

Per Instructions of Executors, Beneficiaries,
Trustees and Other Sources
**A Collective Sale of "Property with Potential"
and Building Land**

Of immediate interest to Speculators, Builders,
Investors and Owner-Occupiers
TO BE SOLD BY PUBLIC AUCTION
(Unless sold previously by Private Treaty)

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property auction catalogue

Thursday 15th March 2018

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!

The December auction marked the end to another successful year for our auction department and embraced a wide variety of lots –ranging from farmland to development sites, residential and commercial investments. As usual, the room was filled by an enthusiastic audience who drove sale prices up to an average of 13.7% above the Reserves.

The rental market in North Nottinghamshire remains robust and our Management Department always keen to take on more good quality stock to meet tenant demand. We have witnessed both rental and capital growth across all sectors of the residential property market over the past eighteen months and with historically low levels of available stock, this trend is likely to continue.

We are now accepting Lots for our Spring Auction. We are by no means the biggest in the industry but we continually achieve some of the highest degrees of success in terms of the proportion of the properties that get sold out of all the auctioneers in the region. If you are a vendor who wishes to give yourself the best chance of a swift disposal, we would be delighted to hear from you. You will receive expert advice from one of our highly experienced, professionally qualified



Chartered Surveyors whose knowledge of the local market is unrivalled.

I wish you all success and look forward to meeting you at the viewings and in the Room on the 15th March.

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. 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

**7 Devonshire Terrace,
Holmewood,
Derbyshire S42 5RF**

**Freehold with Full Vacant
Possession**

*Guide Price £45,000 plus

Description

Per Instructions from the Executor. An attractive, traditional mid terraced house enjoying a pleasant position towards the outskirts of the village. Excellent Motorway access and close to the local industrial estate. General refurbishment needed but good potential for either resale or renting once improved. Comprising: lounge, dining kitchen, ground floor bathroom/w.c. Three double bedrooms. Gas fired central heating system plus double glazing.

Ideal for the speculator, investor or owner occupier seeking an affordable home.



Lot 2

**48 Springwell Street,
Huthwaite,
Nottinghamshire NG17 2JF**

**Freehold with Full Vacant
Possession**

*Guide Price £65,000

Description

Residential redevelopment site. An opportunity to purchase a building plot extending to 920 sq metres or thereabouts having the benefit of Full Planning Permission for the demolition of the existing bungalow and garage and erection of two dwellings. Planning Application Reference V/2017/0564.

The existing dwelling is a derelict, prefabricated bungalow constructed of concrete, timber and asbestos based cement. If developed in accordance with the Planning Permission, the new development will comprise a pair of detached two bedroom bungalows with off street parking. The site is situated within an established, residential location gaining easy access into Huthwaite centre with its local facilities. Excellent access

*see Auction Procedures on back cover for Guide Price information



to the A38/Junction 28 of the M1 Motorway. Ideal opportunity for the speculative developer.

Lot 3

**31 Station Road, Selston,
Nottinghamshire NG16 6FF**

**Freehold with Full Vacant
Possession**

*Guide Price
£60,000–£65,000

Description

Per instructions of the Vendor who is emigrating to secure an immediate sale. To be Reserved at well below market value to secure an immediate sale, here is an excellent opportunity for the either the speculator or owner occupier looking for an affordable starter home and a bargain.

The property comprises a traditional double fronted semi-detached house found within a pleasant, semi-rural village setting. The accommodation comprises: lounge, separate dining room plus kitchen. Two bedrooms plus bathroom at first floor level. Gas fired central heating system plus double glazing. Excellent potential for renting, profitable resale or owner occupation.



Lot 4

**1st, 2nd & 3rd Floors at
6–7 Market Place, Mansfield,
Nottingham NG18 1HU**

**Leasehold. Full Vacant
Possession**

*Guide Price
£60,000–£70,000

Description

An opportunity to purchase the upper floors within the Grade 2 listed Building that has the benefit of Planning Permission/ Listed Building Consent to convert the existing retail/dental use to four, one bedroom flats and replace the windows on the front/rear elevations. Planning Reference 2017/0567/LBW.

The premises are situated in the centre of Mansfield and gain excellent access to all amenities. The premises will be sold on a new 125 year Lease at a rent of £100.00 pa. Of immediate interest to the speculative developer or build to rent investor.



Lot 5

**15 Beardall Street, Mansfield,
Nottinghamshire NG18 1RD**

**Freehold with Full Vacant
Possession**

*Guide Price £55,000 plus

Description

Per instructions from the Executor. A traditional, two storey, semi-detached house situated in a cul de sac setting within easy walking distance of Mansfield town centre. The accommodation requires general refurbishment and upgrading but offers good potential for resale or rental once improved. Comprising: lounge, separate dining room, good sized kitchen. Two double bedrooms plus bathroom/w.c. Of immediate interest to the speculator, builder or investor.



Lot 6

**Land Between
39 and 59 Russell Street,
Sutton in Ashfield,
Nottinghamshire NG17 4BE**

**Freehold with Full Vacant
Possession**

*Guide Price around
£125,000

Description

A plot of residential building land previously having the benefit of Outline Planning Permission granted by Ashfield District Council for a maximum of five dwellings. (Planning Reference V/2014/0262). The site has an area of 0.27 acres or thereabouts and is situated in a convenient location within easy walking distance of the town centre. Russell Street is a road where Selective Licensing by Landlords has recently been introduced and it is envisaged that this will ultimately enhance the area with potential for capital growth. If developed in accordance with the drawings submitted in the application, the site can be developed with three town



houses and a pair of semi-detached houses with ample parking. Ideal for the speculative developer and equally attractive build to rent opportunity.

*see Auction Procedures on back cover for Guide Price information

Lot 7

**87 Outram Street,
Sutton in Ashfield,
Nottinghamshire NG17 4BG**

**Freehold with Full Vacant
Possession**

*Guide Price £55,000

Description

A single storey sales shop with a total area of 116.82 sq metres (1,257 sq ft.). The premises have traded successfully for many years in the sale of musical instruments and are ideal for a variety of retail uses.

Accommodation comprises: sales shops (79.23 sq metres), storeroom, kitchen, office plus further rear store/office. The premises have a return frontage to a service road which gives access to a secure car park. The premises may offer potential for conversion to residential use subject to Planning.

Of interest to the trader, occupier, investor or speculator.



Lot 8

**41 Recreation Drive,
Shirebrook,
Nottinghamshire NG20 8RG**

Freehold subject to Tenancy

*Guide Price £55,000

Description

An excellent opportunity for the investor to purchase a traditional townhouse let on an Assured Shorthold Tenancy to a Tenant who has been in occupation for a number of years. Comprising: through lounge, kitchen with modern fittings, ground floor w.c. Two double bedrooms plus bathroom at first floor level. The Tenant is conducting the Tenancy in a responsible manner. The property is let at £325 per calendar month which has not been reviewed for some time and offers potential for rental growth.

A proven investment opportunity producing an immediate income stream.



Lot 9

**50 Station Road,
Sutton in Ashfield,
Nottinghamshire NG17 5GA**

**Freehold with Full Vacant
Possession**

*Guide Price £65,000 plus

Description

Per instructions of the Trustees. A rare opportunity to purchase a well-proportioned, two storey Edwardian end townhouse with return frontage to Norman Avenue. The property requires general refurbishment and upgrading but enjoys an extremely popular position and offers excellent potential for resale or owner occupation once improved. The accommodation comprises: entrance hall, lounge, separate dining room plus kitchen. Two bedrooms plus bathroom/w.c. The front bedroom offers potential for division to create a third room. Potential parking/garage space in rear gardens.



Lot 10

**8 Chapel Street, Nuncargate,
Nottinghamshire NG17 9EE**

**Freehold with Full Vacant
Possession**

*Guide Price
£60,000–£65,000

Description

Per instructions of the Executor. A rare opportunity to purchase a traditional townhouse standing on a double width plot. The accommodation requires general refurbishment but offers excellent potential for resale, rental or owner occupation once improved. Comprising: lounge, separate dining room, extended kitchen plus ground floor bathroom/w.c. Two double bedrooms. The gardens provide potential for off street parking, construction of a garage or residential redevelopment subject to obtaining the necessary Planning Consent. Very popular established residential location. Ideal for speculator, investor or builder.



Lot 11



The Last House, Manor Close, Teversal, Nottinghamshire NG17 3JN

Freehold with Full Vacant Possession

*Guide Price around
£350,000

Description

Per instructions of the Executor. An exceptionally rare opportunity to purchase an individual, two storey detached house that occupies a wonderful position within this exclusive, small hamlet.

The property requires refurbishment, modernisation and upgrading but has the potential to create a very fine home standing on a large plot extending to 0.63 acres or thereabouts taking advantage of lovely, rural views. The accommodation comprises: hall, lounge, sitting room, dining area, kitchen, utility room and w.c. At first floor level there are three bedrooms, bathroom/w.c, shower room and further w.c.

A truly outstanding, once in a lifetime refurbishment opportunity.

*see Auction Procedures on back cover for Guide Price information

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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.

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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.