE**

**Freehold**

**Full vacant possession**

Guide Price: £55,000 plus

### Description

Per instructions from the Executor. A traditional, two storey Semi-detached House, partly modernised but in need of further refurbishment and upgrading.

### Accommodation

The accommodation comprises Lounge, separate Dining room plus Kitchen. Two double Bedrooms plus Bathroom/WC with modern fittings. Potential to re-plan internally to create a third Bedroom. Relatively popular, mature, residential location. Excellent access into town centre. Ideal opportunity for builder, speculator or investor seeking a property with potential for future rental or resale.



## lot 2

**10 Downing Street, Sutton in  
Ashfield, Nottinghamshire  
NG17 4EF**

**Freehold**

**Full vacant possession**

Guide Price: "Around  
£40,000"

### Description

A traditional, three storey, End terrace House recently let but now vacant.

### Accommodation

The accommodation comprises; Lounge plus Breakfast-Kitchen on the ground floor. Double Bedroom plus Bathroom/WC at first floor level. Further Attic double Bedroom. Gas fired central heating system plus double glazing. In need of some general upgrading but certain character features including old, beamed ceilings. Close Town Centre. Ideal opportunity for the investor. Good potential for future renting.



## lot 3

**Paddock Land Weston Road,  
Egmanton, Nottinghamshire  
NG22 0HH**

**Freehold**

**Full vacant possession**

Guide Price: “ Around  
£30,000”

### **Description**

An opportunity to purchase a good, level grass paddock extending to approximately 3 acres bounded by hedges and stock proof fencing. The land is accessed directly off Weston Road via a right of way across the field entrance. The land has a road frontage and is in a quiet location situated between the villages of Egmanton and Scarthingmoor and within easy reach of Tuxford. Perfect for those with equestrian interests. Expired Planning for the construction of stable.



## lot 4

**12 Kitchener Drive,  
Mansfield, Nottinghamshire  
NG18 2JG**

**Freehold**

**Full vacant possession**

Guide Price: £40,000 to  
£45,000

### **Description**

A previously improved, well proportioned, three storey Mid terraced House with potential for some further upgrading. Recently let. Now vacant.

### **Accommodation**

The accommodation comprises; Lounge, separate Dining room, Kitchen plus ground floor Bathroom/WC. Two double Bedrooms at first floor level. Further Attic double Bedroom. Gas fired central heating system and double glazing. Established, residential location. Good potential for future renting. Of immediate interest to the investor.



## lot 5

**Woodland off Gotham Lane,  
Bunny Nottinghamshire  
NG11 6QJ**

**Freehold**

**Full vacant possession**

Guide Price: "Around  
£30,000"

### Description

A very rare opportunity to acquire a block of woodland extending to 10.23 acres or thereabouts. The wood is surrounded by the attractive, undulating, South Notts countryside and lies within easy reach of the surrounding villages of Keyworth, Bunny, Bradmore, and Whysall and some seven miles outside the City. Access from Gotham Lane. Lovely, elevated position taking excellent advantage of far ranging views. Good mix of trees and an abundance of wild life. Holds Game well. Perfect for personal recreational use and a rare opportunity for those looking to purchase an attractive piece of rural England.



## lot 6

**Stanton Hotel, Rotherham  
Road, New Houghton,  
Nottinghamshire NG19 8TF.**

**Freehold**

**Full vacant possession**

Guide Price: "Around  
£70,000"

### Description

An opportunity to purchase a substantial, former Public House with potential for various uses, subject to Planning. The premises are prominently situated with wide frontage to Rotherham Road and return frontage to Stanton Street. Total site area 968 sq metres (0.23 acres) or thereabouts. Relatively small village with excellent access into Shirebrook, Bolsover, Mansfield and Junction 29 of M1. The site may offer potential for residential redevelopment. Alternative uses may include retail, conversion to bedsits, flats etc subject to obtaining Planning Consent. Of interest to the speculator, investor or developer.



### Auctioneers note:

VAT will be payable on this Lot.





## lot 7

**1A Grove Road, Sutton In  
Ashfield, Nottinghamshire  
NG17 4LR.**

**Freehold**

**Full vacant possession**

Guide Price: £40,000 to  
£45,000

### Description

Unusual and attractive double fronted End terraced House. Found within reasonably popular, predominantly residential location. Good access to all amenities.

### Accommodation

Accommodation comprises: large Dining-Kitchen with serviceable fittings, well-proportioned Lounge. Two double Bedrooms plus Bathroom/WC. Gas fired central heating system plus double glazing. Recovered roof. General upgrading needed but excellent potential for future renting.



## lot 8

**12 Brookdale Road, Sutton in  
Ashfield, Nottinghamshire  
NG17 4LP.**

**Freehold**

**Full vacant possession**

Guide Price: £50,000

### Description

By Order of the Court. A traditional, two storey, Semi detached House in need of substantial upgrading, refurbishment and modernisation. Established, residential location.

### Accommodation

Comprising; Lounge, Lobby, Dining Room, Kitchen & ground floor Bathroom/WC. Three Bedrooms. Corner plot. Return frontage to Lawn Ave. Small Garage plus parking. Potential for re-sale or renting when upgraded. Ideal for builder/speculator.



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with





## lot 9

**35 Church Street, Mansfield  
Nottinghamshire NG18 1AF**

**Freehold**

**Full vacant possession**

Guide Price: "Around  
£60,000"

### Description

Substantial and prominently situated, three storey Retail Premises most recently trading as a hot food takeaway outlet. Good secondary trading location in Mansfield town centre. Comprises: Sales area (368 sq ft), Preparation Room (170 sq ft), first floor Storage (361 sq ft), second floor Storage (274 sq ft). Of interest to the investor or trader- occupier.



## lot 10

**62 West Bank Avenue,  
Mansfield, Nottinghamshire  
NG19 7BP.**

**Freehold**

**Full vacant possession**

Guide Price: £100,000 to  
£120,000

### Description

Per instructions of the Trustee. An opportunity to purchase an individually designed, traditional, Detached House found within a favoured, residential location in a mature, non-estate setting. The property requires refurbishment and modernisation but offers excellent potential for either the builder, speculator or owner occupier with DIY interests.

### Accommodation

The accommodation comprises: Porch, Hall. Dining kitchen, Lounge plus Utility room. Three large Bedrooms. Bathroom/WC. Detached, Double Garage plus parking for car or caravan. A profitable refurbishment opportunity.



# lot 11

**“Copperfields”, Tudor Street,  
Sutton in Ashfield,  
Nottinghamshire NG17 5AN.**

**Freehold**

**Full Vacant Possession**

**Declared Reserve: £50,000**

## **Description**

By Order of the Receiver. A rare opportunity to purchase a quality built, individually designed, Detached Bungalow standing on a generous plot with frontage to Tudor Street and return frontage to Cowpasture Lane. The accommodation has been vandalised and requires comprehensive refurbishment but offers great potential to create an impressive, individual home in a highly convenient location close to Sutton town centre.

## **Accommodation**

Accommodation comprises: Entrance Hall, well-proportioned Lounge, large Dining-Kitchen. Three Bedrooms plus Bathroom/WC. Large brick/tiled garage. Dual vehicle access. Ample parking for cars/caravan/motor home. Alternatively, the site offers potential for residential redevelopment, subject to Planning. Of interest to builders, speculators, or owner occupiers.



## **Auctioneers Note;**

A Buyers Premium shall apply in respect of this Lot.









**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.

**guide prices**

The guide prices contained within this catalogue are the auctioneer's opinion as to the likely prices which could be achieved on the day in the auction room. The auctioneers reserve the right to alter guide prices on any of the lots at their sole discretion.

W A Barnes Llp / Portland Square / Sutton In Ashfield / Nottinghamshire / NG17 1DA  
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