

Per Instructions from The Welbeck Estate, Executors,
Beneficiaries, Trustees and Other Sources

A Collective Sale of “Property with Potential”

Of immediate interest to Speculators,
Builder, Investors and Owner-Occupiers

TO BE SOLD BY PUBLIC AUCTION

(Unless sold previously by Private Treaty)

barnes | EST. 1932

property auction catalogue

Thursday 31st August 2017

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!

Our last auction achieved yet another 100% success for the residential Lots offered. Two commercial Lots failed to meet their Reserves but were sold after demonstrating that the market remains buoyant but surprisingly price sensitive.

This sale features a wide variety of Lots offered on behalf of serious Vendors with realistic price expectations and provides good opportunities for builders, speculators, investors and owner-occupiers alike. Available stock is at a historical low level. Speculators willing to undertake refurbishment schemes can expect relatively easy re-sales in the current climate.

Demand for rented accommodation in North Nottingham continues to exceed supply and rents have risen significantly over the past twelve months. Our Property Management Department are always seeking new Landlords and will be delighted to hear from anyone who is establishing or expanding their portfolios.

Buyers will be pleased to know that there are no "administration or contract handling" fees payable at our Auctions and this gives you more spending power. As usual, I point out that our Guide Prices are never misleading and, unlike most other auctioneers, Reserves are not above the Guide. If a Vendor decides to increase his Reserve during the marketing period, a new Guide price will be issued.



We are now accepting Entries for our Autumn auction. If you have a property that you think may be suitable for this method of sale, I will be pleased to provide expert, no-nonsense advice.

I look forward to seeing you at the viewings and in the Room on the 31st.

**Tom Smith FRICS.
Chartered Surveyor & Auctioneer.**

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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. 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
www.wabarnes.co.uk

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e sales@wabarnes.co.uk

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Lot 1

**19 New Street, Huthwaite,
Nottinghamshire NG17 2LR**

**Freehold. Full Vacant
Possession**

Guide Price Around £45,000

Description

A traditional, three storey, Mid Terrace House having the benefit of the expensive external insulation that is very popular with tenants but otherwise requiring full modernisation and upgrading. The accommodation comprises; Lounge, Dining Room, kitchen ground floor Bath/WC. Two double Bedrooms to the first floor plus further Attic Bedroom. The property is conveniently situated for easy access to the local shops and primary school in the centre of Huthwaite. Easy access to J 28 of M1. Ideal opportunity for the builder, speculator or investor looking for a property with profitable potential for re-sale or renting once improved.



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 2



**2 Jennison Street, Mansfield,
Nottinghamshire NG19 7AW**

**Freehold. Full Vacant
Possession**

Guide Price Around £80,000

Description

Per instructions of the Vendor to secure an immediate sale. Excellent opportunity to purchase a brand new, two storey, semi-detached House, fully completed and suitable for immediate occupation. Impressive internal specification. NHBC Warranty and final Completion Certificate issued by Building Control. Very convenient, popular location with easy access into Town Centre. Accommodation comprises; Entrance hall, Cloaks/WC. Lounge, Dining Kitchen with smart, modern fittings inc oven/hob. Two Bedrooms plus Bath/WC. Gas central heating system. Landscaped gardens with astro turf. Off street parking. Great opportunity for the first time buyer to acquire a starter home at a very competitive price and a first class proposition for the prudent investor seeking a low maintenance home suitable for immediate letting.



Lot 3



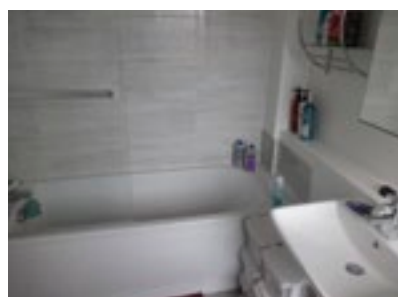
**4 Jennison Street, Mansfield,
Nottinghamshire NG19 7AW**

**Freehold. Full Vacant
Possession**

Guide Price £77,500

Description

Per instructions of the Vendor to secure an immediate sale. A brand new, two storey, semi-detached House fully fitted out and suitable for immediate occupation. NHBC Certificate and Building Regulation Approval issued. Excellent opportunity for the owner-occupier to acquire a very affordable, new home and perfect for the prudent investor seeking a property with excellent letting potential, low future maintenance liability and the prospect of capital growth. Accommodation comprises; Lounge, Dining Room, smart Kitchen with oven/hob. Cloaks/WC. Two Bedrooms plus Bath/WC. Low maintenance gardens with astro-turf. Off street parking. Popular, residential location within walking of Queen Elizabeth's Academy and easy access into Town Centre.



*see Auction Procedures on back cover for Guide Price information

Lot 4

33 Cookson Street, Kirkby in Ashfield, Nottinghamshire NG17 8DZ

Freehold. Full Vacant Possession

Guide Price £40,000 plus

Description

Per instructions of the Vendor to secure a fast sale. A previously improved, traditional, two storey Mid-terrace House found within an established, residential location within easy walking distance of local school, the train station and Town Centre. The accommodation comprises; lounge, Dining Room, Kitchen with modern fittings plus Utility Room. Two double Bedrooms plus Box/Computer Room. Bath/WC at first floor. Gas fired central heating system & double glazing. Some general upgrading required but excellent potential for future renting. Ideal for the investor looking to establish or expand a portfolio.



Lot 5

33 Church Street, Mansfield, Nottinghamshire NG18 1AF

Freehold. Full Vacant Possession

Guide Price £99,000

Description

Upon instructions of the Vendor due to retirement. Prominently situated, well maintained retail premises in good, secondary trading position close to the Market Place and public parking. Sales Area 65.6 sq m (706 sq ft) plus Kitchen & WC facility. Well maintained, self contained accommodation on upper two floors with separate access from the shop and fire escape, previously used as a Beauty salon. Planning Consent granted by Mansfield District Council for Change of Use of the first floor from Salon to a Flat (Planning Reference 2016/0243/NT) which is capable of providing a large, Living Kitchen, Bedroom, Shower Room & WC. The second floor has already been adapted to create a self contained Flat with Kitchen equipped with basic, modern fittings, two Bedrooms plus Shower/WC. A potentially



high yielding investment opportunity of interest to the investor/speculator or trader-occupier.

Lot 6



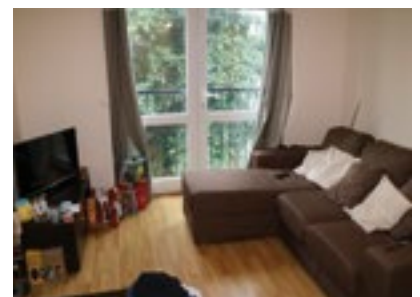
54 Millers Way, Kirkby in Ashfield, Nottinghamshire NG17 8RF

Leasehold, subject to Tenancy

Guide Price £50,000

Description

A well presented, modern first floor Flat forming part of a three story block of similar homes with well maintained communal areas and grounds. The property is close to the train station that gives a direct rail link to Worksop/ Mansfield/Hucknall/Nottingham and is within easy walking distance of the Town Centre. The accommodation comprises; Hall, Lounge with balcony, kitchen with modern fittings inc oven/hob. Two Bedrooms of practical proportions plus Bath/WC. Fully serviced gas fired central heating system. Ample parking. The current Tenants took up occupation in October 2016 and are maintaining the accommodation in a responsible manner. The Vendor will renew the Tenancy for a further period of 12



months before completion of sale. The passing rental amounts to £450.00 pcm excl. A high yielding, low maintenance, ready-made investment producing an immediate income.



BUYING A PROPERTY AT AUCTION



The New Meeting House, Station Street,
Mansfield, Nottinghamshire, NG18 1EF
Telephone: 01623 624505

E-mail: enquiries@bryanandarmstrong.co.uk

Buying a property at auction can be a very quick and efficient process. Unlike buying from the open market there is no 'gazumping', no chains breaking down. Once the hammer goes down and your bid has been accepted then you will be expected to pay a 10% deposit immediately, with the balance payable to the seller 28 days later. Therefore, you need to make sure you have enough money to fulfil your part of the purchase contract or you could lose your deposit and possibly have further expenses to pay to the seller.

Sue Harrison who is a Partner and head of Bryan and Armstrong's property department answers some typical questions prospective buyers may have before buying at auction. The questions and answers are not intended to provide legal advice and you should always consult a solicitor before and when buying a house.

Q: Can I just turn up on auction day and buy a property?

A: Put simply yes, BUT it is very important to remember when buying at auction that you should do some research in advance. Request a catalogue and go through it carefully – this contains all of the properties listed and general conditions of sale. Look at the legal pack for the property you are interested in for further information about the property via deeds, searches and information provided by the seller.

Q: Do I need to obtain a valuation of any property I am interested in bidding for?

A: In the same way as if you are buying a property on the open market, you should consult a surveyor to get their professional opinion on the state and condition and the value of the property.

Q: Should I view the property in advance of bidding on it?

A: Although it is not compulsory to view property in advance of bidding on it, unless you like shocks or surprises you should always inspect a property before bidding on it.

Q: I am intending bidding for a property, when should I instruct my solicitor?

A: Always instruct your solicitor in advance of the auction. Your solicitor will be able to obtain the legal information pack on your behalf and check the seller's legal title to sell the property and any special conditions related to the sale. Your solicitor will check the legal title to ensure this is free from restrictive covenants which may prevent you from developing the property in the way you want to.

Q: What do I need to do on the day of auction?

A: Check to see that the property you are interested in is still available. Take your deposit with you. Bring your identification document with you also – 2 forms are usually required. Register with your name, address and contact details and once this is done you will be issued with a bidding number

Most lots will have a reserve price which is the minimum a seller is prepared to accept and is not disclosed. If the bids fail to reach the reserve price the seller may not sell the property on the day. However, if this occurs speak to the auctioneers who may act as agents and see whether a deal can be reached at the end of the auction.

Finally, ensure you arrive in plenty of time to get a good seat, stay calm and keep within your budget.

Bryan and Armstrong have been trusted by the local community for 150 years. Contact our property team for a quotation today on 01623 624505.

Lot 7



2 Moults Cottages, Derby Road, Mansfield, Nottinghamshire NG18 5BJ

Freehold. Full Vacant Possession

Guide Price £175,000

Description

Per instructions from The Welbeck Estate. A very rare opportunity to purchase a large, 18th Century, semi-detached, stone Cottage in a delightful, quiet, back water setting yet within easy reach of the Town Centre. The property is now ripe for profitable refurbishment to taste and will be of interest to speculators and owner-occupiers alike. The accommodation comprises; Lounge, Dining Kitchen, Living/ Dining Room. Three Bedrooms plus Bath/WC. Very pleasant position accessed from Derby Rd via a shared drive, gaining views over adjacent woodland. Established gardens. Car Port, Workshop, Store and former Wash House. Excellent potential to create a really lovely, character home in a highly desirable location.



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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 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.