

Per instructions of Executors, Beneficiaries
& Other Sources

**A collective sale of “property with potential”,
investments plus paddock land**

Of immediate interest to speculators, investors,
builders and Owner occupiers

TO BE SOLD BY PUBLIC AUCTION

(Unless sold previously by Private Treaty)

barnes | EST. 1932

property auction catalogue

Thursday 9th May 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!

The auction room was positively buzzing in our February sale. All the residential Lots offered were sold and some notable results were achieved. Residential investments on older style terraced houses sold for figures reflecting gross yields of around 8%. There was tremendous appetite for residential property requiring refurbishment; a house on Diamond Avenue was knocked down at £150,000 from a Reserve of £115,000. Speculators fought it out with would be owner-occupiers for a house on Oxford St, Kirkby in Ashfield with the hammer eventually falling at £127,000 from a Reserve of £90,000. Several buyers said how much they had enjoyed the experience in contrast to other auctions that they attended and so everyone was happy.

This sale embraces a wide variety of Lots – from established investments to opportunities for the speculator/developer. They will be offered subject to competitive Reserves and, unlike most auctioneers in the region, our Guide Prices are never misleading which gives you every opportunity to purchase a bargain.

There are no Buyer's Premiums or "Contract Handling Fees" to pay which give the buyer much more spending power.



We are now accepting Lots for our Summer Auction. If you have a property that you think may be suitable for this method of sale and want to give yourself the best chance of a successful result, I will be delighted to offer professional advice.

I look forward to meeting you at the viewings and in the Room on the 9th May.

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

**110 Sutton Road, Huthwaite,
Nottinghamshire NG17 2NG**

**Freehold. Full Vacant
Possession.**

*Guide Price £55,000

Description

Per instructions of the Executor. A pleasantly situated, traditional end town house offering excellent potential for resale or rental. The accommodation requires some general updating but provides a practical layout comprising lounge, separate dining room, kitchen plus ground floor bathroom. Three double bedrooms on upper two floors. A forecourt provides potential off street parking. Rear yard plus further garden area forming part of a series of allotments. Excellent access to the A38/M1. Within easy reach of local amenities.



Lot 2

**61 Rosemary Street,
Mansfield, Nottinghamshire
NG18 1QU**

**Freehold. Full Vacant
Possession.**

*Guide Price £55,000

Description

A well proportioned, three storey, mid town house enjoying a highly convenient location within easy walking distance of Mansfield town centre with all of its facilities. The accommodation comprises lounge, separate dining room, kitchen with modern fittings. Double bedroom plus single bedroom and bathroom/WC at first floor level. Further attic double bedroom. Gas fired central heating system. Recovered roof. In need of some refurbishment. Excellent potential for future renting. Ideal for those wishing to establish or expand a residential investment portfolio.



Lot 3

**Paddock Land and Stables,
Herrods Hill, off Barker
Street, Huthwaite,
Nottinghamshire NG17 2LH**

**Freehold. Full Vacant
Possession.**

*Guide Price £100,000

Description

A rare opportunity to purchase a parcel of paddock land having a total area of around 7.15 acres 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 4

**38 Leeming Lane South,
Mansfield Woodhouse,
Nottinghamshire NG19 9AJ**

**Freehold. Full Vacant
Possession.**

*Guide Price £45,000

Description

A traditional, two storey, mid terraced house requiring general refurbishment and upgrading but with the rare advantage of a garage accessed by means of a service road at the rear. Accommodation comprises lounge, separate dining room, kitchen plus ground floor shower room/WC. Three bedrooms on the first floor. Good potential for resale or rental once improved. Ideal for the builder, speculator or investor.



Lot 5

**26 Co-operative Street,
Stanton Hill,
Nottinghamshire NG17 3HB**

**Freehold. Full Vacant
Possession.**

*Guide Price £35,000 plus

Description

A traditional, two storey town house in need of refurbishment and upgrading. The accommodation comprises lounge, separate dining room, kitchen with modern fittings. Ground floor bathroom/WC. Two double plus one single bedroom at first floor level. The property is situated in an area where Compulsory Selective Licencing by landlords has recently been introduced and it is envisaged that this will ultimately enhance the area with potential for capital growth. Of interest to the speculator or investor.



Lot 6

**65 Blackwell Road,
Huthwaite, Nottinghamshire
NG17 2RG**

**Freehold. Full Vacant
Possession.**

*Guide Price £45,000

Description

A traditional, two storey mid town house in need of modernisation and upgrading but one that enjoys a pleasant and popular position with the advantage of forecourt parking plus the expensive insulated cladding which significantly reduces heating costs. The accommodation comprises: lounge, dining kitchen, two bedrooms plus bathroom/WC at first floor level. Ideal opportunity for the builder, speculator or investor.



Lot 7

**84 Howard Road, Mansfield,
Nottinghamshire NG19 6AY**

Freehold. Subject to Tenancy.

*Guide Price £52,000 plus

Description

A modernised and improved traditional townhouse let on an Assured Shorthold Tenancy and producing an immediate income stream. The accommodation is being maintained to a good standard by the tenant and comprises lounge, separate dining room, kitchen with modern fittings including oven/hob. Two bedrooms plus modern bathroom/WC at first floor level. Well maintained gardens. Convenient location within easy reach of all amenities. The property is let on an Assured Shorthold Tenancy at £425 per calendar month exclusive. Ideal opportunity to establish or expand an investment portfolio.



Lot 8

**29 Diamond Avenue, Kirkby
in Ashfield, Nottinghamshire
NG17 7GN**

**Freehold. Full Vacant
Possession.**

*Guide Price £65,000

Description

Excellent opportunity to acquire a previously improved, tradition, two storey semi detached house situated in a popular, highly convenient, central location. The property provides well proportioned living accommodation complemented by three good sized bedrooms. General refurbishment required but good potential for resale or renting. Comprising entrance hall, lounge, separate dining room, kitchen. Three bedrooms plus bathroom/WC. Level rear gardens. Ideal for speculator, investor or owner occupier.



Lot 9

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

**Freehold. Full Vacant
Possession.**

*Guide Price £90,000 plus

Description

A rare opportunity to purchase a traditional, semi detached house with a paddock of approximately 1.26 acres at the rear. The property is pleasantly situated in this popular village and is ideal for those with equestrian interests or those wishing to establish a small holding and "live the good life". The accommodation has been generally well maintained and comprises lounge, separate dining room, kitchen with modern fittings plus utility room. Two double bedrooms plus bathroom/WC. Gas fired central heating system. Access to the paddock is via the footpath that runs down the right hand flank wall of the house.



Lot 10

**37 Springwood View Close,
Sutton in Ashfield,
Nottinghamshire NG17 2HR**

**Freehold. Full Vacant
Possession.**

*Guide Price £100,000 plus

Description

A rare opportunity to purchase a detached bungalow in need of structural repair by virtue of defective floor construction. The property stands on a substantially larger than average plot within a popular, residential location. The property is capable of being repaired or, alternatively, offers potential for demolition and replacement with either one or two dwellings, subject to obtaining the necessary Planning Consent. The accommodation comprises; dining kitchen, lounge, two double bedrooms plus bathroom/WC and garage. Good access to all local amenities. Ideal for the builder or speculative developer.



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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Further information on each of the lots included in this sale catalogue can be obtained from

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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.