

Per Instructions from Mansfield District Council,  
Executors, Beneficiaries and Other Sources  
**A Collective Sale of Residential & Commercial**  
**“Property with Potential” and development land.**  
Of immediate interest to Speculators, Builder,  
Investors and Owner-Occupiers  
**TO BE SOLD BY PUBLIC AUCTION**  
(Unless sold previously by Private Treaty)



# property auction catalogue

Thursday 18th October 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!

Our Summer auction saw all the Lots offered on the day sell in the Room and some notable results were achieved; a bungalow at Shirebrook in need of full refurbishment drew interest from both owner-occupiers and speculators went for £97,000 against a Reserve of £75,000. A small industrial unit at Carlton attracted huge interest and during our marketing campaign I was repeatedly asked why the vendors wanted to sell it by auction. The reason became clear when the hammer went down at £82,000 – a figure that far exceeded everyone's expectations, proving that auction is the best route to market for the right type of property.

I was particularly pleased when a Buyer approached me after the sale to say how much he had enjoyed the whole experience. Our sales always generate a unique, well humoured but serious atmosphere that puts buyers at ease and helps to get the best results for our Clients. Buyers appreciate the fact that we do not impose extortionate Buyers' Premiums or "contract handling fees" which, of course gives them more spending power and ensures that the Lots we offer achieve full market value.

This sale embraces a wide variety of Lots that will be of interest to investors, builders, speculators as well as owner-occupiers – all of which are to be offered at very sensible Reserves. As professional auctioneers, we will never issue misleading Guide Prices. The Reserves are never above the Guide and if a vendor decides to increase the reserve, we will



amend the Guide Price accordingly. I have no doubt that this is another reason why the public enjoy our auctions so much and feel that they are being treated fairly.

Please make sure that you download the Legal Packs well in time. You can do this, free of charge, by visiting our website [www.wabarnes.co.uk](http://www.wabarnes.co.uk) and clicking on the auction link. Please also ensure that you bring the necessary identification with you to the sale on the day.

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

**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](http://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

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

**Freehold. Full Vacant Possession.**

**\*Guide Price £45,000**

### Description

A traditional, two storey, Mid Terrace House in poor condition, requiring full modernisation & upgrading. The accommodation comprises; Lounge, separate Dining Room, Kitchen, ground floor Bathroom/WC. Two double plus one single Bedroom. Excellent opportunity for the builder looking for a "hospital job". Great potential for either re-sale or renting when modernised. Very popular location with easy access to local facilities.



## Lot 2

**Yorke Street Garage & Premises, West Terrace, Hucknall, Nottinghamshire NG15 7GD**

**Freehold. Full Vacant Possession**

**\*Guide Price £50,000 plus**

### Description

Rare opportunity to acquire premises that have been used for many years for vehicle repair and storage. The premises have a frontage to West Terrace and further access from Yorke Street. The workshop is constructed of brick with a trussed timber roof and coverings of asbestos cement sheeting and has a floor area of approximately 282 sq m (3035 sq ft) and includes an inspection pit plus partitioned former office. Further attached store of approximately 12 sq m (129 sq ft). Secure gated access from West Terrace leading to a yard where there is one double garage and two single garages of timber/asbestos construction. The premises will be of interest to the trader-occupier as well as the investor.

\*see Auction Procedures on back cover for Guide Price information



Possible development potential, subject to the usual planning consents. Viewing via the Joint Auctioneers Littlewood & Company. Tel 01159 483555.





## Lot 3

**Site of former 77–79  
Bagshaw Street, Pleasley,  
Mansfield, Nottinghamshire  
NG19 7SA**

**Freehold. Full Vacant  
Possession**

**\*Declared Reserve £20,000**

### Description

Per instructions from Mansfield District Council. An opportunity to purchase a plot of land that previously held a pair of semi-detached houses (now demolished.) Approximately 188 sq m or thereabouts. The land is situated in an established, residential setting in close proximity to the Pleasley Hill Regeneration Scheme that is now substantially complete. Easy access into both Mansfield and Shirebrook. The plot has potential to develop a pair of semi-detached houses or one detached house, subject to obtaining the necessary planning consents. Of interest to either the self builder or speculative developer or those seeking a build to rent opportunity.



### Auctioneer's Note

A Buyer's Premium shall apply in respect of this Lot. Please refer to the Legal Pack for further information.

## Lot 4

**Manor Barns, Ley Lane,  
Mansfield Woodhouse,  
Nottinghamshire NG19 8JX**

**Freehold. Full Vacant  
Possession**

**\*Guide Price £200,000**

### Description

Per instructions from Mansfield District Council. A rare and interesting development opportunity (subject Planning Consent.) Manor Barns comprise a collection of single storey and two storey stone barns that have been used as stores and workshops by MDC arranged around a courtyard. The principal, two storey barn has a gross external floor area of about 168 sq m (1808 sq ft) plus attached workshop of some 55 sq m (592 sq ft). Further, detached workshop of around 69 sq m (742 sq ft) accessed via a folding door (height approx 3.27m.) The premises are situated to the rear of the Manor Park Pavilion and adjoin the recreation ground at the rear in a very pleasant setting. Easy access to the centre of Mansfield Woodhouse and local schools. The

\*see Auction Procedures on back cover for Guide Price information

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buildings have potential for business use or residential conversion, subject to obtaining the necessary Planning Approvals. Of immediate interest to the speculator, self builder or perhaps those who may wish to co-located business and home.

### Auctioneer's Note

A Buyer's Premium shall apply in respect of this Lot. Please refer to the Legal Pack for further information.



## Lot 5

**Land off Oxclose Lane,  
Mansfield Woodhouse,  
Nottinghamshire NG19 8DF**

**Freehold. Full Vacant  
Possession**

**\*Guide Price £50,000**

### Description

Per instructions from Mansfield District Council. An opportunity to acquire a parcel of development land on which Planning Permission was granted to develop industrial workshops (now lapsed.). The site lies adjacent to Mansfield Woodhouse Railway Station and has gated access onto Oxclose Lane. The site is surrounded by secure fencing and may be suitable for use as open storage space, subject to obtaining the necessary planning consents. There is some Japanese Knotweed on the site that is being managed by chemical spraying. Of interest to the speculative developer, investor or trader-occupier.



### Auctioneer's Note

A Buyer's Premium shall apply in respect of this Lot. Please refer to the Legal Pack for further information.

## Lot 6

**39 Gladstone Street,  
Mansfield, Nottinghamshire  
NG18 2LL**

**Freehold, subject to Tenancy**

**\*Guide Price £50,000 plus**

### Description

A traditional, three storey, stone fronted, Mid Terrace House let under an Assured Shorthold Tenancy that commenced 8th May 2008. Current passing rental £400.00 pcm excl. The accommodation comprises; Lounge, Dining-Kitchen, rear entrance Lobby, ground floor Bathroom/WC. Two double Bedrooms on the first floor. Further Attic double Bedroom. Gas fired central heating system. Good access into the Town Centre and local shops on Newgate lane. A ready made investment producing an immediate income stream, ideal for those wishing to establish or expand an investment portfolio.





## Lot 7

**12 Bishop Street, Sutton in  
Ashfield, Nottinghamshire  
NG17 2AP**

**Freehold. Full Vacant  
Possession**

**\*Guide Price £55,000**

### Description

A previously improved, two storey, traditional Town House situated within a pleasant, highly convenient, established residential setting close to the town centre and local schools. Accommodation comprises; Lounge, Dining Kitchen with modern fittings, Bathroom/WC with shower. Three Bedrooms at first floor level. Gas fired central heating system & double glazing. Excellent potential for future renting or an affordable starter home for the owner-occupier.



## Lot 8

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

**Freehold. Full Vacant  
Possession**

**\*Guide Price £50,000 plus**

### Description

A traditional, two storey, End Terrace House in need of modernisation, refurbishment and upgrading found within a pleasant, residential location in a cul-de-sac setting towards the fringe of this popular village in the Notts/ Derby border. The accommodation comprise; Lounge, separate Dining Room, Kitchen, basic Conservatory, very large ground floor Bathroom (that would lend itself to convert into a big Kitchen). Three bedrooms. Gas fired central heating system. Large gardens with potential to create off street parking. Excellent potential for achieve capital gains when modernised. Ideal for the builder, owner-occupier or speculator.



# 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



## Lot 9

**27 Carsic Road, Sutton in  
Ashfield, Nottinghamshire  
NG17 2BH**

**Freehold. Full Vacant  
Possession**

**\*Guide price £90,000**

### Description

A two storey, semi-detached House providing well good sized living accommodation complimented by three well proportioned Bedrooms. Accommodation comprises; Hall, Lounge, separate Dining Room, Kitchen, Utility Room. Two double plus one single Bedroom. Bathroom & separate WC. Gas fired central heating system & double glazing. Garage. Popular location with good access to all amenities. The property stands on a double width plot which offers potential to develop a detached dwelling on demolition of the garage (subject to obtaining the necessary planning consent.). Of immediate interest to the owner-occupier, Buy to Let Investor or the speculative developer.



## Lot 10

**Bridge House Cottage,  
Sherwood Hall Road,  
Mansfield, Nottinghamshire  
NG18 2NH**

**Freehold. Full Vacant  
Possession**

**\*Guide price £85,000**

### Description

A part modernised, detached cottage with an extensive range of outbuildings in need of refurbishment and upgrading but one that offers excellent potential to create an individual home of considerable character. The accommodation comprises; Hall, Lounge with open fire, Dining Kitchen, Conservatory, ground floor Bathroom with roll top bath. Two double Bedrooms. The outbuildings comprise a two storey former stable, a brick garage/workshop with inspection pit plus further garage to the rear of the stable accessed over the yard belonging to a third party. Small rear gardens. Popular location. Good access to all amenities. A rare refurbishment opportunity for the builder, speculator or owner-occupier.

\*see Auction Procedures on back cover for Guide Price information

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### Auctioneer's note

The property is sold as seen and removal of contents in the accommodation and gardens will be the responsibility of the Buyer.



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**Offices in Sutton-in-Ashfield & Mansfield**

## 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](http://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](http://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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