

Per instructions of Executors, Beneficiaries
& Other Sources
**A Collective Sale of "Property with Potential",
Investments, Building & Paddock land**
of immediate interest to Speculators, Investors,
Builders & Owner-occupiers
TO BE SOLD BY PUBLIC AUCTION
(Unless sold previously by Private Treaty)



property auction catalogue

Thursday 21st February 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!

2018 was another successful year for our Auction Department and I am very proud of the fact that we achieved a 100% success rate in terms of all the residential property Lots offered placing us way ahead of the competition.

The market is currently buoyant and characterised by low levels of available stock. Locally, property values rose by around 6% over the past twelve months and rents have seen a similar increase. Demand for rented accommodation in North Nottinghamshire remains high, meaning that property remains one of the few viable investments available.

This sale embraces a wide variety of Lots that will appeal to investors, builders as well as owner-occupiers – all being offered at sensible Reserves. The Guide Prices that we issue are never misleading (as seems to be the case with most auctioneers in the industry) and you will be pleased to note that we do not normally impose a "Buyers Premium" or "Contract handling Fee" which gives you more spending power and ensures that the Lots that we sell achieve full Market Value.

Auction is, undoubtedly the best route to market for certain types of property. We are now accepting Lots for our Spring



Auction. If you have land or property that you are considering selling and want to achieve a fast, transparent and definite sale, please call our Office and I will be delighted to advise you.

I look forward to meeting you at the viewings and in the Room on the 21st February.

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

**67 Kirkby Road, Sutton in
Ashfield, Nottinghamshire
NG17 1GG**

**Freehold. Full Vacant
Possession.**

***Guide Price £45,000**

Description

A traditional, two storey, Mid Terrace House in need of refurbishment & upgrading. The accommodation comprises: Lounge, dining Area, Kitchen, two double Bedrooms plus Bathroom/WC. The property is found within a popular location, gaining easy access into the Town centre. Good potential for renting or re-sale once improved. Ideal opportunity for the builder, speculator or investor



Lot 2

**263 Alferton Road, Sutton in
Ashfield, Nottinghamshire
NG17 1JN**

Freehold, subject to Tenancy.

***Guide Price £60,000**

Description

A traditional, two storey, Mid Terrace House let under an Assured Shorthold Tenancy that commenced 16th December 2016 producing an immediate income stream. The property is found within a popular, residential location. Excellent access to the A38/Junction 28 of the M1. The accommodation comprises: Lounge, Dining Room, kitchen with modern fittings, two double Bedrooms plus Bath/WC. Gas fired central heating system. Passing rent: £395.00 pcm excl. Let & managed by W A Barnes LLP. Ideal for those wishing to establish or expand an investment portfolio.



Lot 3

**26 High Street, Mansfield
Woodhouse,
Nottinghamshire NG19 8AN**

**Freehold. Full Vacant
Possession.**

***Guide Price
£30,000-£35,000**

Description

A two storey building occupying a prominent position in the Town Centre comprising a Sales Shop, Store, Kitchen plus first floor storage space & WC. Sales area 17.39sq m (188sq ft). Total floor area 59.36sq m (638sq ft.) The property requires modernisation & upgrading and will appeal to the investor, speculator or trader-occupier. Suitable for various retail uses. Potential to convert into sole residential Use, subject to obtaining the necessary Planning Consent.



Lot 4

**10 Pennine Close, Huthwaite,
Nottinghamshire NG17 2QD**

Freehold

***Guide Price £80,000 plus**

Description

Per instructions of the Owner to secure an immediate sale. Excellent opportunity to acquire a well proportioned, two storey Semi-detached House enjoying a very pleasant position taking advantage of far ranging, rural views in this popular location. The accommodation requires general refurbishment but provides the speculator excellent potential to realise capital gains once improved. The accommodation comprises: Hall, good sized Lounge/Dining Room, kitchen. Two double Bedrooms. The original third bedroom has been adapted to create an En-suite Shower/WC and can be readily reverted to the original layout. Bathroom/WC. Ample parking. Excellent potential for re-sale. Of interest to the speculator or owner-occupier.



Lot 5

**Paddock land & stables,
Herrods Hill, off Barker
Street, Huthwaite,
Nottinghamshire NG17 2LH**

**Freehold. Full Vacant
Possession.**

***Guide Price £90,000**

Description

A rare opportunity to purchase a parcel of paddock land having a total area of around 7.15 acre or thereabouts. The sale includes a range of buildings comprising a Barn, block of four stables, open fronted shoeing area and further stable. Various water storage tanks that draw water from the roofs will be included. The land enjoys a convenient location accessed by means of a track that leads from the top of Barker Street. Perfect for those with equestrian interests.



Lot 6

**55 Sherwood Road, Sutton in
Ashfield, Nottinghamshire
NG17 1GU**

Freehold, subject to Tenancy.

***Guide Price £55,000**

Description

A two storey, Mid Terrace House, let and producing an immediate income stream. Popular & convenient location gaining good access to all amenities. Comprising: Lounge, Dining Room, kitchen, ground floor Bathroom/ WC. Three good sized Bedrooms. Gas fired central heating system plus double glazing. The property is let to a tenant who has been in occupation since 2006. Passing rental £385.00 pcm excl. A steady, ready made investment.



Lot 7

**4, 4a & 4b Southwell Lane,
Kirkby in Ashfield,
Nottinghamshire NG17 8EY**

**Freehold, subject to Tenancy
and with part Vacant
Possession.**

***Guide Price £110,000**

Description

A substantial, three storey Victorian villa style Semi-detached House arranged as three, self contained Flats. Flat 4 (ground floor) comprises: kitchen with modern fittings inc oven/hob, Living Room, two Bedrooms plus Bath/WC and has a gas fired central heating system. Flat 4a (First floor) comprises: Hall, Dining kitchen with modern fittings, Living Room, double Bedroom, Bathroom/WC. Flat 4b (second floor) comprises: Kitchen with modern fittings, Living Room, double Bedroom plus Shower/WC. Communal, low maintenance gardens with ample parking plus one garage. Flat 4a is let under an Assured Shorthold Tenancy that commenced 15.2.2018 and has been renewed for a further 12 months



from 9.1.2019. Passing rental £375.00 pcm excl. The accommodation is generally appointed to a good standard. Flats 4 & 4b vacant but previously let at £375 pcm each. A potentially high yielding investment opportunity.

Lot 8

**Land adjacent 12 South
Street, Newton, Derbyshire
DE55 5TT**

**Freehold. Full Vacant
Possession.**

***Guide Price £80,000 plus**

Description

An excellent opportunity for the speculative developer to acquire a level building site having an area of approximately 1074sq m. The plot has the benefit of Outline Planning Permission granted by Bolsover District Council dated the 27th November 2018 under Planning Reference Number 18/00531/OUT for the development of up to three, two storey dwellings. The land enjoys a pleasant position in a cul de sac setting and we anticipate good demand for new dwellings in this popular village on the Notts/Derbys border.



Lot 9

**44 Albert Avenue,
Bobbarsmill, Nottingham
NG8 5BE**

**Freehold. Full Vacant
Possession.**

***Guide Price £60,000**

Description

A well appointed, modernised, traditional, two storey Mid Terrace House suitable for early occupation found within a popular, established, residential location. Good access into City Centre and motorway. Comprising: Lounge, Kitchen with modern fittings inc oven & hob. Ground floor Shower/WC. Two double Bedrooms. Gas fired central heating system & double glazing. Ideal starter home and excellent rental potential. Reserved well below market value. Of interest to the investor, owner-occupier & speculator. Joint Auctioneers: Littlewood & Co. Telephone 01159 483555.



Lot 10

**31 Blackwell Rd, Huthwaite,
Nottinghamshire NG17 2QS**

Freehold, subject to Tenancy.

***Guide Price £55,000**

Description

Per instructions of the Executors. A traditional, two storey Terrace House let under an Assured Shorthold Tenancy, producing an immediate income stream for the prudent investor. The property is found within a popular location close to the centre of Huthwaite where there are various shops catering for every day needs as well as the local primary school. Fast access to the A38/M1. The accommodation comprises: lounge, Dining-Kitchen, two Bedrooms plus Bathroom/WC. The property is let to a Tenant who is maintaining the accommodation in a responsible manner. The Tenancy commenced 19.4.2018. Passing rent: £440.00 pcm excl. Ideal opportunity to establish/expand an investment portfolio.



Lot 11

70 Oxford Street, Kirkby in Ashfield, Nottinghamshire NG17 7ED

Freehold. Full Vacant Possession.

***Guide Price £90,000 plus**

Description

An excellent opportunity for the speculator or owner-occupier to purchase an individually designed, traditional, two storey, detached House that requires full modernisation, refurbishment and upgrading. The accommodation comprises: Entrance Hall, Lounge, separate Dining Room, Kitchen. Three Bedrooms plus Bathroom/WC. The property enjoys a pleasant position on this popular road in a mature, non-estate setting. Great potential to realise capital gains on re-sale once improved.



Lot 12

160 Diamond Avenue, Kirkby in Ashfield, Nottinghamshire NG17 7LT

Freehold. Full Vacant Possession.

***Guide Price £115,000**

Description

A substantial, three storey, semi-detached house with great potential. The property requires full modernisation, refurbishment and upgrading but is found in an extremely popular location and provides spacious accommodation with a practical layout. The accommodation comprises: Entrance Hall, Lounge, separate Dining Room, large Kitchen, Utility Room plus Cloaks/WC. Three good sized Bedrooms plus Bathroom/WC on the first floor. Further double Bedroom on the second floor. Elevated position gaining far ranging views. Return frontage to Nest Avenue giving level access to the rear gardens. Detached Garage plus scope to create further parking. Ideal opportunity for the builder, speculator or owner-occupier.

*see Auction Procedures on back cover for Guide Price information

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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
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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