

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

**A Collective Sale Of  
Residential Property With Potential,  
Investments And Paddock Land**  
Of Immediate Interest To Speculators,  
Investors And Builders  
To Be Sold By Public Auction  
(Unless Sold Previously By Private Treaty)



# property auction catalogue

tuesday 30th september 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

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# we sell the lot!

Once again, our July auction achieved a 100% success as far as the Residential lots were concerned and some remarkable results were achieved to the immense delight of our Clients ; a bungalow on Tudor Street, Sutton in Ashfield was knocked down from a Declared Reserve of £50,000 at a hammer price of £162,000!! A parcel of woodland at Bunny in South Notts attracted very strong bidding and sold at £6,400 per acre - almost twice its Reserve.

In our last auction catalogue, I highlighted the practice of certain local auctioneers who routinely issue deliberately misleading Guide Prices that are significantly below Reserves and I said that, in my opinion, the practice was illegal. Interestingly, the Advertising Standards Authority issued a Ruling on the 23rd July against Auction House UK Ltd that confirms that this does, indeed, contravene Consumer Protection Regulations. The powers that be have produced recommendations and these include definitions of Reserves and Guide Prices that have to be published. These are printed in this catalogue. I do not agree with these proposals as they permit the unprofessional auctioneer to continue to mislead the public and I expect that certain parties will now issue Guide Prices that are 10% below Reserve. Again, I urge anyone who witnesses this practice to report the matter to Trading Standards. We are very proud of our reputation for fair dealing and will continue with our policy to only issue Guide Prices that the public can rely on.



The property market remains very buoyant and if present trends continue, Capital Growth can be anticipated. I remind you of the old adage in property investment; "you make your money when you buy, not sell." As such, now must surely be the right time for those wishing to enter the market.

Entries are now being accepted for our winter auction. Our December sales have always been one of the busiest sales of the year. If you have a suitable property, require a fast, transparent, definite sale at full market value and want your money in the bank by the New Year, I will be delighted to hear from you.

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](http://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

**47 Broxtowe Drive, Mansfield,  
Nottinghamshire NG18 2JF**

**Freehold**

**Full Vacant Possession**

\* Guide Price: £35,000 plus

### Description

Per instructions from the Executor. An attractive, two storey, bay fronted Mid Terraced House requiring full modernisation offering the builder or speculator an excellent opportunity to realise Capital Gains once improved.

### Accommodation

The accommodation comprises: Entrance hall, Lounge, Dining kitchen plus ground floor Bathroom. Three double Bedrooms. Established residential location with easy access into town centre. Good potential for resale or rental markets.



## Lot 2

**178 Southwell Road East  
Rainworth, Nottinghamshire  
NG21 0EH**

**Freehold, subject to  
Tenancies**

\* Guide Price: Around  
£110,000

### Description

A high yielding investment opportunity. The premises have been capably converted with all necessary Consents into three self-contained Flats all with good internal specifications and each being well appointed.

**Flat 1** is on the ground floor and comprises; Lounge, two Bedrooms, Dining kitchen plus Bathroom/w.c let under an Assured Shorthold Tenancy Agreement from the 14th May 2014 at £95.00 per week exclusive.

**Flat 2** comprises a first floor flat with Lounge, Kitchen, Bedroom with En suite Shower/w.c. Let under an Assured Shorthold Tenancy



Agreement from the 12th July 2014 at £85.00 per week exclusive.

**Flat 3** is also on the first floor and comprises; lounge, Bedroom, Kitchen plus Shower room/w.c. Let under an Assured Shorthold Tenancy Agreement from the 15th July 2014 at £90.00 per week exclusive.

The premises are well managed. Convenient location in this popular village. A ready-made investment producing a useful, immediate income stream.

## Lot 3

**Paddock Land. Main Road,  
Blidworth, Nottinghamshire  
NG21 0QR**

**Freehold**

**Full Vacant Possession**

\* Guide Price: Around  
£40,000

### Description

A really nice grass paddock with gated access to the main road bounded by hedges. The land is pleasantly situated taking good advantage of pleasing, rural views and is situated on the fringe of the built up area of the village. Easy access into Ravenshead. Water supply available. Excellent access to Bridleways etc., in popular riding country. 3.54 acres or thereabouts. Perfect for those with equestrian interests.

Auctioneers Note: An Overage Provision shall apply in respect of this Lot (see Legal Pack for details).



## Lot 4

**108 Forest Road, New  
Ollerton, Nottinghamshire  
NG22 9QR**

**Freehold**

**Full Vacant Possession**

\* Guide Price: Around  
£75,000

### Description

Per instructions from the Executor. A family sized Semi-detached House with great potential. The property enjoys a popular position in this thriving small town. Great potential for resale, renting or occupation once improved. Large corner plot with a return frontage to Beech Avenue. Ample potential parking/garage space.

### Accommodation

Accommodation comprises: Entrance hall, Lounge, Dining room plus Kitchen and ground floor Bathroom. Three double bedrooms. Excellent scope to re-plan internally to realise Capital Gains. Ideal for speculator, builder, investor or owner occupier.

\*see Auction Procedures on back cover for Guide Price information

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## Lot 5

**113 Main Street, Huthwaite,  
Nottinghamshire NG17 2LQ**

**Freehold**

**Full Vacant Possession**

\* Guide Price: Around  
£45,000

### Description

A traditional, two storey Mid Terraced House, previously modernised but now ripe for some refinement.

### Accommodation

Accommodation comprises; Lounge, separate Dining Room, good sized Kitchen with modern fittings. Two double Bedrooms plus Bathroom/ w.c. Gas fired central heating system plus double glazing. Ideal opportunity to establish or expand an investment portfolio.

### Auctioneer's Note;

The Auctioneer will offer the Purchaser the Option to buy Lots 6 and 7 each at the same price as Lot 5.



## Lot 6

**111 Main Street, Huthwaite,  
Nottinghamshire NG17 2LQ**

**Freehold**

**Full Vacant Possession**

\* Guide Price: Around  
£45,000

### Description

A previously modernised, two storey Mid Terraced House offering good potential for future renting.

### Accommodation

Accommodation comprises Lounge, separate Dining room plus Kitchen with modern fittings. Two double Bedrooms. Bathroom/w.c. Gas fired central heating system plus double glazing. Requires some general upgrading. A potentially high yielding investment property.



## Lot 7

**109 Main Street, Huthwaite,  
Nottinghamshire NG17 2LQ**

**Freehold**

**Full Vacant Possession**

\* Guide Price: round £45,000

### Description

A previously modernised, two storey, Mid terraced House in need of some improvement but offering excellent potential for the rental market. Convenient location with easy access to local shops and schools.

### Accommodation

The accommodation comprises: Lounge, separate Dining Room plus good sized kitchen. Two double Bedrooms plus Bathroom/w.c at first floor level. Gas fired central heating system plus double glazing. Of immediate interest to the investor.



## Lot 8

**50 Bagshaw Street, Pleasley,  
Nottinghamshire NG19 7SB**

**Freehold**

**Full Vacant Possession**

\* Guide Price: Around  
£45,000

### Description

An improved, traditional, two storey Mid terraced House with pleasant, rural aspect to the rear.

### Accommodation

The accommodation is generally well appointed and comprises: Lounge, separate Dining Room, Kitchen with modern fittings plus Utility room. Two double Bedrooms plus modern bathroom/w.c. Gas fired central heating system. Double glazing. Recovered roof etc. Good potential for future renting. Ideal for the investor/speculator.





## Lot 9

**41 Garibaldi Road, Forest Town, Mansfield, Nottinghamshire NG19 0JT**

**Freehold**

**Full Vacant Possession**

\* Guide Price: £40,000 plus

### Description

Per instructions of the Trustees. A well-proportioned Semi-detached House providing good sized accommodation suitable for family occupation. The property is of non-traditional construction designated as Defective under the Housing Defect Legislation but offers excellent potential for renting out.

### Accommodation

The accommodation comprises: Entrance Hall, Lounge plus Dining-Kitchen. Three good sized Bedrooms plus Bathroom/w.c. Gas fired central heating system. Gardens to front and rear. Popular, established residential location. Ideal for opportunity for the investor/speculator.



## Lot 10

**62 Huthwaite Road, Sutton in Ashfield, Nottinghamshire NG17 3GW**

**Freehold**

**Full Vacant Possession**

\* Guide Price: Around £40,000

### Description

Per instructions of the Executor. A traditional, two storey Mid Terraced House in need of full modernisation and upgrading but one that is found within a popular residential location. Easy access into Town Centre.

### Accommodation

The accommodation comprises: Lounge, separate Dining room plus Kitchen. Two double Bedrooms plus Bathroom/w.c at first floor level. Good potential for resale or renting once improved. Ideal proposition for builder/speculator.





## Lot 11

**3 Cedar Drive, Selston,  
Nottinghamshire NG16 6FS**

**Freehold**

**Full Vacant Possession**

\* Guide Price: Around  
£65,000

### Description

Per instructions of the Executor/Beneficiaries. An excellent refurbishment opportunity. The property comprises a Mid-terraced Bungalow with a practical layout situated within this popular, large village.

### Accommodation

The accommodation comprises: Porch. Lounge. Inner hallway. Kitchen. Two double Bedrooms plus Bathroom/w.c. Return frontage to Elm Tree Avenue. Brick built garage. The property requires modernisation and general upgrading but offers good potential for either resale, renting or occupation once improved. Ideal for speculator/investor.



## Lot 12

**60 Crompton Road,  
Bilthorpe, Nottinghamshire  
NG22 8PS**

**Freehold**

**Full Vacant Possession**

\* Guide Price: Around  
£50,000

### Description

Per instructions of the Executor. A rare opportunity to purchase an un-modernised, traditional, Semi-detached House that retains its original layout. The property offers the builder/investor excellent potential for internal re-planning to add value.

### Accommodation

Accommodation comprises: Entrance hall, Lounge, Kitchen. Ground floor Bathroom plus separate w.c. Three Bedrooms. Detached timber garage. Gardens to front and rear. Large village in Sherwood Forest. A family sized property with good potential for resale or renting when improved.



## Lot 13

**29 North Street, Sutton in  
Ashfield, Nottinghamshire  
NG17 4BD**

**Freehold**

**Full Vacant Possession**

\* Guide Price: Around  
£50,000

### Description

An attractive, traditional, three storey Terraced House in a popular street enjoying easy access into Sutton town centre.

### Accommodation

The accommodation is in need of some general improvement and comprises: Lounge, separate Dining room, kitchen plus Bathroom/w.c. Two double bedrooms at first floor level. Further attic bedroom. Gas fired central heating system plus double glazing. Excellent potential for resale or renting. Ideal for the builder, speculator or investor.



## Lot 14

**47 Market Street, South  
Normanton, Derbyshire DE55  
2AB**

**Freehold**

**Full Vacant Possession**

\* Guide Price: Around  
£45,000

### Description

An improved, traditional, two storey Mid Terraced House very suitable for renting out.

### Accommodation

The accommodation comprises: Lounge, separate Dining Room plus Kitchen with modern fittings. Bathroom/w.c with modern fittings. Three Bedrooms. Gas fired central heating system plus double glazing. Convenient location close to all amenities in this popular village that enjoys excellent access to Junction 28 of the M1. Ideal for those wishing to establish or expand an investment portfolio.



\*see Auction Procedures on back cover for Guide Price information



## Lot 15

**90 Mason Street, Sutton in Ashfield, Nottinghamshire NG17 4HP**

**Freehold**

**Full Vacant Possession**

\* Guide Price: Around £55,000

### Description

A well-proportioned, modernised traditional, two storey Semi-detached House suitable for immediate occupation.

### Accommodation

Accommodation comprises: Lounge, Dining kitchen with modern fittings plus ground floor Bathroom/w.c with modern suite. Three large Bedrooms. Gas fired central heating system plus double glazing. Popular Street with easy access into both Sutton in Ashfield and Mansfield.

Great potential for future renting. Ideal for investor/speculator. A very affordable starter home for the First Time Buyer.



## Lot 16

**25 Mason Street, Sutton in Ashfield, Nottinghamshire NG17 4HQ**

**Freehold, subject to Tenancy**

\* Guide Price: round £45,000

### Description

A very attractive investment proposition Let and Managed by W A Barnes LLP to a Tenant who has been in occupation since 1996.

### Accommodation

The accommodation is extremely well maintained by the Occupant and comprises: Lounge, separate Dining Room plus Kitchen. Two double Bedrooms plus Bathroom/w.c at first floor level. Further Attic double Bedroom. The Assured Shorthold Tenancy commenced on the 20th May 1996. The current rent payable amounts to £350.00 per calendar month exclusive. Popular, established residential location with good access into Sutton in Ashfield and Mansfield. Ideal for the prudent investor seeking an instant income stream.



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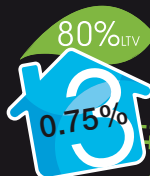
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# NOTES

**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.

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](http://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:** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown

during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the 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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