



101 Annesley Lane, Selston NG16 6AJ

Guide Price £165,000

**TO BE SOLD BY PUBLIC ONLINE AUCTION (UNLESS SOLD PREVIOUSLY BY PRIVATE TREATY)
ON THURSDAY 23RD JANUARY 2025.**

Outstanding renovation/redevelopment opportunity! A detached cottage requiring substantial refurbishment, modernisation and upgrading but with enormous potential found within a desirable location towards the outskirts of this popular village.

- **LOT 3**
- **CONSIDERABLE CHARACTER**
- **WEALTH OF BEAMS**
- **LARGE PLOT OF APPROXIMATELY 0.314 ACRES**
- **EXCELLENT POTENTIAL**

DESCRIPTION AND SITUATION

A rare opportunity to purchase a detached, period cottage standing on a substantial, level plot extending to approximately 0.314 acres or thereabouts.

The cottage has considerable character retaining a wealth of original beams but now requires comprehensive modernisation, refurbishment and upgrading in order to bring the accommodation fully into line with present day standards.

It is situated within an extremely pleasant location towards the outskirts of the village and enjoys an open aspect to the front. Selston is a large, popular village with primary and secondary schools. The property gains easy access to the nearby townships of Kirkby in Ashfield and Sutton in Ashfield and gains easy access to the M1 motorway.

The property has a frontage to Annersley Lane of approximately 17.6 metres. The sale may represent a redevelopment opportunity (subject to obtaining all necessary planning consents etc).

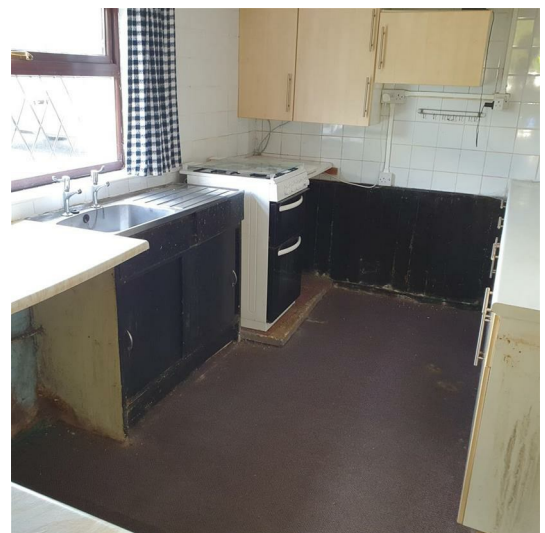
ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

REAR ENTRANCE VESTIBULE

KITCHEN 7'8" x 12'9" (2.34 x 3.9)

Equipped with stainless steel single drainer sink unit.



REAR ENTRANCE LOBBY 8'9" x 5'10" (2.68 x 1.8)

Door to rear gardens, staircase giving access to the first floor accommodation.

**LIVING ROOM WITH SEPARATE BUT ADJOINING SITTING RO 25'7" x 12'0" (7.8 x 3.68)**

A wealth of original beams to the ceilings. Two gas fires. Two double glazed windows and three central heating radiators.



SHOWER ROOM/WC 4'3" x 8'5" (1.3 x 2.57)

Equipped with a shower, wash hand basin, WC, double glazed window and central heating radiator.

**FIRST FLOOR:****LANDING****BEDROOM 12'0" x 12'3" (3.67 x 3.75)**

Double glazed window enjoying a pleasing aspect. Central heating radiator.

**BEDROOM 12'4" x 8'8" (3.76 x 2.65)**

Double glazed window enjoying a pleasing aspect to the South plus central heating radiator.



OUTSIDE

There is gated access to a wide, paved driveway to the right hand side of the property. The rear gardens are partly paved and include an extensive lawn surrounded by hedges. There is a dilapidated garage.



ADDITIONAL OUTSIDE PHOTOS**AUCTIONEER'S NOTE**

The property will be sold as seen. It should be the responsibility of the buyer to clear the gardens and remove any contents therein.

TENURE

Freehold with vacant possession upon completion.

VIEWING

Arranged with pleasure via the sole auctioneers.

METHOD OF SALE

The property will be sold by Online Auction (unless sold previously by Private Treaty). Full information regarding the Online Auction process is available on our website www.wabarnes.co.uk. In order to bid on this Lot interested parties must follow the registration procedures.

Interested parties should note that our On Line Auctions are Traditional Auctions (not to be confused with "Modern Method of Auctioneering"). The fall of the hammer creates a binding contract. There is no reservation fee payable on the part of the buyer.

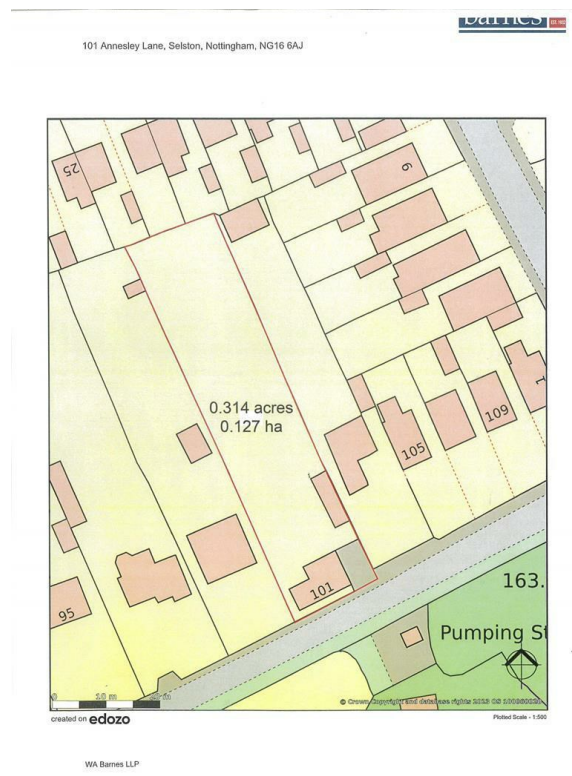
GUIDE PRICE

This is the sellers 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.

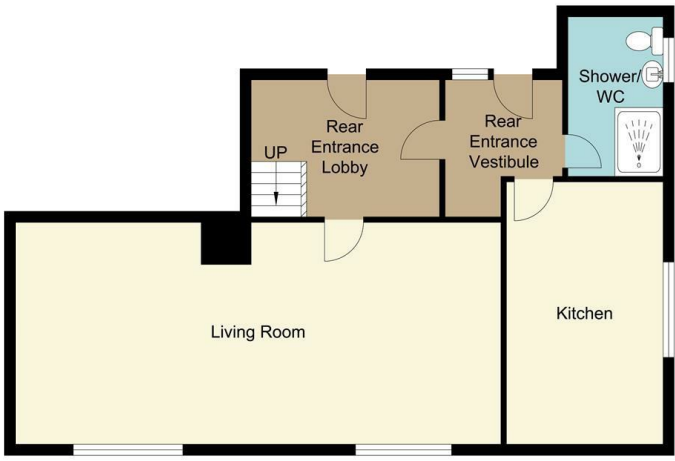
COUNCIL TAX

The local authority is Ashfield District Council. The property is listed within Band D for Council Tax purposes.

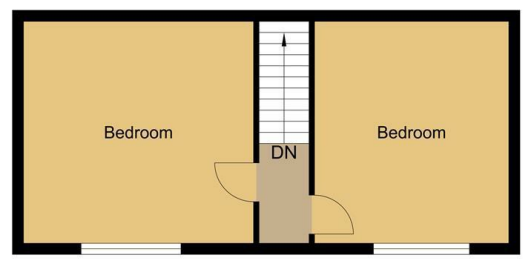
Floor Plans



Annesley Lane, Selston



Ground Floor



First Floor

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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