barnes EST. 1932

CHARTERED SURVEYORS • AUCTIONEERS • VALUERS • ESTATE AGENTS
W A BARNES LLP PORTLAND SQUARE SUTTON IN ASHFIELD NOTTINGHAMSHIRE NG17 1DA

PER INSTRUCTIONS FROM EXECUTORS, BENEFICIARIES, TRUSTEES AND OTHER SOURCES

A COLLECTIVE SALE OF *"RESIDENTIAL PROPERTY WITH POTENTIAL"* PLUS DEVELOPMENT LAND OF IMMEDIATE INTEREST TO INVESTORS, SPECULATORS, OWNER-OCCUPIERS AND BUILDERS

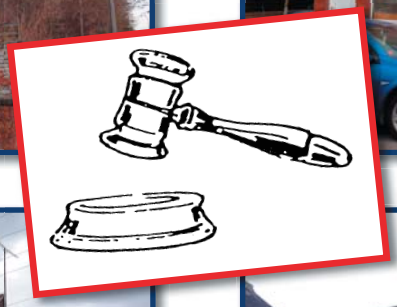
TO BE SOLD BY PUBLIC AUCTION

(unless sold previously by Private Treaty)

ON THURSDAY 16TH MAY 2013

AT THE TOWERS, BOTANY AVENUE, MANSFIELD, NOTTS NG18 5NG

COMMENCING 3.00PM PROMPT



We value your interest!

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 They are issued subject to the properties described herein not being sold, let, withdrawn or otherwise disposed of.

tel 01623 554084 / 553929 fax 01623 550764 email barnes@estatesgazette.net web www.wabarnes.co.uk

IN ASSOCIATION WITH LITTLEWOOD & COMPANY 7 RUSSELL PLACE NOTTINGHAM NG1 5HJ

RICS

WE SELL THE LOT!

2013 has got off to a flying start with our February auction seeing yet another 100% success. The run up to the sale was exceptionally busy with more viewings being arranged than has been the case for several years. No fewer than 74 individuals viewed the Legal packs on line and this translated into a high level of competition in the Room on the day.

I was particularly encouraged to see not only the familiar, regular auction investors bidding – but a large number of new faces attending their first sale. This is a clear indication that not only are market conditions improving, but also that more and more savvy buyers are seeing the advantages of purchasing at auction where they can be assured that they are paying a fair market price along with the certainty of a binding contract at the fall of the hammer.

The February sale saw some interesting results. For example, a town house on Portland St, Sutton in Ashfield that had been offered for sale for seven months at an asking price of £69,995 without success was knocked down after a bidding frenzy at £67,000. This clearly proves that for certain types of Lot, a sale by auction should be the first resort.

Certain Lenders are now adopting more realistic approaches to providing finance and this is, of course, what the market needs. When normal lending criteria resumes, capital values are likely to soar as a result of pent up demand. Consequently, now is definitely the time to buy.

This sale embraces a good variety of Lots, all of which work in their own way – either by having scope to generate capital gains, rental returns or in some case both. I look forward to meeting you at the viewings and in the Room on the day.

Tom Smith BSc(Hons)FRICS. Chartered Surveyor & Auctioneer. RICS Registered Valuer.

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.

DIRECTIONAL NOTES TO THE TOWERS, BOTANY AVENUE, MANSFIELD, NG18 5NG

FROM MANSFIELD TOWN CENTRE
Leave Mansfield town centre proceeding up Stockwell Gate which in turn becomes Sutton Road. Proceed past the bus depot taking the next turning right immediately after The Bold Forester Public House into Botany Avenue where The Towers will be found approximately 50 yards on the left hand side.

FROM JUNCTION 28 OF THE M1 MOTORWAY
Leave the Motorway at Junction 28 sign posted A38 Mansfield. Proceed down the A38 following the signs for Mansfield. Proceed past Sutton in Ashfield and at the main traffic lights adjacent to the King's Mill Reservoir turn right following the signs for Mansfield. Proceed past the King's Mill Hospital, over the traffic light junction, past the Sir John Cockle Public House on the left hand side and take the 2nd turning on the left into Botany Avenue immediately before The Bold Forester Public House where The Towers will be found approximately 50 yards on the left hand side.

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.

LOT 1

38 MOSELEY ROAD
ANNESLEY VILLAGE
NOTTINGHAMSHIRE
NG15 0AA

FREEHOLD
FULL VACANT POSSESSION

GUIDE PRICE £50,000 PLUS

DESCRIPTION

Per instructions from the Executor. A traditional Mid Terrace House found within a very popular position. The property requires general refurbishment and upgrading but offers great potential for re-sale, renting or occupation when improved. Accommodation comprises; Lounge, separate Dining Room, Kitchen plus Bath/WC. Two Double Bedrooms (rear Bedroom suitable for division to create third Bedroom). Gas fired central heating system. Large rear gardens with return frontage to service road provides potential parking or garage space. Pleasant, rural aspect to the front. Excellent access J27 M1 and road networks leading to Mansfield, Kirkby, Hucknall and the City. Ideal for the speculator, builder or investor.

LOT 2

1 PRIORY ROAD
MANSFIELD WOODHOUSE
NOTTINGHAMSHIRE
NG19 9LS

FREEHOLD
SUBJECT TO TENANCY

GUIDE PRICE £55,000 PLUS

DESCRIPTION

A substantial, previously improved, two storey, traditional Semi-detached house. Let and producing an immediate income. Mature, residential location close to rail station and local amenities. Comprising; Entrance Hall, Lounge, Kitchen with modern fittings, Dining Room (currently used as fourth Bedroom). Two double plus one single Bedroom. Bath & sep WC. Gas fired central heating system. Gardens in need of attention. Let under an Assured Shorthold Tenancy that commenced 1.10.12 for a term of 12 months at £525 pcm exl. Ideal opportunity for those wishing establish or expand an investment portfolio seeking high returns.

LOT 3

130 GARDEN TERRACE
NEWSTEAD VILLAGE
NOTTINGHAMSHIRE
NG15 0BX

FREEHOLD
FULL VACANT POSSESSION

GUIDE PRICE AROUND £30,000

DESCRIPTION

Per instructions from the Executor. A traditional, three storey Mid Terrace House in need of modernisation offering the investor/speculator an excellent opportunity to purchase a property with good potential for future renting once upgraded. The property offers good sized accommodation comprising; Lounge, separate Dining Room. Kitchen plus ground floor Bathroom/WC. Double glazing in PVCU frames. Three double Bedrooms on upper two floors. Solid fuel central heating system. Car port accessed by means of the rear service road. The property is situated in the older part of the village that has seen considerable investment in recent years. Close to the rail station. Fast access to J27 of M1 as well as Hucknall.

LOT 4

579 CHESTERFIELD ROAD NORTH
PLEASLEY
MANSFIELD
NOTTINGHAMSHIRE
NG19 6TA

FREEHOLD
FULL VACANT POSSESSION

GUIDE PRICE £35,000 - £40,000

DESCRIPTION

An improved, traditional, two storey Mid Terrace House suitable for early future rental. The accommodation is generally reasonably well appointed and comprises; Lounge, separate Dining Room, Kitchen with modern fittings. Two double Bedrooms plus Bathroom/WC. Gas fired central heating system. Parking at rear via the service road. The property is situated adjacent to the Pleasley Hill Regeneration Area where redevelopment has now commenced. Good vehicular access into Mansfield and J29 of M1. Ideal for investor.

LOT 5

32 THE HILL
GLAPWELL
DERBYSHIRE
S44 5LY

FREEHOLD
FULL VACANT POSSESSION

GUIDE PRICE AROUND £80,000

DESCRIPTION

Per instructions from the Executors. An opportunity to acquire an appealing, bay fronted, two storey, traditional Semi- Detached House found within a popular, residential location in a mature, none estate setting enjoying pleasant rural views. The accommodation is in need of some general upgrading but offers excellent potential to generate either capital gains or attractive rental returns for the speculator/investor and or an attractive home for the owner-occupier when improved. Comprising; Hall, Lounge/Dining Room. Kitchen with modern fittings. Three Bedrooms plus modern Bathroom/WC. Gas fired central heating system. Ample parking. Superb access to J 29 of M1 plus nearby towns of Bolsover, Chesterfield and Mansfield.

LOT 6

16 HIGH STREET
STANTON HILL
NOTTINGHAMSHIRE
NG17 3GA

FREEHOLD
FULL VACANT POSSESSION

GUIDE PRICE AROUND £30,000

DESCRIPTION

Substantial, two storey, Mid terrace House in need of some modernisation and upgrading. The property is the subject of a Prohibition Order issued by Ashfield District Council that prohibits the use of the dwelling until remedial action in respect of various hazards have been addressed. The property offers good potential for future renting once improved. Comprising; lounge (former sales shop), rear Dining Room, kitchen plus ground floor Bathroom/WC. Three Bedrooms. Ideal for the speculator/investor.

LOT 7

2 BEECH AVENUE
MANSFIELD
NOTTS
NG18 1EY

FREEHOLD
FULL VACANT POSSESSION

GUIDE PRICE £65,000 PLUS

DESCRIPTION

A substantial, two storey, Edwardian Detached House that has been recently rented out and offering potential to generate a useful income. The well proportioned accommodation comprises; Reception Hall, Lounge, separate Dining Room, Kitchen with modern fittings. Four Bedrooms plus Bathroom/WC. Level rear gardens. Found within the principal office district in Mansfield and within easy walking distance of the town centre. The property has been previously used as offices and offers good potential for either residential or commercial uses. Of interest to the speculator or investor.

LOT 8

85 MARLBOROUGH ROAD
KIRKBY IN ASHFIELD
NOTTINGHAMSHIRE
NG17 7HR

FREEHOLD
FULL VACANT POSSESSION

GUIDE PRICE £45,000 - £50,000

DESCRIPTION

An opportunity for the speculator, investor or owner-occupier to purchase a previously modernised, traditional, two storey Mid Terrace House. The accommodation would benefit from some decorative refinement but provides a reasonably good specification suitable for early occupation. Comprising; Lounge, separate Dining Room, well fitted, modern Kitchen with oven/hob. Two double bedrooms. Modern Bathroom/WC with shower. Gas fired central heating system (boiler installed 2012). Good sized, level rear gardens. Close Town Centre and Morrisons. Ideal for those wishing to establish or expand an investment portfolio.

LOT 9

13 WINCHESTER DRIVE
MANSFIELD WOODHOUSE
NOTTINGHAMSHIRE
NG19 8JW

FREEHOLD
FULL VACANT POSSESSION

GUIDE PRICE AROUND £65,000

DESCRIPTION

Per instructions from the Executors. A two storey, modern, Georgian style End Town House forming part of a popular development gaining good access to all amenities. The property is in need of internal refurbishment but provides the speculator, investor or the owner-occupier an opportunity to realise either capital gains or high rental returns once improved. Comprising; Hall, lounge, Dining Kitchen. Two double Bedrooms plus Bathroom/ WC. Gas fired central heating system. Garage in courtyard adjacent to the rear gardens. Great potential.

At the Mansfield we have a range of mortgage options

- Discounted or fixed rates
- Available for home purchase or remortgage
- Individual underwriting
- Buy to Let available to first time and existing landlords

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Terms and conditions apply

the mansfield building society

For more information contact our sales team on 01623 676345 or visit our website www.mansfieldbs.co.uk

LOT 10

SITE AT THICKLEY CLOSE
SHIREBROOK
NOTTINGHAMSHIRE
NG20 8TA

FREEHOLD
FULL VACANT POSSESSION

GUIDE PRICE AROUND £70,000

DESCRIPTION

A residential development site of approximately 0.47 acre within easy walking distance of the town centre and the proposed Tescoe redevelopment scheme. The land forms the sites of the former Empire bingo Hall and Moons Bakery (both now demolished). Potential for residential development across two schemes; A four storey block of fourteen, two bedroom Apartments plus a three storey block of two, one bedroom Apartments on the former Empire Bingo Hall site. Planning Ref 08/00204/FUL/MAJ (Now lapsed) There is a valid Planning consent to develop the former Bakery site with a three storey block of nine, two bedroom apartments. (Planning Ref 10/00197/FUL). The site may be suited to redevelop with Town house and/or semi detached houses (Subject to the necessary Planning Consents.) Ideal opportunity for the developer looking for an early start project.

LOT 11

21 NORTH STREET
SUTTON IN ASHFIELD
NOTTINGHAMSHIRE
NG17 4BD

FREEHOLD
FULL VACANT POSSESSION

GUIDE PRICE £35,000 PLUS

DESCRIPTION

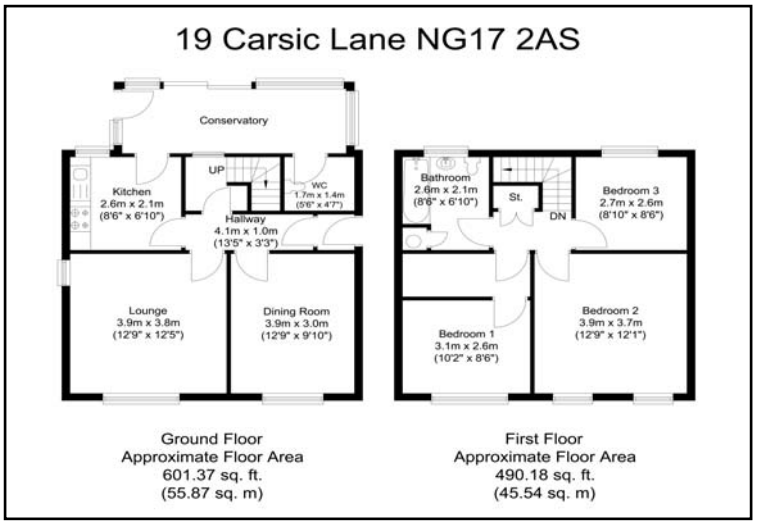
An opportunity for the builder or speculator to purchase a traditional, three storey Mid Terrace House in need of modernisation, refurbishment and upgrading. The accommodation comprises; Lounge, separate Dining Room, Kitchen plus ground floor Bathroom/WC. Three double Bedrooms on upper floors. Good potential for internal re-planning to add value. Popular and convenient location, close to all amenities. Ideal property for those seeking either capital gains or rental income once improved.

LOT 12

19 CARSIC LANE
SUTTON IN ASHFIELD
NOTTINGHAMSHIRE
NG17 2AS

FREEHOLD
FULL VACANT POSSESSION

GUIDE PRICE £100,000 PLUS



DESCRIPTION

Per instructions from the Executors. A rare opportunity to purchase an eye catching, individual, two storey Detached House standing on an additional sized plot in a popular, mature, residential location. The accommodation is in need of modernisation, but retains considerable character. Comprising; Reception Hall, Lounge, separate Dining Room, Kitchen, Conservatory plus ground floor WC. Three Bedrooms (third Bedroom of larger than average size.) Original Bathroom fittings. Gas fired central heating system. Deep forecourt with ample parking. Detached brick/tile Garage. Lovely, deep rear gardens. Ideal opportunity for the builder/speculator to realise capital gains on re-sale when modernised. Equally attractive to the owner-occupier looking for a family home with outstanding potential.

Harrop White, Vallance & Dawson

Solicitors

9/11 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
Telephone: 01623 629221
Fax: 01623 420933
Email: info@harropwhite.co.uk

- For all your property needs – freeholds, leaseholds, residential, commercial and industrial
- Experience where it counts
- Speak to Charles Dawson or Rosalynde Green for a no obligation quote

We are members of the Law Society Conveyancing Quality Scheme

Authorised and Regulated by the Solicitors Regulation Authority
Registration Number 00050780

If you're buying property at auction
Don't do it without us!
Your local legal property experts

FIDLER & PEPPER SOLICITORS

* Fixed Fees
* Dedicated Property Team
* Online Personal Case Tracker
* Over 100 Years Experience
* IS 9001 Quality Accredited
* No Need to visit our Offices
* Landlord Buy-to-Let Specialists

Call Simon on
01623 664 700
www.fidler.co.uk

Fidler & Pepper are regulated by the Solicitors Regulation Authority 48260

Offices in Mansfield, Sutton-in-Ashfield, Kirkby-in-Ashfield

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. TEL; 01623 554084 / 553929.

VIEWING

ARRANGED WITH PLEASURE VIA THE SOLE AUCTIONEERS; W.A BARNES LLP, PORTLAND SQUARE, SUTTON IN ASHFIELD, NOTTS. TEL; 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.

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.

GUIDE PRICES

THE GUIDE PRICES CONTAINED WITHIN THIS CATALOGUE ARE THE AUCTIONEER'S OPINION AS TO THE LIKELY PRICES WHICH COULD BE ACHIEVED ON THE DAY IN THE AUCTION ROOM. THE AUCTIONEERS RESERVE THE RIGHT TO ALTER GUIDE PRICES ON ANY OF THE LOTS AT THEIR SOLE DISCRETION.

Printed by Portland Print, Portland College, Nottingham Road, Mansfield, Nottinghamshire NG18 4TJ
Tel: (01623) 491255 Fax: (01623) 491631 Email: enquiry@portlandprint.org.uk