

Per instructions from Mansfield District Council,
Executors, Trustees, Beneficiaries and other sources
**A collective sale of “property with potential”, residential
& commercial investments and development land”**
Of immediate interest to speculators, builders, investors
and owner occupiers. TO BE SOLD BY PUBLIC AUCTION
(unless sold previously by Private Treaty)



property auction catalogue

Thursday 10th November 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!

Fears that the Brexit vote would damage the market proved to be unfounded as the results of our August Auction clearly show; We achieved yet another 100% success and there was, if anything, far greater competition in the Room for all of the Lots offered than at the beginning of the year. Interest rates have subsequently fallen making property investment even more affordable and attractive. The rental market in North Nottinghamshire remains as strong as ever. Our rental department report relatively few voids out of the hundreds of properties that they manage and market rents have shown an average increase of about 10% over the past twelve months.

I was particularly pleased to see intense completion for the building land that we offered. Property in poor condition proved to be in great demand as ever from local builders looking for “hospital jobs” as well as speculators seeking opportunities to make a capital gain after carrying out improvements. It was encouraging to note that there were several owner-occupiers in the room who were willing to obtain mortgage offers in advance to allow them to compete with the cash buyers and buy themselves a home at a competitive price.

Whilst there was, as usual, a good attendance in the Room, the holiday season meant that a considerable number of commissioned bids were placed on several Lots. Buyers who place commissioned bids need the confidence that the auctioneer will act professionally and buy in for them as cheaply as possible. Regrettably, there are relatively few auctioneers in the business who have a recognised professional qualification.



This sale embraces a wide variety of lots. They are all offered at sensible Reserves. Please note that unlike many auctioneers who routinely issued misleading guide prices in order to bait the unwary, our guide prices are never below the anticipated reserve. This, combined with state of the art marketing and professionalism are, I think, significant factors behind our auctions continuing to achieve the highest rates of success in terms of lots sold/lots offered than any other auction house in the region.

We are now accepting Lots for our next sale. If you have a property that you think may be suitable and want to give yourself the highest chance of securing a swift, definite and transparent sale, we will be pleased to advise.

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

Tom Smith BSc(Hons) 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

**2 Victoria Terrace,
Nottingham NG2 4QP**

**Freehold. Full Vacant
Possession.**

***Guide Price £55,000 plus**

Description

An excellent opportunity to purchase an appealing, three storey, Victorian terraced house, pleasantly situated overlooking a small green and with views into the city. The property has been modernised with works approved by Nottingham City Council and is suitable for immediate occupation. Accommodation comprises: Lounge, breakfast Kitchen with modern fittings including oven and hob. Two Bedrooms plus modern Bathroom/wc. Gas fired central heating system. Full double glazed. Re-covered roof. The property is within walking distance of the city centre and is ideal either for future renting or owner occupation. Great opportunity for the prudent investor and a very affordable starter home for the first time buyer.



Lot 2

**7 Pheasant Hill, Mansfield,
Nottinghamshire NG19 7AL**

**Freehold. Full Vacant
Possession.**

***Guide Price £90,000 plus**

Description

Per instructions of the Trustees of the Queen Elizabeth's Endowed School Trust. A detached bungalow in need of some general upgrading providing a profitable refurbishment opportunity for the speculator. The accommodation comprises: entrance hall. Lounge. Kitchen with modern fittings. Three bedrooms plus bathroom/wc. Garage. The property is found within a convenient, established residential location in a non-estate setting gaining easy access into Mansfield town centre. Excellent potential.



Lot 3

**9 High Street, Stanton Hill,
Nottinghamshire NG17 3GG**

**Freehold. Full Vacant
Possession.**

***Guide Price £45,000**

Description

A traditional, two storey semi detached property, previously improved but now ripe for further upgrading. Convenient location close to local shops. Accommodation comprises entrance hall, lounge, separate but adjoining dining room. Kitchen. Two double bedrooms plus bathroom/wc. Gas fired central heating system and double glazing. Good potential for future renting being situated within a local community where there is consistent demand for rented accommodation. Ideal for speculator or investor.



Lot 4

**8 Elm Grove, Church Warsop,
Nottinghamshire NG20 0TW**

**Freehold. Full Vacant
Possession.**

***Guide Price Around £45,000**

Description

Per instructions of the Executor. A well proportioned, traditional semi detached home providing good sized accommodation for family occupation. The property requires general refurbishment, modernisation and upgrading. Good potential for internal re-planning to add value. Accommodation comprises: entrance hall. Through lounge. Kitchen, ground floor bathroom/wc. Three good sized bedrooms. Gas fired central heating system. The property is situated within a large village good demand for rented accommodation can be anticipated. Excellent opportunity for builder, speculator or investor.



Lot 5

**2 Jennison Street, Mansfield,
Nottinghamshire NG19 7AW**

**Freehold. Full Vacant
Possession.**

***Guide Price Around £80,000**

Description

Per instructions of the Vendor to secure an immediate sale. Excellent opportunity to purchase a brand new, two storey semi detached house, fully completed and suitable for immediate occupation. Good internal specification. NHBC Warranty available and final Completion Certificate issued by Building Control. Accommodation comprises entrance hall, cloakroom/wc, lounge, dining kitchen with smart modern fittings including oven and hob. Two bedrooms plus bathroom/wc. Gas fired central heating system and double glazing. Astro-turfed garden. Off-street parking. Excellent opportunity for the owner occupier to acquire a brand new home at an exceptionally competitive price. Perfect for the investor looking for a low maintenance property.



Lot 6

**4 Jennison Street, Mansfield,
Nottinghamshire NG19 7AW**

**Freehold. Full Vacant
Possession.**

***Guide Price £77,500**

Description

Per instructions of the vendor to secure an immediate sale. A brand new, two storey semi detached house fully fitted out and suitable for immediate occupation. NHBC Certificate available. Full Building Regulation Approval issued. A great opportunity for the first time buyer looking for a starter home at a very competitive price. Accommodation comprises lounge, Dining room with separate but adjoining kitchen equipped with smart modern fittings including oven and hob. Cloakroom/wc. Two bedrooms plus bathroom/wc. Landscaped gardens complete with astro-turf. Off-street parking. Pleasantly situated with easy access into Mansfield town centre and all amenities. Great opportunity for the investor.



Lot 7

**250 Huthwaite Road, Sutton
In Ashfield, Nottinghamshire
NG17 2HF**

**Freehold. Full Vacant
Possession.**

***Guide Price Around £55,000**

Description

A previously improved traditional town house of immediate interest to the investor. Accommodation comprises lounge, separate dining room, kitchen equipped with basic modern fittings. Cloakroom/wc. Two double bedrooms plus bathroom/wc. Gas fired central heating system and double glazing. Small, easy to maintain gardens. Popular location conveniently situated for all amenities. Excellent potential for future renting.



Lot 8

**6 Casson Street, Ironville,
Nottinghamshire NG16 5NN**

Freehold. Subject to Tenancy.

***Guide Price £55,000**

Description

A well maintained, previously improved, traditional town house let and producing an immediate income stream. Perfect for those wishing to establish or expand an investment portfolio. Accommodation comprises lounge, dining room, kitchen with modern fittings. Bathroom/wc. Three good sized bedrooms. Gas fired central heating and double glazing. Situated within a village community with good access to the surrounding townships of Alfretton, Summercotes, Codnor and Selston. The property is let to a tenant who has been in occupation for about 5 years who is maintaining the accommodation in a responsible manner. The tenancy was renewed under an Assured Shorthold Tenancy dated the 20th June 2015 (now Statutory Periodic) and the current passing rental amounts to £395 per calendar month exclusive. A good, steady, predictable investment producing



a healthy return for the
prudent investor.

*see Auction Procedures on back cover for Guide Price information

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Lot 9

**13, 15 & 17 Bridge Street,
Mansfield, Nottinghamshire
NG18 1AL**

**Freehold. Subject to Lease
and with Part Vacant
Possession.**

***Guide Price Around £95,000**

Description

Per instructions from Mansfield District Council. An excellent opportunity to purchase a mixed commercial/residential investment. An attractive, stone fronted building with prominent frontage in good secondary trading location currently trading as a hairdressing salon along with a very well modernised, self contained maisonette, appointed to a high standard and with good specification suitable for immediate occupation. The business premises comprise a salon (30.18sq. m.) plus two treatment rooms (7.86sq. m.) and wc and are held under a lease that commenced on the 5th August 2008 for a term of 12 years, assigned to the present tenant in 2015 at £5,200 per annum on internal repairing terms.



The maisonette (no. 17) provides rear entrance vestibule, dining kitchen with modern fittings, lounge, double bedroom, further bedroom/utility room plus bathroom with modern fittings. Gas fired central heating system. Fully carpeted. Excellent opportunity for the investor to acquire a well maintained local landmark building.



Lot 10

**Land On Station Street,
Mansfield Woodhouse,
Nottinghamshire NG19 8AE**

**Freehold. Full Vacant
Possession.**

***Guide Price Around £4,000**

Description

Per instructions of Mansfield District Council. An opportunity to purchase a small plot of land with frontage to Station Street having the benefit of Outline Planning Permission for the development of a single storey building for A3 (restaurant/café), A4 (drinking establishment), A5 (hot food takeaway) use on existing amenity space. The plot has an area of approximately 140 sq. m or thereabouts. The plot is situated in a tertiary trading position close to various retail outlets. A good opportunity for local trader, speculator or developer.



Lot 11

**4 Ellesmere Avenue, Alfreton,
Derbyshire DE55 7HW**

**Freehold. Full Vacant
Possession.**

***Guide Price Around £50,000**

Description

Per instructions of the Executors. A traditional, two storey semi detached house requiring full modernisation, refurbishment and upgrading. Accommodation comprises lounge, separate dining room plus kitchen. Two double bedrooms plus bathroom/wc. Gardens to front and rear. Established, residential location gaining good access into town centre where there are excellent facilities. Good potential for future resale or rental once improved. Ideal for builder, speculator or developer.



Lot 12

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

**Freehold. Full Vacant
Possession.**

***Guide Price Around £40,000**

Description

Per instruction 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. Accommodation comprises lounge, separate dining room, extended kitchen. Two double bedrooms plus bathroom/wc. Gas fired central heating system. The property is situated within a pleasant, established, residential location with good access to local shops and schools. Excellent potential for resale or rental. Ideal opportunity for builder, speculator or investor.



Lot 13

45 Davies Avenue, Sutton In Ashfield, Nottinghamshire NG17 2BL

Leasehold. Subject to Tenancy.

***Guide Price Around £57,000**

Description

An excellent opportunity to purchase a large, well maintained ground floor maisonette let under an Assured Shorthold Tenancy that commenced on the 13th May 2008. The current passing rental is £425 per calendar month exclusive. The well maintained accommodation comprises: lounge, inner hallway, kitchen equipped with modern fittings. Three good sized bedrooms plus bathroom/wc. Gas fired central heating system. Double glazing. Established residential location gaining good access into town centre with all amenities. Excellent proposition for the prudent investor seeking a proven residential investment producing an immediate income stream and a healthy yield. Let & managed by W A Barnes LLP.



Lot 14

240 Chesterfield Road North, Mansfield, Nottinghamshire NG19 7JG

Freehold. Full Vacant Possession.

***Guide Price Around £100,000**

Description

Per instructions of the Trustees. An opportunity to purchase an individually designed bungalow presenting a very appealing, double gabled and bay fronted elevation found within a popular, residential location in a mature non-estate setting. The bungalow provides well proportioned accommodation and now requires modernisation, refurbishment and upgrading. Excellent potential for profitable resale once improved. Accommodation comprises entrance hall, lounge, kitchen, three double bedrooms plus bathroom/wc. Brick built garage. Good sized rear gardens. Ideal for the builder, speculator or owner-occupier. AUCTIONEERS NOTE; Certain floors are in a dangerous condition.



Those viewing the property do so entirely at their own risk and without liability to the auctioneers or vendor.

*see Auction Procedures on back cover for Guide Price information

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Further information on each of the lots included in this sale catalogue can be obtained from

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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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