

Per Instructions from Executors, Beneficiaries,  
Trustees and Other Sources  
**A Collective Sale of "Property with Potential"**  
Of immediate interest to Speculators, Builder,  
Investors and Owner-Occupiers  
TO BE SOLD BY ONLINE AUCTION  
(Unless sold previously by Private Treaty)



# property auction catalogue

Thursday 20th August 2020  
At 3.00pm prompt.

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!

When I started in the Profession, the Auctioneer was usually one of the Senior Partners in the firm; someone who had gained the respect of the public and someone whose reputation had to be preserved at all cost. Afterall, an Auctioneer on his Rostrum has the unique privilege of being able to act for both Seller and Buyer. He would, inevitably, be professionally qualified. All that has now changed for the most part; it is not uncommon for Auctioneers to be property dealers in the own right. Issuing deliberately misleading Guide Prices that are clearly well below the Reserve is generally the norm. Claiming to have sold Lots that have not been sold is not unusual. Very few hold any recognised professional Qualification. I recently witnessed a live stream auction where the Auctioneer announced that a Lot was "on sale" and that he was about to sell it - only to withdraw it a few moments later as it had not met the Reserve. Credibility instantly evaporated and any trust destroyed. But that is how things are, it would seem.

Our last Public Auction that was due to be held on the 26th March had to be cancelled at the last minute due to the lockdown and the sale proceeded on the basis that "best and Final Unconditional offers" would be sought with Offerors authorising me to sign a binding contract on their behalf if their offer was accepted. I was delighted with the Results and particularly proud because this unusual method of sale only worked because Buyers placed their trust in my firm in the knowledge that they would be treated fairly and that we would act with integrity. Sales were agreed on all of the Lots where Legal Packs were available and prices were, generally, where we expected them to be before the market was closed down.

I am saddened by not being able to hold "in the Room" Auctions at the moment; nothing will beat the atmosphere that a skilful auctioneer can generate but I believe that we are adopting the next best alternative by conducting our sales for the foreseeable future Online



Please note that in order to bid, you must go through the Registration Process. Do not leave this until the last minute or you will be disappointed. You will also note that I am not charging the Buyer any "administration fees" which will give you maximum spending power.

Auction remains the best route to market for the "right" kind of property. If you have a property that you wish to sell at full Market Value and require a fast, definite and transparent sale, I shall be pleased to provide you with honest advice backed by years of experience. One advantage of Online sales is that we can bring individual Lots to the market at short notice without having to wait for a collective sale to be assembled.

Please follow the latest Government advice on social distancing when attending the viewings. I wish you all the best of luck and hope that it will not be too long before we can meet again in the Auction Room.

**Tom Smith FRICS.**  
**Chartered Surveyor & Auctioneer.**

## 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

# 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.

# 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.

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

**22 Sandhurst Ave, Mansfield,  
Nottinghamshire. NG18 4BG**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price Around  
£140,000.**

### Description

Per instructions from the Executors. A traditional, detached House in need of complete modernisation and refurbishment, standing on a well proportioned plot found within a well regarded, residential location falling within the High Oakham Primary School catchment area. The accommodation comprises; Hall, Lounge with separate but adjoining Dining Room plus Kitchen. Two double plus larger than average single Bedroom plus Bathroom/WC. Wide driveway. Level gardens.. Excellent potential for profitable re-sale or occupation once improved. May also present a redevelopment opportunity (subject to all usual Consents. Ideal for the builder or speculator.



## Lot 2

**21 Kirklington Road,  
Rainworth, Nottinghamshire.  
NG21 0JY**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price £75,000+**

### Description

Excellent opportunity to acquire a well proportioned, traditional, two storey End Terrace House retaining it's original layout, ripe for internal re-planning to add value. Accommodation comprises; Hall, through lounge, Kitchen with pantry, lobby and WC leading off. Three excellent sized Bedrooms plus Bathroom on the first floor. Gas fired central heating system. Double glazing. Shared driveway gives access to potential garage space at the rear. Forecourt parking. The property enjoys a pleasant position within the increasingly popular village. Ideal for the speculator/investor.



## Lot 3

**3 East Lane, Edwinstowe,  
Nottinghamshire. NG21 9QN**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price £70,000 -  
£80,000**

### **Description**

A former link detached Cottage subsequently used as Offices enjoying a prominent position close to the centre of this popular, North Nottinghamshire village. The accommodation comprises; Entrance lobby, front Office plus Kitchen on the ground floor. Two Offices plus Bathroom/WC on the first floor. Modern, detached, single storey Office suite in the rear yard with two Office rooms plus WC. The premises are suitable for business use or conversion back to a dwelling subject to planning consent (a pre-planning application indicates that this would be favourably considered.) Of interest to the trader-occupier or speculator.



## Lot 4

**19 Wood Street, Alfreton,  
Derbyshire. DE55 7JW**

**Freehold. Full Vacant  
Possession.**

**\*Guide Price £125,000+**

### **Description**

A large, extended, two storey detached House in need of comprehensive modernisation, refurbishment and upgrading situated within an established, residential location in a cul-de-sac setting. Easy access into the town centre with all of it's amenities and conveniently situation for the Railway Station as well as J28 of the M1. Accommodation comprises; Hall, front Living Room, rear Living Room. Kitchen with further separate but adjoining Dining Room. Three well proportioned Bedrooms plus Bathroom WC. Loft room. Large garage plus detached workshop in the larger than average gardens. Excellent potential for the builder, speculator or investor.



## Lot 5

**Warwick House, 40 Warwick Street, Dunkirk, Nottingham. NG7 2PJ**

**Freehold. Full Vacant Possession.**

**\*Guide Price £180,000**

### Description

A rare, canal-side redevelopment opportunity. A large, dilapidated detached house with large grounds having the benefit of Outline Planning Permission for demolition of the existing building and redevelopment of the site with four, new, three storey Town Houses overlooking the canal. Planning Application Ref 19/02104/POUT. If developed in accordance with the drawing that accompanied the planning application, the new development will include two, two bedroom town houses and two, three bedroom town houses with garages and parking. Cul-de-sac setting gaining easy access into the City Centre, The Queens Medical Centre, the University and Beeston. Great opportunity for the speculative developer.



## Lot 6

**17 Balderton Gate, Newark, Nottinghamshire. NG24 1UE**

**Freehold. Full Vacant Possession.**

**\*Guide Price £30,000 - £40,000**

### Description

An opportunity to acquire a Lock up sales Shop enjoying a prominent position close to London Road car park and the Market Place. The premises have the benefit of Planning Permission for A2 Use and are, therefore suitable for retailing or Financial Services/ Estate Agency. Comprising; sales Shop with partitioned Office (approx. 13.67 sq m), lobby/ Kitchen plus WC. Previously let at £3,500 pa. Now Vacant. Of interest to the trader-occupier or investor.





## Online Auctions Buying Guide

### INTRODUCING WA BARNES ONLINE AUCTIONS

WA Barnes Online Auctions is a new, innovative and pioneering platform for buying and selling property.

It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure-free from the comfort of your own home or office via desktop, tablet or mobile phone.

#### REGISTRATION

##### A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at WA Barnes Online Auctions you will first need to create an account by providing your contact details. You will be required to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can 'watch' lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below.

Please note, the first time you register to bid you will also be asked to verify your mobile number and upload copies of your photo ID (e.g. driver's licence or passport) and recent proof of address (dated within the last 3 months). This is required so we can easily keep in touch and helps us confirm your identity in the event of you purchasing a lot.

#### ACCEPT TERMS

##### ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Once accepted, you will receive a copy of the document(s) via email for your own records.

#### BIDDER SECURITY

##### REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

In order to bid online you will be required to register a credit or debit card for the bidder security deposit. The bidder security deposit is a non-refundable £5,000 payable on a winning bid, which will be deducted from the 10% deposit due. We use Stripe who provide a secure, online card registration facility, and they will attempt to place a 'hold on funds' on your account for the bidder security amount (often known as a 'payment shadow' as no money is taken at this stage). The bidder security amount will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the bidder security amount, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

#### AML CHECK

##### COMPLETE AN ONLINE ANTI-MONEY LAUNDERING CHECK

WA Barnes are required by law to carry out an online anti-money laundering check on all persons wishing to bid. You will be asked to provide information to verify your identity, including your date of birth, addresses for the last 3 years and at least one of passport, driving licence or national insurance number.

This check leaves a 'soft footprint' on your credit report (but should not affect your credit rating).

## DUE DILIGENCE

### RECOMMENDED DUE DILIGENCE BEFORE BIDDING

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online, and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

## GUIDES AND RESERVES

### UNDERSTAND THE GUIDE PRICE AND RESERVE PRICE

#### What is a Guide Price?

A Guide Price is an indication as to where the Reserve is currently set. It is not necessarily what the auctioneer expects to sell the lot for, and should not be taken as a valuation or estimate of sale price. The reserve will not normally exceed the Guide Price if it is a single figure Guide price, and if a Guide Price range is quoted, the Reserve will normally fall within that range.

#### What is a Reserve Price?

The Reserve is the minimum figure that the Auctioneer is currently authorised by the vendor to sell the property for. Please note that Reserve is liable to change throughout the course of marketing. The Auctioneer reserves the right to lower the Reserve during the auction to a level that matches the existing highest bid. In the event that there were no further bids, the bidder who placed that 'highest bid' will be declared the purchaser at the end of the auction process.

## BIDDING

### STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (–) buttons provided. Having set your preferred bid amount and clicking the 'Place Bid' button, you will be asked to confirm your bid at which point it will be placed.

Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

#### Maximum (proxy) bids

You are not restricted to placing a bid at the minimum bid amount, but can instead increase your bid and place a maximum (proxy) bid in the system. By setting a maximum bid, the system will automatically bid on your behalf to maintain your position as the highest bidder, up to your maximum bid amount. If you are outbid, you will be notified via email so you can opt to increase your bid if you so choose.

#### How proxy bids work with the reserve price

Virtually every lot is sold subject to a reserve price (the minimum price that the auctioneer is authorised to sell for on the day). When you submit a maximum bid, the actual bid placed by the system will depend on where the reserve price is in relation to your maximum bid, as defined below.

#### If your maximum bid is below the reserve price

- The system will place an immediate bid at your maximum bid amount.

#### If your maximum bid is at or above the reserve price

- The system will automatically increase your bid to be at the reserve, and will only bid again on your behalf if you are subsequently outbid by another bidder (up to your maximum bid amount).
- If another bidder has already placed the same maximum bid or higher, they will be the highest bidder at your max bid level and the system will notify you via email so you can place another bid.

NB: Your maximum bid is kept completely confidential – it's presence or amount are not disclosed to the auctioneer, vendor or any other bidder.



## BIDDING EXAMPLE

### Bidding example:

1. The current bid on a lot is £90,000. The reserve price has been set at £100,000 (not disclosed).
2. Tom wants to bid. The minimum bid amount is £91,000 but Tom decides to place a maximum bid of £97,000. This is below the reserve price, so the system places a bid for Tom at his maximum bid amount and he becomes the highest bidder at £97,000.
3. Jane logs on to bid. The minimum bid amount is £98,000 but Jane places a maximum bid of £105,000. The system automatically increases Jane's bid to meet the reserve and she is now the highest bidder at £100,000. However, Jane still has a proxy bid of £105,000 "in the system" which will automatically bid on her behalf if anyone else places a bid.
4. Tom is notified that he has been outbid. If no more bids are placed Jane would win the lot for £100,000.
5. Tom places a bid of £101,000, and Jane's proxy bid instantaneously outbids him at £102,000 as this is the lowest bid required to make her the highest bidder.
6. Tom then places a maximum bid of £105,000. The current bid jumps to £105,000 with Jane as the highest bidder as she placed a proxy bid at that amount before Tom did.
7. Tom then places a bid at £106,000 and wins the lot as there are no other bids and it is above reserve.

## BIDDING EXTENSIONS

### THE BIDDING EXTENSION WINDOW ELIMINATES 'BID SNIPING'

Unlike eBay, bid sniping is impossible on our online auction platform. All auctions will close as per their advertised 'Auction End Date', however if a bid is placed within the final 30 seconds of the auction's scheduled end time the auction will be extended by an additional 30 seconds – known as the 'bidding extension window'.

If a bid is placed in the bidding extension window, the countdown clock will immediately reset to 30 seconds again, and the auction will only finish when an entire 30 second bidding extension window passes without any further bids being placed, i.e. 30 seconds of 'bidding silence'. This ensures every bidder has a fair and equal opportunity to place another bid.

**Do not leave your bid to the last few seconds. It gives you no advantage, you risk your bid not being received by the server in time and you could lose the lot to another bidder.**

**Bidding is based on the server time and not your device which could be up to 2 seconds behind the server.**

## FALL OF THE GAVEL

### LEGAL POSITION WHEN YOU'VE WON THE AUCTION

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction – usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.

## POST AUCTION

### WE'LL GUIDE YOU THROUGH TO COMPLETION

If you are the successful purchaser, we'll be in touch following the online auction to discuss the next steps. The system will take the bidder security amount from your registered credit or debit card (all underbidders will have their hold on funds released); the contract will then be signed on your behalf with copies being sent to both your solicitor and the seller's solicitor.

**FOR MORE INFORMATION CONTACT WA BARNES ON 01623 554 084**

## PAYMENTS EXPLAINED

### HOW THE PAYMENT REGISTRATION WORKS

In order to bid online you are required to submit details of a credit or debit card. When you register your card, we will be placing a hold on funds on your credit card (or bank account if you use a debit card), to the value of the bidder security deposit. This means that the amount we're holding will affect the available amount you have to spend on your card, as the amount will be ring-fenced and you will not be able to spend it until the hold has been released.

If you are the winning bidder then the amount will be taken in full from your registered credit card or bank account **immediately following the close of the auction**. If you are not a winning bidder then the hold on funds will be released from your card, but be aware that it can take anything from a few hours up to several days for the hold to be released (dependent on the card issuer). If in doubt, contact your card issuer. Please be aware that you will not have access to the funds until the hold has been released.

## EXAMPLE PAYMENTS

Please see two example payment registrations below:

### Scenario 1:

*Tom has a credit card with an overall limit of £8,000, and a current available balance of £7,000*

- Tom registers to bid on an online auction lot which has a 'buyer's premium' of £5,000 applicable
- Tom registers his credit card – a hold on funds is placed on the card to the value of £5,000
- The available balance to spend on the card is now £2,000
- Tom goes out shopping and buys a new laptop for £1,500
- The available balance on Tom's card is now only £500
- Tom bids on the online auction but is unsuccessful and doesn't win. The auction closes and the system automatically instructs Stripe to release the hold on funds from Tom's card
- The available balance on Tom's card will revert to £5,500 once the 'release' has taken place

### Scenario 2:

*Jane has a debit card for a bank account with a current balance of £5,250*

- Jane registers to bid on an online auction lot which has a 'buyer's premium' of £5,000 applicable
- Jane registers her debit card – a hold on funds is placed on Jane's bank account, to the value of £5,000
- The available balance in Jane's bank account is now only £250
- Jane goes shopping and buys a new mobile phone for £300, pushing her £50 into an overdraft
- Jane bids on the online auction and wins the auction. The auction closes and £5,000 is immediately taken from her bank account
- Jane remains £50 overdrawn

# Notes

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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](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.

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:**

**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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chartered surveyors / auctioneers / valuers / estate agents

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**[wabarnes.co.uk](http://wabarnes.co.uk)**

**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.