

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

A collective sale of "Property with Potential"
Land and Investments

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 11th May 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!

Those who attended our last auction will have witnessed a packed sale room with a very positive atmosphere. The sale achieved 100% vendor satisfaction with all lots offered attracting quite intense competition from eager buyers coming from all areas of the country. Several buyers came up to the rostrum after the sale to say that they were impressed with the way that we conduct our auctions which was particularly satisfying.

Some notable results were achieved; no one would have expected that the former Emergency Winder Vehicle Garage in Mansfield Woodhouse would be knocked down for £98,000 against a reserve of £60,000 – and I am absolutely certain that if the vendor had offered it for sale by private treaty, it would have been sold at an under value. A 1.48 acre parcel of overgrown land at Shirebrook went for £15,500. A house on Chaucer St Mansfield converted to two maisonettes sold for £80,000 reflecting a gross initial yield of 10.5% giving the buyer a very viable investment. A house with building plot on Alfred St Kirkby in Ashfield that had been previously offered by other auctioneers on three separate occasions found a buyer.

Our new venue at the Civic Centre proved to be successful; the Room is well proportioned, readily accessible and there is plenty of parking available and we intend to continue to use it for our future sales.

This sale embraces a wide variety of Lots which will appeal to investors, builders, speculators and owner-occupiers looking for “property with potential” offered at competitive reserves reflected in the realistic Guide Prices.



We are by no means the biggest in the business but we are proud of the fact that we continually achieve the highest degree of success in terms of Lots sold/Lots offered than any other auctioneer in the area. We are now accepting Lots for our mid Summer Sale. If you require a fast, definite and transparent sale at full market value, we will be pleased to offer professional advice from one of our experienced Chartered Surveyors.

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

Tom Smith FRICS.
Chartered Surveyor & Auctioneer.

the **total property service**

if you are buying, selling or need property advice, we can help.

- Residential & commercial lettings and management
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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

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

**2 Somersall Street,
Mansfield, Nottinghamshire
NG19 6EP**

**Freehold with Full Vacant
Possession**

***Guide Price £39,000**

Description

Per instructions from the Executor. A traditional, semi-detached house in poor condition, requiring full modernisation refurbishment and upgrading. Accommodation comprises: entrance hall, living room, kitchen, lean-to porch. Three bedrooms plus bathroom at first floor level. External WC. Excellent "hospital job" for the local builder. Good potential for resale or letting when modernised. Established, residential location with easy access to local schools and Mansfield town centre.



Lot 2

**148 – 150, 148a & 150a
Outram Street, Sutton in
Ashfield, Nottinghamshire
NG17 4FT**

**Freehold, subject to
Tenancies and part Vacant
Possession**

***Guide Price £90,000**

Description

A mixed residential/commercial investment opportunity. 148-150 comprises a sales shop let to a Children's Charity who have been trading from the premises for many years. The Lease was renewed for a further two years from the 1st July 2016 at £5,000 per annum. 148a comprises a well-appointed, self-contained maisonette with accommodation at first and second floor level. The accommodation comprises lounge, kitchen with modern fittings, double bedroom plus modern bathroom. Gas fired central heating system. Previously let at £300 per calendar month exclusive. Now Vacant. 150a



comprises a well appointed, self-contained one bedroom maisonette occupied by a Tenant who has been in occupation for several years and who is maintaining the accommodation in a responsible manner. The Tenancy was renewed for a further 12 months from the 21st January 2017 at a rent of £295 per calendar month. The premises occupy a prominent position in

a tertiary trading location with frontage to a busy main road that forms the principle route leading from Sutton in Ashfield to Mansfield. Ideal opportunity for those wishing to establish or expand and investment portfolio. A high yielding investment opportunity.

*see Auction Procedures on back cover for Guide Price information

Lot 3

Land at Derby Road, Kirkby in Ashfield, Nottinghamshire NG17 9AT

Freehold with Full Vacant Possession

***Guide Price £20,000**

Description

A rare opportunity to acquire a plot of land with gated access onto Derby Road having an area of 0.4 acres or thereabouts. The land is situated on the fringe of the urban area, stands opposite existing residential properties and takes advantage of quite dramatic views to the rear. There are several derelict pig sties within the compound.

The land lies adjacent to similar compounds used for open storage and will be of interest to local traders and speculators.

Possible long term "Hope Value" for future development, subject to Planning.



Lot 4

23 York Street, Sutton in Ashfield, Nottinghamshire NG17 2AG

Freehold with Full Vacant Possession

***Guide Price £45,000 plus**

Description

A previously improved, three storey mid terraced house requiring some general refurbishment. The accommodation comprises: lounge, dining room plus kitchen. Double bedroom, single bedroom plus bathroom/w.c at first floor level. Further attic double bedroom. Gas fired central heating system.

The property enjoys a highly convenient location close to Sutton town centre with all of its facilities and is found within an area where there is consistent demand for rented accommodation.

Excellent opportunity for the investor or speculator.



Lot 5



**25 Outram Street, Sutton in
Ashfield, Nottinghamshire
NG17 4BA**

**Freehold, subject to Tenancy
and with part Vacant
Possession**

***Guide Price around
£225,000**

Description

Prominently situated two storey premises. The ground floor is arranged as a Betting Shop which has the benefit of a return frontage to the Asda car park at the rear. The ground floor premises are let to William Hill organisation Ltd under a 20 year Lease that commenced on the 30th June 2016 at a passing rental of £17,000 per annum.

The Betting Shop has a net frontage of approximately 6.45 metres and a depth of 19.65 metres and includes a staff kitchen plus w.c accommodation.

The first floor accommodation is vacant and unused and has a gross internal floor area of 157 sq metres or thereabouts and is open plan in nature.

Planning Permission granted by Ashfield District Council for change of use to flats under reference X/2016/0019. If developed in accordance with the Plans submitted with the Application, the first floor will provide two, one bedroom apartments and one two bedroom apartment.

The premises are situated in a good secondary trading position close to the town centre and are in an area where there is consistent demand for rented accommodation. Excellent opportunity for the investor or speculator.

*see Auction Procedures on back cover for Guide Price information

Lot 6

**79 Delamere Drive,
Mansfield, Nottinghamshire
NG18 4DD**

**Freehold with Full Vacant
Possession**

***Guide Price around £70,000**

Description

A rare opportunity to purchase a modern, two storey detached house found within a popular and well regarded residential location on the South side of town.

The accommodation comprises: entrance hall, cloakroom/w.c, kitchen, lounge and dining room. Three double bedrooms at first floor level plus bathroom/w.c. The property is affected by ongoing movement and is in need of structural repair.

Alternatively, the property could be demolished and rebuilt. The property is not readily mortgageable and is suitable for cash buyers only. Profitable potential for the speculator or builder.



Lot 7

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

**Freehold with Full Vacant
Possession**

***Guide Price £75,000**

Description

A three storey building with former hot food takeaway at ground floor level. Planning Consent obtained to provide a two bedroom flat on the first and second floors and a one bedroom flat at ground floor level.

The premises are in poor condition and require complete renovation. The former retail unit comprises a sales area of 51 sq metres (548 sq ft), a kitchen and preparation room. To the first floor there is a living room and bathroom. Two further bedrooms on the second floor.

Planning Permission granted by Mansfield District Council for change of use to provide a single dwelling to rear of existing shop and provide improved access to existing residential unit to front (upper floors) under Planning Reference 2015/0367/NT. The premises have a prominent frontage in a secondary trading



position a short distance from the Market Square. Of interest to the speculator, investor or developer.

Lot 8

**6 Boundary Walk, Langwith,
Nottinghamshire NG20 9DL**

**Freehold with Full Vacant
Possession**

***Guide Price £30,000**

Description

Per instructions from the Executor. A two storey end terraced property in very poor condition requiring comprehensive modernisation, refurbishment and upgrading. The accommodation comprises: entrance hall, lounge, kitchen and ground floor w.c. Three bedrooms plus bathroom at first floor level. The property is situated in a cul de sac setting within a village that has a local Primary School, various shops catering for every day needs and a Railway Station giving a direct rail link to Worksop/Mansfield/The City of Nottingham via the Robin Hood Railway line. Easy access into the neighbouring market town of Shirebrook. Good potential for resale or rental when improved. Ideal proposition for the builder or speculator.



Lot 9

**54 St Michaels Street, Sutton
in Ashfield, Nottinghamshire
NG17 4GP**

**Freehold with Full Vacant
Possession**

***Guide Price £45,000**

Description

A traditional, two storey mid terraced house in need of full modernisation and upgrading. The property is situated in an area where Selective Licensing by Landlords has recently been introduced and it is envisaged that this will ultimately enhance the area with potential for capital growth. The accommodation comprises: lounge, dining room, kitchen and former bathroom on the ground floor. Three bedrooms at first floor level.



Lot 10

**22 Regent Street, Sutton in
Ashfield, Nottinghamshire
NG17 2EH**

**Freehold with Full Vacant
Possession**

***Guide Price £55,000 plus**

Description

An opportunity to purchase a substantially larger than average, two storey end terraced house found within a popular, residential neighbourhood gaining easy access to local schools and town centre.

The accommodation comprises: front entrance vestibule, spacious through lounge/dining room, large kitchen, rear entrance vestibule. Three large bedrooms plus bathroom/w.c at first floor level.

The property requires general refurbishment and upgrading but has excellent potential for resale, occupation or renting once improved. Ideal for the speculator.



Lot 11

**23 Church Street, Kirkby in
Ashfield, Nottinghamshire
NG17 8LA**

**Freehold with Full Vacant
Possession**

***Guide Price £50,000**

Description

A rare opportunity to purchase a two storey semi detached, period cottage found within the sought after Conservation Area of town. Accommodation requires substantial modernisation, refurbishment and upgrading but has considerable character and offers excellent potential for owner occupation or resale when upgraded.

The accommodation comprises: lounge, dining kitchen, ground floor bathroom/w.c. Two double bedrooms at first floor level. No gardens.

Off street parking with vehicular access being gained over a shared driveway at the end of the terrace.



Lot 12

**Rose Cottage, Fackley Road
Teveral, Nottinghamshire
NG17 3JA**

**Freehold with Full Vacant
Possession**

*Guide Price around
£125,000

Description

Per instructions of the Executor. A rare opportunity to purchase an attractive, two storey, detached cottage found within a much sought after residential location.

The property has been generally well maintained but is now ripe for profitable refinement to add value.

Accommodation comprises: kitchen, lounge, dining room and w.c. Two bedrooms plus bathroom/w.c at first floor level. Brick built garage plus ample parking. Cottage garden to the front.

Very pleasant location. Excellent potential for the owner occupier or speculator.



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

Lot 13



Newbound Farm, Newbound Lane, Teversal, Nottinghamshire NG17 3JQ

Freehold with Full Vacant Possession

***Guide Price £300,000 plus**



Description

An extremely rare opportunity to purchase a detached Farmhouse in need of complete renovation offered along with a range of outbuildings, large garden and adjoining grass paddock.

The accommodation comprises: porch, three living rooms, cellar, pantry and former kitchen. Four bedrooms plus former bathroom at first floor level. Attached former wash-house that could be converted into a farmhouse kitchen. Access gained over driveway shared with the retained farmland in addition to the separate gated access that fronts the lane.

There are substantial gardens surrounding the property and the sale includes two dilapidated open fronted stone barns, a detached, two storey stone fronted former cowshed, a detached two storey brick/stone built former stable plus a detached stone/timber former garage/workshop/pig sty. There is an adjoining grass paddock that extends to 2.57 acres or thereabouts.

The sale offers an outstanding renovation

opportunity to create a character home in a delightful rural setting. The outbuildings have potential for Change of Use, subject to planning consent. Alternatively, the property could be demolished and rebuilt (subject to the usual Planning Consents). Surrounded by attractive open countryside yet within easy reach of Mansfield town centre and Junction 29 of the M1 Motorway. Full sales particulars available on request.

Auctioneers Note: owing to the hazardous condition of the accommodation, interested parties will carry out their inspection entirely at their own risk without liability to the Vendor or the Auctioneer. No children will be permitted inside the property during viewings and all interested parties should bring a torch to carry out their inspection.



*see Auction Procedures on back cover for Guide Price information

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
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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.