

Per Instructions from Mansfield District Council,  
Executors, Beneficiaries, Trustees and Other Sources

**A Collective Sale of “Property with Potential”,  
Building & Farm Land**

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

Wednesday 6th December 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 Autumn Auction held in Mansfield once again achieved 100% satisfaction. Several Lots were sold prior at premium prices that some buyers are prepared to pay in a market where there continues to be a huge shortage of available stock. There was high demand in the room for property in need of upgrading. The only Lot that failed to meet its Reserve was sold immediately after the sale – albeit at a sum that was slightly below the vendor’s original expectation which proves that the market, whilst buoyant remains very price sensitive.**

This sale includes a wide variety of Lots that will be of immediate interest to speculators, developers, investors and self builders. All Lots are offered subject to realistic Reserves and Buyers should note that the Guide Prices issued are never below the Vendors anticipated Reserve at the time of going to print. A Vendor is, of course, entitled to alter the Reserve at any time before the sale – either upwards or downwards but Buyers who regularly attend our sales will know that we never issue deliberately misleading Guide Prices – a practice that many auction houses seem to adopt as routine. An auctioneer holds a unique position of trust and if a buyer feels unable to trust the auctioneer, then they are unlikely to bid. This is, I am sure, why our sales continue to achieve the success that they have enjoyed for so many years.

2017 seems to have passed in the blink of an eye. We are now taking entries for our New Year Auction and some exiting Lots have already been entered. Please call our Office if you have a property that you are considering selling. We will offer you professional advice without obligation from a Qualified Expert.



I wish you all the best of luck and look forward to meeting you at the viewings and in the Room on the 6th December. In the meantime, on behalf of the Partners and staff at W A Barnes, I send you the traditional Greeting; “Happy Christmas and a prosperous New Year!”

**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  
[www.wabarnes.co.uk](http://www.wabarnes.co.uk)

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## Lot 1

**16 Lindleys Lane,  
Kirkby in Ashfield,  
Nottinghamshire NG17 8AA**

**Freehold. Full Vacant  
Possession**

\*Guide Price £50,000 plus

### Description

Per instructions from the Trustee. A traditional, two storey semi detached house in need of refurbishment and upgrading.

Accommodation comprises: Lounge, separate Dining Room, Kitchen. Two double Bedrooms plus Bathroom & separate WC. Situated in a popular and convenient location close to the Town Centre and within easy walking distance from the train station.

Good potential for future sale or letting once improved. Ideal for builder, speculator or investor.



## 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

**Land between 39 & 59  
Russell Street,  
Sutton in Ashfield,  
Nottinghamshire NG17 4BE**

**Freehold. 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 5 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 an equally attractive build to rent opportunity.

## Lot 3

**Farm land off Coxmoor Road,  
Sutton in Ashfield,  
Nottinghamshire NG17 5LF**

**Freehold. Full Vacant  
Possession following  
Holdover Period**

\*Guide Price Around  
£160,000

### Description

An arable field accessed from Coxmoor Road by means of a track that is opposite the Coxmoor Golf Club. The land has an area of 20.51 acres (including the track).

The land is currently let on a Cropping License. The contract will provide for a period of Holdover to allow the Farmer to harvest this year's Crop. The land will be sold with an Overage Clause to the effect that if Planning Permission is granted with 30 years, then the Vendor or her successors in Title will receive compensation to be calculated at 30% of the increase in value brought about by the granting of Planning Consent. Of immediate interest to local farmers and speculators.

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

[wabarnes.co.uk](http://wabarnes.co.uk)



## Lot 4

**“Trevelyn”, Blackwell Road,  
Huthwaite,  
Nottinghamshire NG17 2RG**

**Freehold Full Vacant  
Possession**

\*Guide Price £90,000 plus

### Description

A detached bungalow enjoying a pleasant, semi-rural setting but within easy reach of local facilities in Huthwaite/Sutton in Ashfield. Easy access to the A38/Junction 28 of the M1 Motorway.

Accommodation comprises: Porch, Hall, Lounge, Dining-Kitchen, Utility Room, Two Bedrooms plus Bathroom/WC. Detached Garage.

The property requires modernisation, refurbishment and upgrading but provides great potential for the speculator/developer or owner-occupier. Pleasant rural views.



## Lot 5

**15 Burlington Avenue  
Langwith Junction,  
Nottinghamshire NG20 9AB**

**Freehold. Full Vacant  
Possession**

\*Guide Price Around £45,000

### Description

A traditional, three storey Mid Terrace House with return frontage to a service road giving access to a detached Garage at the rear. General refurbishment and upgrading required. Good potential for either re-sale or renting once improved.

Accommodation comprises: Lounge, Dining Room, Kitchen. Two bedrooms plus Bathroom/WC on the first floor. Further Attic double Bedroom. Gas fired central heating system and double glazing.

Ideal for investor or speculator.



## Lot 6

**Land at Keyworth Close,  
Mansfield,  
Nottinghamshire NG19 6SU**

**Freehold. Full Vacant  
Possession**

\*Guide Price £45,000 plus

### Description

Per instructions from Mansfield District Council. A plot of residential building land currently developed with a battery of brick built garages having the benefit of Outline Planning Permission for two, semi-detached Bungalows. (Planning Reference 2017/0453/OUT). The site has an area of 529 sq m or thereabouts and is situated within a relatively popular housing estate lying adjacent to Ladybrook Park. Good access into the Town Centre and local facilities. Excellent opportunity for either the speculative developer or self bulder.



## Lot 7

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

**Freehold. Full Vacant  
Possession**

\*Guide Price £45,000 plus

### Description

Per instructions from the Executor. An attractive, traditional Mid Terrace House enjoying a pleasant position towards the outskirts of the village. Excellent Motorway access and close to the local industrial estate and local facilities. General refurbishment needed but good potential for either re-sale or renting once improved. Comprising: Lounge, Dining Kitchen, ground floor Bathroom/WC. Three double Bedrooms. Gas fired central heating plus double glazing. Ideal for the speculator, investor or owner-occupier seeking an affordable home.



## Lot 8

**58 Vickers Street,  
Church Warsop,  
Nottinghamshire NG20 0NJ**

**Freehold. Full Vacant  
Possession**

\*Guide Price Around £45,000

### Description

A traditional, two storey Terrace House with good potential for future renting. The accommodation requires modernisation and refurbishment but is situated in an area where there is consistent demand for rented accommodation. Easy access into the village centre with its local shops.

Comprising: Lounge, separate Dining Room. Kitchen, Bathroom & WC. Three Bedrooms on the first floor.

Ideal opportunity for the investor/speculator.



## Lot 9

**11 The Knoll, Mansfield,  
Nottinghamshire NG18 5RA**

**Freehold. Full Vacant  
Possession**

\*Guide Price £70,000 plus

### Description

A traditional, two storey, semi-detached House in need of refurbishment and modernisation. The accommodation comprises: Hall, Lounge, rear Living Room, basic lean-to Kitchen that requires demolition.

Three Bedrooms plus Bathroom/WC. Off street parking. Deep rear gardens. Pleasant views to the rear. Popular, established residential location. Good access into Town Centre and local amenities. Excellent potential for re-sale when modernised.

Ideal for the builder/speculator.



# Lot 10



**“The Dell” 175 Mansfield Road, Papplewick, Nottinghamshire NG15 8FL**

**Freehold. Full vacant Possession**

**\*Guide Price £300,000 plus**

## **Description**

A very rare opportunity to acquire a prime building plot found within a delightful, semi-rural location. Excellent access to the City, Mansfield, Hucknall and Ravenhead. Site area 0.68 acres or thereabouts.

Outline Planning Permission granted by Gedling Borough to demolish the existing dwelling and erect a detached Dwelling. Planning Reference 2017/0828.

Excellent opportunity for either the speculative developer or self-builder.





# BUYING A PROPERTY AT AUCTION



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

E-mail: [enquiries@bryanandarmstrong.co.uk](mailto: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.

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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.

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chartered surveyors / auctioneers / valuers / estate agents

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**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.