

Upon instructions from Nottinghamshire County Council,
Executors, Beneficiaries, Trustees and other sources.

**A collective sale of “Residential Property with
Potential”, Investments and Commercial Premises**

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 3rd March 2016

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!

Our December sale drew a conclusion to what I am pleased to say was another busy and successful year for our auction department. I am proud to say that we achieved a 100% sales success rate on all of the residential properties that we offered in Nottinghamshire throughout 2015.

Auctions are a very good barometer on the state of the market and looking back over the past twelve months I believe that, in reality, there has been relatively low property price inflation. However, if current trends continue, I predict capital growth in the forthcoming year – mainly due to historically low levels of available stock across the board.

The pending increase in Stamp Duty that come into force in April seem to have galvanised buyers into action and this is your last chance to purchase a Buy to Let or second home before having to pay the additional 3% levy. It will be interesting to see what effect this will have on property values in the months ahead.

We will continue with our policy of only accepting sensibly reserved Lots in our sales and I insist that Guide Prices are never misleading. The public now seem to accept that reserves are routinely well above guide with many other auctioneers. This is possibly why many are reluctant to bid and this is certainly reflected in their sale results.



Please take the trouble of looking through the Legal Packs well in time. You can do this free of charge via our website www.wabarnes.co.uk and click on the auction link. This saves an unseemly scrabble for contracts in the auction room and gives you the opportunity to consider matters properly.

We are now accepting Lots for our Spring Auction. If you have a property that you may think to be suitable and require a fast, transparent sale at market value, please call us and I will be pleased to advise.

I wish you the best of luck and look forward to seeing you in the Room.

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
NG1 5HJ

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

**16 Carsic Lane, Sutton in
Ashfield, Nottinghamshire
NG17 2AX**

**Freehold. Full Vacant
Possession.**

***Guide Price "Around
£50,000"**

Description

An excellent opportunity to purchase a traditional, three storey Semi-detached House with great potential. The property has been unoccupied for many years and requires comprehensive modernisation, refurbishment and upgrading but is found within a popular and convenient location.

Accommodation comprises: Lounge, separate Dining room, Kitchen, lobby plus Bathroom/WC. Three double Bedrooms on upper two floors. Good potential for resale, rental or owner occupation once improved.



Lot 2

**1 Short Street, Sutton in
Ashfield, Nottinghamshire
NG17 4GD**

**Freehold. Full Vacant
Possession.**

***Guide Price "Around
£45,000"**

Description

Per instructions of the Executor. A traditional, three storey End terraced House in need of upgrading. Established, residential location with easy access into town centre. Excellent potential for resale or renting once improved. The accommodation comprises: a spacious separate but adjoining Lounge and Dining room, good size Kitchen. Double Bedroom plus Bathroom/WC at first floor level. Further attic double Bedroom.

Ideal proposition for the investor or speculator.



Lot 3

**15 Newton Street, Mansfield,
Nottinghamshire NG18 2RQ**

Freehold subject to Tenancy.

***Guide Price "Around
£55,000"**

Description

An improved, three storey mid terraced house Let to a Tenant who has been in occupation for around 13 years. Ideal for the investor wishing to derive an immediate income stream. The accommodation is generally well appointed and comprises Lounge, separate Dining room plus Kitchen. Two Bedrooms plus modern Bathroom/WC with shower at first floor level. Further attic double Bedroom. Gas fired central heating system. Easy to maintain gardens. Convenient, established residential location gaining easy access into Mansfield town centre.

The existing fixed term expires in March 2016. The passing rental amounts to £380 per calendar month with good potential to increase at the end of the fixed term. A good, steady, low risk investment opportunity.



Lot 4

**51 Alferton Road Sutton in
Ashfield, Nottinghamshire
NG17 1FH**

**Freehold. Full Vacant
Possession.**

***Guide Price "Around
£50,000"**

Description

A previously modernised, two storey End terraced House found within a popular position. The accommodation now requires general upgrading but offers great potential for the lettings market once improved. Comprising: ground floor: Entrance hall. Lounge, large Dining-kitchen with modern fittings. Shower room/w.c. Three Bedrooms plus WC at first floor level. Potential to create a bathroom at first level and retain three bedrooms to add value.

The prominent position of this property may make it suitable for an advertising hoarding (subject to the usual Consents) to generate additional revenue.

Ideal for speculator or investor.

*see Auction Procedures on back cover for Guide Price information

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Lot 5

**13 Fourth Avenue, Rainworth,
Nottinghamshire NG21 0BZ**

**Freehold. Full Vacant
Possession.**

*Guide Price "Around
£50,000"

Description

Per instructions of the Executors. A traditional, two storey End Town House occupying a good position within the development. The property is in need of some updating and will appeal to the investor, speculator or owner occupier. Accommodation comprises: Lounge, separate Dining room, Kitchen, basic Conservatory, Utility room and WC. Three well-proportioned Bedrooms plus Bathroom/WC. Ample forecourt parking. Great potential.



Lot 6

**28 Silk Street, Sutton in
Ashfield, Nottinghamshire
NG17 5AD**

**Freehold. Full Vacant
Possession.**

*Guide Price "Around
£45,000"

Description

Per instructions of the Trustees. An opportunity to purchase a three storey Mid Terrace House in need of upgrading.

Accommodation comprises: Lounge, separate Dining room plus Kitchen. Two Bedrooms plus Bathroom/WC at first floor level. Further attic double Bedroom. Convenient, established residential location within easy reach of the town centre.

Excellent potential for the rental market once upgraded.

Ideal opportunity for builder, speculator or investor.



Lot 7



Former Pit Head Baths, Premises and Motor Salvage Yard, Pit Hill, Nether Langwith, Nottinghamshire NG20 9BJ

**Freehold. Subject to
Tenancies.**

***Declared Reserve £50,000**

Description

A rare and interesting investment/development opportunity. The Lot comprises the former pit head baths building occupied by a series of small businesses together with an adjoining enclosure of land previously used as a builders yard, currently the operational base of a motor salvage enterprise. The site extends to about 2.35 acres, has a frontage to Pit Hill and return frontage to Kitchener Terrace. There are a total of 13 business units in all – two of which are vacant and with the other 11 being rented out on an informal basis with no written Tenancy Agreements but currently producing a gross annual income of £28,080. The salvage yard is Let under

a Lease granted to C P Autoparts Limited for a term of 7 years from December 2012 at a rent of £10,500 per annum scheduled for review on 31 December 2016 although no rent has been paid for some time. Outline Planning Permission on the entire site was granted by Bolsover District Council for residential development under Planning Application number 08/00102/OUTMAJ on 9 December 2008 (subsequently lapsed). It is envisaged that a development of around 40 dwellings can reasonably be accommodated on the site, subject to renewal of the planning consent.

The site is found within a village location, in close proximity to a development of modern housing and is within easy walking distance of the railway station. The village has the benefit of a primary school plus various shops catering for everyday needs and gains good access into the market town of Shirebrook. An Overage provision shall apply on favourable terms whereby the Vendors will receive payment of £5,000 on each and every dwelling



built on the site – such payment to be made when each property is first occupied.

A high yielding investment and a viable development proposition.

*see Auction Procedures on back cover for Guide Price information

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Lot 8

**11 Cheriton Close, Mansfield,
Nottinghamshire NG19 6ED**

**Freehold. Full vacant
possession.**

***Guide Price "Around
£90,000"**

Description

Per instructions of the Executors. A modern detached house found within a popular, residential cul-de-sac. The property has been unoccupied for many years and requires internal refurbishment.

Accommodation comprises: Entrance Hall, Lounge, Dining area, extended Sun Lounge, extended kitchen. Three Bedrooms plus Bathroom/WC. Detached garage. A straight forward refurbishment project with profitable resale potential.

Ideal for speculator or owner occupier.



Lot 9

**79 Outram Street, Sutton in
Ashfield, Nottinghamshire
NG17 4BG**

**Freehold. Full vacant
possession.**

***Guide Price £55,000-
£60,000**

Description

Mixed use commercial/residential premises in good tertiary trading position. Comprising; former hot food take-away with ground floor sales area of 48.7 sq m, Kitchen, Prep Room plus two store rooms.

Separate access to self contained Living Accommodation which comprises; Lounge, Kitchen, two Bedrooms & Bathroom at first floor level. Two further Bedrooms plus second Bathroom on the second floor. Return frontage to service road giving access to a yard and former Garage.

Of interest to the investor or trader-occupier.



Lot 10

**70 Howard Road, Mansfield,
Nottinghamshire NG19 6AY**

**Freehold. Full vacant
possession.**

***Guide Price "Around
£40,000"**

Description

Ideal opportunity for builder/speculator. A traditional, town house requiring modernisation but offering great potential for the rental market once improved. Accommodation comprises: Lounge, separate Dining Room plus Kitchen. Two double Bedrooms plus Bathroom/WC. Established residential location in close proximity to a Regeneration Area. Easy access into town centre.



Lot 11

**Former Salvation Army Hall,
Morley Street, Kirkby-in-
Ashfield, Nottinghamshire
NG17 7AZ**

**Freehold with full vacant
possession.**

***Guide Price "Around
£60,000"**

Description

An opportunity to purchase a well constructed, purpose built, former Meeting Hall standing on a corner plot with a return frontage to Kingsley Street in the town centre.

The premises comprise: A Worship Hall, Meeting Hall, Offices, Kitchen, W.C. and ancillary accommodation. Internal floor area approximately 2,610 square feet. The Halls are separate but interconnecting and can readily be divided. The premises have been previously used for storage and light manufacturing purposes but are ideal for a wide variety of uses such as Dance Studio, Gymnasium, Day Nursery, Religious Group etc., (subject to the necessary planning consents).

*see Auction Procedures on back cover for Guide Price information

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Alternatively, the site may be suitable for redevelopment for residential purposes, subject to planning. Excellent opportunity for the speculator, investor or trader occupier.

Lot 12

**The Old Library, High Street,
Edwinstowe,
Nottinghamshire NG21 9QS**

**Freehold, with full vacant
possession.**

***Guide Price “Around
£110,000”**

Description

A very rare opportunity to purchase an attractive, former Library enjoying a prominent, High Street position in the popular, small town of Edwinstowe.

The premises have been previously used for a wide variety of purposes including café, retail shop, photographic studio, childrens day nursery and offices. The accommodation is flexible and would be ideal for many uses such as Dental Surgery or conversion into a dwelling, subject to the necessary planning consent. The premises have a net internal floor area of 1,295 square feet (120 square metres), or thereabouts.

Of immediate interest to the investor, speculator, or trader occupier.



Lot 13

**51 High Pavement, Sutton-in-
Ashfield, Nottinghamshire
NG17 1BU**

**Freehold. Full vacant
possession.**

***Guide Price £60,000 plus**

Description

Upon instructions from Notts County Council. An opportunity to purchase a modern, two storey, Semi-detached House that provides extremely well proportioned accommodation with a practical layout. Ideal for family occupation.

Comprising: Entrance Hall, good sized Lounge, Dining Room, Kitchen with serviceable modern fittings. Three double Bedrooms plus Bathroom/WC. Gas fired central heating system. Double glazing. Level gardens. Very convenient location, close to town centre. Excellent opportunity for the investor looking for a low maintenance property with great rental potential.

An affordable home for the owner occupier.



Lot 14

1 Cookson Street, Kirkby-in-Ashfield, Nottinghamshire

Freehold. Full vacant possession.

*Guide Price "Around £45,000"

Description

A two storey, traditional End terraced House in need of some general refinement but offering good potential for the rental market. Accommodation comprises, Lounge, inner hallway, Kitchen, rear Living Room, ground floor Bathroom/W.C. Three double Bedrooms on upper two floors. Gas fired central heating system plus double glazing. Established, predominantly residential location. Easy access into town centre and all facilities. Of immediate interest to the investor or speculator.



Lot 15

103 Outram Street, Sutton-in-Ashfield, Nottinghamshire NG17 4BG

Freehold. Full vacant possession.

*Guide Price "Around £65,000"

Description

Prominently situated sales shop previously let to Swinton Insurance, now vacant. Sales area 40 square metres (431 square feet). Two ground floor offices (124 square feet) kitchen at first floor level along with two further offices (517 square feet/48 square metres). Ample parking at rear with return frontage to service road.

The premises lend themselves for adaption to create a self-contained first floor flat. Of interest to the speculator/investor.



Lot 16

**51 Albion Street, Mansfield,
Nottinghamshire NG19 7AX**

**Freehold. Full vacant
possession.**

***Guide Price "Around
£58,000"**

Description

A traditional, two storey Mid-terraced House found within a very popular, established, residential location. The property has been previously rented out and is now vacant. The accommodation is in need of some general refinement but offers good potential for future resale or renting once improved.

Comprising, Lounge, Separate Dining Room, Kitchen, Utility Room. Two double bedrooms, plus Bathroom/WC at first floor level. Gas fired central heating system plus double glazing. Ideal for investor or speculator.



Lot 17

**18 Harby Avenue, Sutton-in-
Ashfield, Nottinghamshire
NG17 5JT**

**Freehold with full vacant
possession.**

***Guide Price £70,000**

Description

A rare and interesting opportunity to purchase a well maintained semi-detached home in one of the most popular areas in the town. The property is of a type designated as "Defective" under the Housing Defect Legislation but offers really well proportioned, family sized accommodation and offers excellent potential for future renting or for the owner occupier with cash funds available.

Comprising: Entrance Hall, Lounge, Separate Dining Room. Dining Kitchen. Three large Bedrooms plus Bathroom/W.C. Nice position with rural views to rear. Wide driveway plus detached garage.

A great investment opportunity.



IMPORTANT NOTICE

Please note that any person bidding or buying at auction **MUST** produce documentation to confirm their name and address when contracts are signed.

Appropriate identity documents include:

- Current passport
- UK photo card driving licence
- Inland Revenue Tax Notification
- Residential permit issued by the Home Office to EU Nationals
- Utility bill issued within last three months
- Bank, building society or credit card statement
- Local Authority tax bill



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BUYING A PROPERTY AT AUCTION



The New Meeting House, Station Street,
Mansfield, Nottinghamshire, NG18 1EF
Telephone: 01623 624505

E-mail: enquiries@bryanandarmstrong.co.uk

Buying a property at auction can be a very quick and efficient process. Unlike buying from the open market there is no 'gazumping', no chains breaking down. Once the hammer goes down and your bid has been accepted then you will be expected to pay a 10% deposit immediately, with the balance payable to the seller 28 days later. Therefore, you need to make sure you have enough money to fulfil your part of the purchase contract or you could lose your deposit and possibly have further expenses to pay to the seller.

Sue Harrison who is a Partner and head of Bryan and Armstrong's property department answers some typical questions prospective buyers may have before buying at auction. The questions and answers are not intended to provide legal advice and you should always consult a solicitor before and when buying a house.

Q: Can I just turn up on auction day and buy a property?

A: Put simply yes, BUT it is very important to remember when buying at auction that you should do some research in advance. Request a catalogue and go through it carefully – this contains all of the properties listed and general conditions of sale. Look at the legal pack for the property you are interested in for further information about the property via deeds, searches and information provided by the seller.

Q: Do I need to obtain a valuation of any property I am interested in bidding for?

A: In the same way as if you are buying a property on the open market, you should consult a surveyor to get their professional opinion on the state and condition and the value of the property.

Q: Should I view the property in advance of bidding on it?

A: Although it is not compulsory to view property in advance of bidding on it, unless you like shocks or surprises you should always inspect a property before bidding on it.

Q: I am intending bidding for a property, when should I instruct my solicitor?

A: Always instruct your solicitor in advance of the auction. Your solicitor will be able to obtain the legal information pack on your behalf and check the seller's legal title to sell the property and any special conditions related to the sale. Your solicitor will check the legal title to ensure this is free from restrictive covenants which may prevent you from developing the property in the way you want to.

Q: What do I need to do on the day of auction?

A: Check to see that the property you are interested in is still available. Take your deposit with you. Bring your identification document with you also – 2 forms are usually required. Register with your name, address and contact details and once this is done you will be issued with a bidding number

Most lots will have a reserve price which is the minimum a seller is prepared to accept and is not disclosed. If the bids fail to reach the reserve price the seller may not sell the property on the day. However, if this occurs speak to the auctioneers who may act as agents and see whether a deal can be reached at the end of the auction.

Finally, ensure you arrive in plenty of time to get a good seat, stay calm and keep within your budget.

Bryan and Armstrong have been trusted by the local community for 150 years. Contact our property team for a quotation today on 01623 624505.

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 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.

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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