

Per instructions of Executors, Beneficiaries
& Other Sources

**A collective sale of “property with potential”,
plus investments**

Of immediate interest to speculators, investors,
builders and Owner occupiers
TO BE SOLD BY PUBLIC AUCTION
(Unless sold previously by Private Treaty)



property auction catalogue

Thursday 8th August 2019

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

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we sell the lot!

Our May Auction was yet another great success. All but one Lots sold under the hammer and contracts were exchange on the one that got away shortly after producing 100% Client satisfaction placing us well ahead of the competition.

Some notable results were achieved; a bungalow in need of structural repair was knocked down for £135,000 against a Reserve of £100,000. Intense competition for a terrace house on Cooperative Street, Stanton Hill took everyone by surprise with the hammer falling on a bid of £52,500 against a Reserve of £35,000 proving that auction is the best route to market for the "right" type of property. It was clear from a number of Reviews that have been left that the Buyers in the Room enjoyed the experience and appreciated the unique, well humoured but serious atmosphere that our auctions generate.

This sale embraces a wide variety of Lots that are sure to be of interest to builders, speculators, investors and owner-occupiers alike. Many auctioneers routinely issue deliberately misleading Guide Prices that well below the Reserves. This is never the case with W A Barnes. Our professionalism and reputation for fair dealing is, I believe, a significant factor behind our success as property auctioneers. You will also be pleased to note that we do not normally impose Buyers Premiums or rip off "contract handling fees" which gives the Buyer maximum spending power.



We are now accepting Entries for our Autumn Sale. If you have a property that you think may be suitable and want to achieve a fast, definite and transparent sale at Market Value, please give us a call and we will provide expert advice.

I wish you the best of luck and look forward to meeting you at the viewings and in the Room on the 8th August.

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

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.

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
Hucknall Business Centre
Papplewick Lane, Hucknall
Nottingham NG15 7TN

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

7 Dalestorth Street, Sutton in Ashfield, Notts. NG17 4EW

Freehold, subject to Tenancy.

***Guide Price £40,000 plus**

Description

A traditional, two storey, Mid Terrace House let on an Assured Shorthold Tenancy to a Tenant who has been in occupation since 1997. The accommodation comprises; Lounge, separate Dining Room plus kitchen. Two double Bedrooms plus Bathroom on the first floor. The property lies within easy reach of the Town Centre. Passing rental of £85.00 per week excl. A solid, proven investment opportunity for those seeking an immediate income stream, managed by W A Barnes LLP.



Lot 2

Wycherley Opticians, Brook street, Sutton in Ashfield, Notts. NG17 1AL

Freehold. Full Vacant Possession.

***Guide Price £40,000**

Description

An opportunity to purchase detached, single storey premises that have traded successfully for many years as an Opticians. The premises have a prominent roadside frontage and are situated adjacent to a well regarded, residential area, lying within easy walking distance of the Town Centre. The accommodation comprises; two interconnecting Sales area/Reception, two Consulting Rooms, Kitchen & WC. Total area 52.5 sq m (566 sq ft.) Externally, there is a small yard plus Workshop. Gas fired central heating system. Security shutters. The premises are suitable for commercial trading but also offer potential to convert to residential use, subject to obtaining all necessary consents. Of interest to investors, trader-occupiers and developers.



Lot 3

**82 Chatsworth Street, Sutton
in Ashfield, Notts. NG17 4GG**

**Freehold. Full Vacant
Possession.**

***Guide Price £50,000 plus**

Description

A traditional, three storey, End Terrace House of interest to the investor/speculator. The accommodation comprises; Lounge, Dining kitchen, ground floor Bathroom/WC. Two double Bedrooms on the first floor. Further Attic double Bedroom. Gas fired central heating system plus double glazing. The property is situated in an area where there is consistent demand for rented accommodation and gains easy access into the Town Centre. It is in area where Compulsory Selective Licensing by Landlords has been introduced and it is envisaged that this will ultimately enhance the area giving potential for capital growth. A License to let the property was granted by Ashfield District Council on 30th October 2018. Some general upgrading needed but good potential for future lettings.



Lot 4

**39 High Street, Market
Warsop, Notts. NG20 0AB**

**Freehold. Full Vacant
Possession.**

***Guide Price £25,000 plus**

Description

Two storey, stone fronted premises that have traded as a retail shop for many years enjoying a prominent, road side frontage in a mixed commercial/residential setting within this large village. The premises comprise; Sales Area (28.28 sq m), kitchen (6.45 sq m.) plus three Store Rooms at first floor level one of which is a Flying Freehold over 39A High Street. Potential for future trading or conversion to residential use, subject to all necessary consents. Of interest to the investor, trader-occupier or speculator.



Lot 5

**31 Sutton Road, Huthwaite,
Notts. NG17 2NZ**

**Freehold. Full Vacant
Possession.**

***Guide Price £55,000 plus**

Description

A traditional, three storey, End Terrace House situated within a popular, residential location. The accommodation requires general refurbishment and upgrading but offers excellent potential for onward sale, letting or owner occupation once improved. Comprising; Hall, lounge, dining Room, kitchen. Bathroom/WC, two Double Bedrooms on the first floor (the front bedroom offering potential to divide to create a further Bedroom) plus Attic Bedroom on the second floor. Gas fired central heating. Double glazing. Gardens to front & rear. Driveway to right hand side of the property. Of interest to the investor, owner-occupier, speculator and investor.



Lot 6

**15 Church Street, Mansfield,
Notts. NG18 1AF**

**Freehold. Full Vacant
Possession.**

***Guide Price
Around £100,000**

Description

Per instructions from The Trustees. Imposing, double fronted Sales Shop, a short distance from the Market Place in Mansfield Town Centre and close to various car parks. The premises are suitable for a wide variety of retail purposes. Ground floor Sales Area 91.32 sq m (983 sq ft) plus ground floor storage 20.67 sq m. Extensive storage space on the upper two floors totalling some 139 sqm (1497 sq ft). Full Planning Permission & Listed Building Consent granted to alter the shop front and convert the upper floors into three Flats (Planning Reference 2018/0633/FUL. Of interest to the investor and speculator.



Lot 7

**4 New Street, Huthwaite,
Notts. NG17 4FF**

**Freehold. Full Vacant
Possession.**

***Guide Price £50,000**

Description

A traditional, three storey, Mid Terrace House in poor condition, requiring full modernisation, refurbishment and upgrading. Accommodation comprises; lounge, dining Room, Kitchen, ground floor Bathroom/WC. Three Double Bedrooms on the upper two floors. Established, residential location. Good access to local shops & schools. Fast access to Junction 28 of M1. Good potential for re-sale or renting when improved. Ideal "hospital job" for the builder.



Lot 8

**30 Vickers Street, Market
Warsop, Notts. NG20 0NJ**

**Freehold. Full Vacant
Possession.**

***Guide Price £43,000**

Description

A traditional, two storey, End Terrace House requiring general upgrading but offering potential for future letting once improved, being situated within an area where there is consistent demand for rented accommodation. The property provides good sized accommodation comprising; Lounge, Dining Room, Kitchen ground floor Bathroom/WC. Two double plus one good sized single Bedroom. Modern electric heating. Easy access into the village centre and local schools. Ideal for the Buy to Let investor.



Lot 9

**The Old Butchers Shop,
Portland Road, Nether
Langwith, Notts. NG20 9EZ**

**Freehold. Full Vacant
Possession.**

***Guide Price Around £20,000**

Description

An opportunity to acquire the site of a former butchers shop that adjoins open farm land and takes advantage of very pleasant rural views to the East, found within a small village that has benefited from substantial investment over recent years. The village has a main line railway station that gives a direct rail link to Worksop/Mansfield/City of Nottingham via the Robin Hood Railway line. Full Planning Permission was granted by Bassetlaw District Council to develop the site with a two storey, detached, two bedroom dwelling on the 6.12.2006 under Planning Reference 64/06/00013/R (now lapsed.) The Title Deeds contain a Covenant in the favour of The Welbeck Estate that restricts the use to a retail shop and butchers making



up premises. Welbeck Estate have indicated that they are willing to negotiate Terms for the release of the Covenant and the possible sale of some of the adjoining farm land with the Buyer. A rare opportunity for the speculator.



Lot 10

**28-30 High street, Mansfield
Woodhouse, Notts.
NG19 8AN**

**Leasehold. Full Vacant
Possession.**

***Guide Price £35,000**

Description

Double fronted, ground floor Sales Shop in a very prominent position in the centre of Mansfield Woodhouse. Ideal for a variety of retail purposes and previously used as a Beauty Parlour/hairdressers. Comprising; Sales Area 54.5 sq m (586 sq ft) plus Kitchen & WC. The premises are held under a Lease that commenced in 2003 for a Term of 99 years at a rent of one Peppercorn. Of interest to the trader-occupier or investor.



Lot 11

**12 Brick Kiln Lane, Mansfield,
Notts. NG18 5JZ**

**Freehold. Full Vacant
Possession.**

***Guide Price £125,000**

Description

An opportunity to purchase an individually designed, detached house standing on a substantially larger than average plot, found within a well regarded, residential location in a none estate setting. The property requires refurbishment and upgrading but has great potential to create a lovely home. Ample scope to extend the accommodation or may present a development opportunity. The accommodation comprises; Ground floor: Two Living Rooms, kitchen, Bedroom, WC. First floor: two further Bedrooms plus Shower/ WC. Plot area approximately 0.27 acres. Wide driveway. Of interest to the owner-occupier or speculative developer.



Lot 12

**41 Commonsides, Selston,
Notts. NG16 6FN**

**Freehold. Full Vacant
Possession.**

***Guide Price Around
£125,000**

Description

A rare opportunity to acquire an individual, two storey, detached House in need of refurbishment & upgrading. The property stands on a lovely, large plot and lies adjacent to open countryside. Commanding position taking advantage of attractive, rural views to both front & rear. Situated on the fringe of this popular village. The accommodation comprises; Hall, two separate Living Rooms, Kitchen (with excellent potential to enlarge by incorporating the large pantry), Conservatory. Two double plus good sized single Bedroom. Bathroom & WC. Large garden. Driveway & Garage. The property has potential to create an attractive, family home or may present a complete redevelopment opportunity, subject to all necessary Consents. Profitable re-sale potential once upgraded. Of interest to the speculator or owner-occupier.




*see Auction Procedures on back cover for Guide Price information

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Your local legal property experts. Don't buy at Auction without us!



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- A photograph of a family moving into a new home. A young girl in the foreground is smiling and holding a large cardboard box. Behind her, a boy is also holding a box. Further back, a woman and another woman are walking down a hallway, also carrying boxes. The scene is brightly lit, suggesting a sunny day.
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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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