

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

**A collective sale of “Property with Potential”,
Investments and Development Site**

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 5th December 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 Summer auction proved to be another great success. All but two Lots were sold under the hammer and sales have now been agreed, subject to contract, on those particular properties.

As usual, there was high demand from property investors looking for property with rental potential but a significant proportion of the catalogue sold to speculators looking for development opportunities as well as owner-occupiers.

This sale embraces a wide variety of Lots all to be sold subject to realistic Reserve Prices. You will be pleased to learn that we do not normally impose Buyer's Premiums or rip off "Contract Handling Fees" which gives you maximum spending power.

We are now accepting Lots for our New Year Auction. If you have land or property and require a fast, definite sale at full market value, we will be delighted to hear from you. In the meantime, I wish you the best of luck and look forward to seeing you at the viewings and in the Room on the 5th December.

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

**24 Newcastle Street,
Huthwaite, Notts. NG17 2LU**

Freehold with full Vacant Possession.

***Guide Price £50,000 plus**

Description

A traditional, three storey end terraced property in need of general upgrading but with excellent potential for future renting or resale once improved. The accommodation comprises: lounge, separate dining room, kitchen, ground floor bathroom/WC. Two double bedrooms at first floor level. Further attic bedroom. Gas fired central heating system. The property has the benefit of external, insulated cladding and the rare advantage of a detached garage. Excellent opportunity for the speculator/investor.



Lot 2

**25 Bentinck Street, Sutton in
Ashfield, Notts. NG17 4AZ**

Freehold with full Vacant Possession.

***Guide Price £50,000**

Description

A traditional, three storey, mid terraced house enjoying a supremely convenient location close to the town centre with all of its facilities. Accommodation comprises: lounge, dining kitchen, rear entrance vestibule plus ground floor bathroom/WC. Two double bedrooms at first floor level. Further attic double bedroom. Gas fired central heating system. The property has been previously let and is in an area where there is good demand for rented accommodation. General improvements required but ideal for those wishing to establish or expand an investment portfolio.



Lot 3

**30 Salcolombe Close,
Newthorpe, Notts. NG16 2DQ**

Freehold with full Vacant Possession.

***Guide Price £130,000**

Description

Per instructions of the Executors. A modern, detached bungalow situated in a pleasant and popular location. Ideal for the owner occupier or speculator. The accommodation comprises: lounge/dining room, kitchen, cloakroom/WC. Two bedrooms, bathroom/WC. Garage plus garden room. The property requires general refurbishment but offers excellent potential.



Lot 4

**3 Church Street, Ollerton,
Notts. NG22 9AB**

Freehold with full Vacant Possession.

***Guide Price £40,000 to
£50,000**

Description

A rare opportunity to acquire a semi detached, former shop providing two living rooms, utility room, larder, dining room, kitchen and cloakroom. Three large bedrooms plus bathroom at first floor level. The property requires substantial repair and renovation but offers excellent potential being situated in a popular position in Old Ollerton Village. Ideal for the builder or speculator.



Lot 5

**Leas Park Garage, Ley Lane,
Mansfield Woodhouse, Notts.
NG19 8LD**

Freehold with full Vacant Possession.

***Guide Price £100,000 to
£130,000**

Description

An opportunity to acquire car repair workshops with an area of approximately 346sq.m. standing within a plot having an area of approximately 0.19 acres. The site has the benefit of Outline Planning Permission granted by Mansfield District Council under Planning Application Ref: 2007/0322/OUT for the development of four residential dwellings with all matters reserved. The Planning Permission was granted on the 28th of June 2017. If developed in accordance with the plans submitted, the site may be suitable to redevelop with a pair of semi detached houses, a detached house and a coach house. Popular, predominantly residential location. Excellent opportunity for the speculative developer.



Lot 6

**4 New Street, Huthwaite,
Notts. NG17 2LS**

Freehold with full Vacant Possession.

***Guide Price £50,000 plus**

Description

A traditional, three storey, mid terraced house in poor condition requiring full modernisation, refurbishment and upgrading. Accommodation comprises lounge, dining room, kitchen plus ground floor bathroom/WC. Three double bedrooms on the upper two floors. Established residential location with good access to local shops and schools. Good potential for resale or renting when improved. Ideal opportunity for the builder or speculator.



Lot 7

51 Portland Square, Sutton in Ashfield, Notts. NG17 1AZ

Freehold with full Vacant Possession.

*Guide Price £90,000

Description

An opportunity to acquire a Sales Shop with first and second floor Offices occupying a prominent position on the pedestrianised Portland Square which is the site of the regular outdoor market. The premises were last occupied by a firm of Chartered Accountants but would be suitable for professional or retail purpose. Potential to convert the upper floors into residential use, subject to obtaining all necessary Consents.. Ground floor Sales area 285 sq ft. first floor 394 sq ft. Second floor 408 sq ft. of interest to the trader-occupier or the investor.



Lot 8

2 Mount Milner, Mansfield, Notts. NG18 2JQ

Freehold with full Vacant Possession.

*Guide Price £55,000

Description

A traditional, three storey end terraced house found within an established, residential location where there is consistent demand for rented accommodation. Accommodation comprises lounge, separate dining room plus kitchen and ground floor bathroom/ WC. Two double bedrooms at first floor level. Further attic bedroom. Gas fired central heating system. Recovered roof. General improvements needed but good potential for the rental market or resale. Ideal for the speculator or investor.



Lot 9

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

Freehold with full Vacant Possession.

***Guide Price £45,000**

Description

An opportunity to purchase a Sales Shop previously trading as a Hairdressers salon with ancillary accommodation. Prominent position. Sales Shop 18.89 sq m. Rear Treatment Room 15.43 sq m. kitchen plus WC. Two Rooms at first floor level plus Bathroom. Potential to convert to residential use, subject to obtaining all necessary Consents. Of interest to the investor or speculator.



Lot 10

**772 Woodborough Road,
Mapperley, Notts. NG3 5QJ**

Freehold with full Vacant Possession.

***Guide Price £90,000**

Description

Per instructions of the Executors. A rare opportunity to acquire an attractive, three storey, mid terraced cottage in need of general refurbishment and upgrading. The accommodation has some character and retains original beams to various ceilings and is set well back from Woodborough Road by means of a deep forecourt. The accommodation comprises lounge, separate dining room, kitchen and ground floor bathroom/WC. Two double bedrooms at first floor level. Further attic bedroom. Very popular location within walking distance of the shops, bars and restaurants on Mapperley Plains. Very easy access into the town centre. Of interest to the owner occupier, speculator or investor.



Lot 11

98 Alferton Road, Sutton in Ashfield, Notts. NG17 1FQ

Freehold with full Vacant Possession.

***Guide Price £75,000 plus**

Description

Per instructions of the Trustees. A rare opportunity to purchase a larger than average, three storey, mid terraced house with frontage to Alferton Road and return frontage of Willowbridge Lane. The accommodation comprises: entrance hall, front living room, rear living room, large kitchen and rear entrance vestibule. Two bedrooms plus large bathroom/WC. Dressing room leading from bathroom. Second floor attic bedroom. Detached garage. The property requires general refurbishment and upgrading but is found within a very popular location with excellent potential for the owner occupier or speculator.



Lot 12

15 Stanley Road, Mansfield, Notts. NG18 5AA

Freehold with full Vacant Possession.

***Guide Price £70,000 plus**

Description

Per instructions of the Executors. A handsome, traditional, two storey town house found within a sought after, residential location gaining easy access into Mansfield town centre with all of its facilities. The property requires general refurbishment and upgrading but offers first class potential for resale or renting once improved. The well proportioned accommodation comprises: entrance hall, lounge, dining room plus kitchen. Two bedrooms plus shower room/WC on the first floor. Of immediate interest to the owner occupier, speculator or investor.



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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

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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, two women are walking down a hallway, one carrying a box. 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
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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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