

Per instructions of Mansfield District Council,
Executors, Beneficiaries and other sources
**A collective sale of “property with potential”,
plus Building Land**
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 26th March 2020

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

wabarnes.co.uk

we sell **the lot!**

The sale that we held in December 2019 proved to be another great success with all of the residential Lots offered being sold under the hammer and it is to be hoped that following the results of the General Election, we can look forward to 2020 with greater confidence as far as property investment is concerned.

Over the last twelve months, there have been some increases in both capital and rental values in the residential sector. Demand for good quality rented accommodation in North Nottinghamshire remains very high meaning that property investment is still one of the only viable investments available to the public. All Agents are still reporting a general shortage of available homes for sale and, as a result, there has been a significant increase in activity from speculators seeking "property with potential".

This sale embraces a wide variety of residential and commercial Lots that will be of immediate interest to investors, speculators and owner-occupiers – all to be offered at very realistic Reserves.

We are now accepting entries for our Spring sale. Auction remains the best route to market for the "right" type of



property and if you wish to share in our success, please call us and I will be delighted to provide professional advice.

I wish you all the best of luck and look forward to seeing you at the viewings and in the Room on the day.

Tom Smith FRICS.
Chartered Surveyor & Auctioneer.

the **total property service**

if you are buying, selling or need property advice, we can help.

- Residential & commercial lettings and management
- Homebuyer Surveys. Investment appraisal & acquisition
- Expert Witness Reports. Valuations for all purposes
- Agricultural property. Planning & Development
- Schedules of Condition & Dilapidation. Rating Appeals
- Compulsory Purchase & Compensation

t 01623 554084
www.wabarnes.co.uk

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
wabarnes.co.uk

t 01623 554084 / 553929 / f 01623 550764

e sales@wabarnes.co.uk

www.wabarnes.co.uk

Lot 1

**101 Nottingham Road,
Mansfield, Nottinghamshire
NG18 4AJ**

**Freehold. Full Vacant
Possession.**

***Guide Price £75,000+**

Description

Per instructions from Mansfield District Council. A substantial, three storey, Victorian, villa style Town House in poor condition requiring modernisation, refurbishment and upgrading. The accommodation comprises; Porch, Hall, lounge, Dining Room, Breakfast Room and Kitchen. Three Bedrooms plus Bathroom & separate WC on the first floor. Further Attic Bedroom. Well regarded location on the South side of town. Excellent potential to create a family home, HMO or conversion to flats (subject to obtaining all necessary consents.). ideal opportunity for the builder, speculator or investor.



Auctioneers note

A Buyers Premium will apply in respect of this Lot. Refer to Legal Pack for further details.

Lot 2

**85 Booth Crescent,
Mansfield, Nottinghamshire
NG19 7LF**

**Freehold. Full Vacant
Possession.**

***Guide Price £75,000+**

Description

A well proportioned, previously improved, traditional, Semi-detached House suitable for owner-occupation or renting. The accommodation comprises; Hall, Lounge, Dining Kitchen with modern units inc oven/hob. Ground floor Bathroom/WC. Three good sized Bedrooms. En-suite WC to front Bedroom. Gas fired central heating system. Off street parking. Conveniently situated for easy access into the Town centre and overlooking a playing field at rear. Excellent opportunity for either the owner-occupier or the investor.



Lot 3

**66 Hardwick Street, Tibshelf,
Derbyshire DE55 5QH**

**Freehold. Full Vacant
Possession.**

***Guide Price £90,000+**

Description

An opportunity to purchase a traditional, semi-detached house with paddock of approx. 1.26 acres at the rear. The property is pleasantly situated within this popular village on the Notts/derby border. Ideal for those with equestrian interests or wishing to establish a small holding and live "the good life." The accommodation is generally well maintained and comprises; Lounge, separate Dining Room, kitchen with modern fittings plus Utility Room. Two double Bedrooms plus Bathroom/WC. Access to the paddock is gained via the footpath that runs down the right hand side of the house. A rare opportunity for the owner-occupier or investor.



Lot 4

**13 Welbeck Street, Sutton In
Ashfield, Nottinghamshire
NG17 4AY**

**Freehold. Full Vacant
Possession.**

***Guide Price £55,000**

Description

A traditional, three storey, Mid Terrace House in a convenient location close to the town centre. Previously let and ideal for the investor. The accommodation comprises; Lounge, Dining Kitchen, Utility Room and ground floor Bathroom/WC. Two double Bedrooms on the first floor plus Attic double Bedroom and Shower/WC on the second floor. In need of some upgrading but good potential for re-sale or renting. Ideal for the investor or speculator.



Lot 5

**Building Plot at Corkhill Lane,
Normanton, Nottinghamshire
NG25 0PR**

**Freehold. Full Vacant
Possession.**

***Guide Price £150,000**

Description

A rare opportunity to purchase a good sized building plot situated to the rear of Home Farm and overlooking a paddock in this sought after village. The plot has an area of about 698 sq m (0.17 acres) and has the benefit of a Detailed Planning Consent granted by Newark & Sherwood District Council to build a detached, three bedroom Chalet Bungalow (Planning reference 18/02223/FUL) dated 23.1.2019. If developed in accordance with the planning consent, the new home will provide an Entrance Hall, Cloak/WC, Lounge, Kitchen, Dining Room & Utility Room, three Bedrooms, En-suite Shower, family Bathroom plus double Garage. The village lies some 0.75 miles outside the historic and extremely popular Minster town of Southwell which



offers an excellent range of shopping and schooling facilities. Good vehicular access to Mansfield, Newark and Nottingham. Ideal opportunity for either the speculative developer or self-builder.

Lot 6

**19-21 Church Street, Market
Warsop, Nottinghamshire
NG20 0AU**

**Freehold. Full vacant
Possession.**

***Guide Price £50,000**

Description

Stone built, three storey premises that were originally three terraced cottages adapted to create a Sales Shop and dispensaries plus Kitchen and with storage space on the upper floors. The premises were last trading as a Pharmacist but would be suitable for other retail uses. The premises are of considerable character and retain exposed beams. There is a small garden with shared drive and off street parking and offer great potential to convert back into residential use (subject to obtaining all necessary consents.) Prominent, main road position in a Conservation Area in this popular village. Ideal opportunity for the speculator, investor or trader-occupier.



Lot 7

**49-51 Terrace Road,
Mansfield, Nottinghamshire
NG18 2BP**

**Freehold. Full Vacant
Possession.**

***Guide Price £65,000+**

Description

Per instructions from Mansfield District Council. A rare opportunity to purchase a lock up, ground floor Sales Shop along with a large, self contained, first floor Maisonette. The shop has a sales area of approx. 38 sq a rear Store/ Kitchen of approx. 25 sq m plus Ladies & gents WC. The Maisonette is accessed via a Balcony and provides spacious accommodation consisting; lounge, Kitchen with modern fittings, four Bedrooms, Bathroom/WC. Gas fired central heating system. Integral Garage. The premises are situated within a predominantly residential setting and are within walking distance of the Town centre. Excellent opportunity for the owner-occupier or investor.



Auctioneers note

A Buyers Premium will apply in respect of this Lot. Refer to Legal Pack for further details.

Lot 8

**47 Morley Street, Sutton in
Ashfield, Nottinghamshire
NG17 4EE**

Freehold, subject to Tenancy.

***Guide Price £58,000+**

Description

A traditional, two storey, semi-detached House let under an Assured Shorthold Tenancy that commenced 9th November 2007. Current passing rental £425.00 pcm excl. The accommodation comprises; Lounge, separate Dining Room plus kitchen. Two double Bedrooms plus Bathroom/WC. The property is situated on a reasonably popular road and gains excellent access into the town centre. The accommodation is in need of some improvement but the property is a ready made investment, producing an immediate, steady income stream. Ideal for those wishing to establish or expand an investment portfolio.. Freehold, subject to Tenancy. Guide Price; £58,000 plus.



Lot 9

**5 Helmsdale Close,
Mansfield, Nottinghamshire
NG19 6RF**

**Freehold. Full vacant
Possession.**

***Guide Price £85,000**

Description

A semi-detached, two storey, "chalet style" Bungalow in need of repair and refurbishment but with excellent potential for occupation or profitable re-sale once improved. The accommodation comprises; Lounge, Kitchen, two Bedrooms plus Bathroom/WC on the ground floor plus further Bedroom at first floor level. Gardens to front & rear plus single Garage. Very popular and pleasant, residential location in a cul-de-sac setting. Easy access into the Town Centre. First class opportunity for the speculator or owner-occupier.



Lot 10

**78 Huthwaite Road, Sutton in
Ashfield, Nottinghamshire
NG17 2GW**

**Freehold. Full Vacant
Possession.**

***Guide Price £50,000+**

Description

A modernised, traditional, two storey Terrace House in a popular location gaining excellent access into the town centre and local amenities. The accommodation comprises; Lounge, Dining-Kitchen with modern fittings inc oven/hob, ground floor Shower/WC. Two double Bedrooms plus Bathroom/WC on the first floor. Gas fired central heating system. Level, maintained gardens. Good potential for renting. Ideal for the investor.



Lot 11

**46 Montague Street,
Mansfield, Nottinghamshire
NG18 2PN**

**Freehold. Full Vacant
Possession.**

***Guide Price £60,000+**

Description

Per instructions from Mansfield District Council. A well proportioned, traditional, two storey, semi-detached House found within a popular, established, residential location. The accommodation comprises; Porch, Hall, Lounge, separate Dining Room, large kitchen plus Wet-room/WC on the ground floor. Two double plus one single Bedroom plus Bathroom/WC with modern fittings. Gas fired central heating system. The property requires some upgrading but offers excellent potential for profitable re-sale once improved. Ideal opportunity for the owner-occupier, speculator or investor.



Auctioneers note

A Buyers Premium will apply in respect of this Lot. Refer to Legal Pack for further details.

Lot 12

**66 Linden Street, Mansfield,
Nottinghamshire NG19 7EF**

**Freehold. Full Vacant
Possession.**

***Guide Price £140,000**

Description

A very rare opportunity to acquire a substantial, individual, detached period property in need of renovation but offering excellent potential to create a large, valuable, family home of character situated in a cul-de-sac location gaining easy access into the Town Centre. The property has a part completed extension and stands on a well proportioned plot. The accommodation comprises; Hall, two Living Rooms and kitchen. Two Bedrooms, En-Suite Shower Room. Once the extension is complete, this will provide a large, living kitchen, an integral Carport plus two further double Bedrooms with En-suite to the master bedroom. A planning consent for the alterations was granted, on Appeal, under Ref APP/X3025/D/11/2157251. The property is sold "as seen" including any building materials that may be in the grounds. Excellent opportunity



for the speculative developer or self-builder. The property has a wide frontage to Linden Street and may, alternatively, present an opportunity for complete redevelopment, subject to obtaining all necessary consents.



*see Auction Procedures on back cover for Guide Price information

wabarnes.co.uk

Lot 13

**200 Sutton Road, Mansfield,
Nottinghamshire NG18 5HL**

**Freehold. Full Vacant
Possession.**

***Guide Price £90,000+**

Description

Per instructions of the Executors. A traditional, gabled and bay fronted semi-detached House in need of upgrading but offering excellent potential for profitable re-sale once improved. The accommodation comprises; Hall, lounge, Dining Room and Kitchen. Three Bedrooms plus Bathroom/WC. Level gardens. Off street parking. Very pleasant and popular, established, residential location. Scope to extend or re-plan internally to add value. Excellent opportunity for the builder, speculator or owner-occupier.



Lot 14

**238 Wild Hill, Sutton in
Ashfield, Nottinghamshire
NG17 3JF**

Full Vacant Possession.

***Guide Price £225,000**

Description

Per instructions from the Executor. A very rare opportunity to acquire an individually designed, detached, Dormer Bungalow standing on a very generous plot extending to approximately 1.16 acres or thereabouts including a grass paddock. The property is in poor condition and requires comprehensive refurbishment, modernisation and upgrading but is found within a much favoured, semi-rural setting and takes advantage of far ranging views towards Hardwick Hall and the surrounding countryside. The accommodation comprises; Three Living Rooms, Kitchen, Bathroom, Shower Room, Utility Room & WC on the ground floor. Two Bedrooms plus Bathroom/WC at first floor level. The property is set well back from the road and has a Garage plus Workshop. The property could be demolished and replaced with a fine, executive



home, subject to obtaining all necessary Consents. The site may offer potential for a comprehensive development in the light of recent Planning Decisions on other nearby sites on Wild Hill, particularly with the cooperation of the owner of the land lying to the right hand side of the existing drive. Excellent development opportunity for the builder/speculator or for those looking for a self build opportunity. Freehold.



*see Auction Procedures on back cover for Guide Price information

Fee-Free Mortgage Advice

Can we find an affordable deal for **you**?



YOUR MORTGAGE SHOP

Are **you** looking for finance for your next auction purchase?

Do **you** have an existing portfolio which could benefit from re-financing?

With **Your Mortgage Shop** we have the ability to view the whole of the mortgage market as we are not tied to any bank or building society. We will try and find the best deal for **YOUR** circumstances, not the mortgage lender's.

If you would like to receive **fee-free, independent** mortgage advice, call and speak to a member of our team on:



0115 962 0777



0115 955 2323



enquiries@yourmortgageshop.co.uk



If you select our fee-free advice service please note that the lender will pay us a fee for arranging the mortgage with them called a procuration fee. Your home may be repossessed if you do not keep up repayments on your mortgage. Your Mortgage Shop is a trading name of David James Mortgage Services Limited which is authorised and regulated by the Financial Conduct Authority. Registered in England No. 4679298. Registered Office - 45b Plains Road, Mapperley, Nottingham NG3 5JU.

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

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.

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

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.