



ASHTON LODGE, 28 ABERCROMBIE STREET

APPROXIMATE GROSS INTERNAL AREA = 226.6 SQ M / 2439 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale



*SEE PAGE 5 FOR INFORMATION ON GUIDE/RESERVE PRICE DEFINITIONS AND ANY ADDITIONAL FEES.

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS

LOT

19 Colley Hill Cottage, High Street, Gringley On The Hill, Doncaster DN10 4RG

GUIDE PRICE £90,000 PLUS*

| RESTORATION OPPORTUNITY



- Four bedroom inner terrace in need of complete modernisation
- Thought originally to be three cottages
- Highly desirable village location
- Ground Floor – Three reception rooms & breakfast kitchen
- First Floor – Four bedrooms, large landing and bathroom
- Overgrown rear garden with separate access to rear plot
- Excellent potential offered

Ground Floor

Entrance Lobby
Sitting Room 3.63m x 3.05m
Living Room 3.51m x 3.03m
Dining Room 3.13m x 3.60m
Breakfast Kitchen 6.04m x 3.92m
narrowing to 3.16m
Utility Room 1.99m x 1.70m
Front Room (no access)

2% of the sale price whichever is the higher

Note

The property is being sold as seen, complete with contents. internal photographs are available to view via the website.

First Floor

Large Landing 3.66m x 3.16m with storage space
Front Bedroom 2.36m x 1.62m
Bathroom/WC 1.86m x 2.14m
Bedroom 3.54m x 3m
Bedroom 6.02 x 2.93m
Bedroom 2.75m x 3.13m

EPC Rating F

A full copy of the EPC will be available to view via our website

VIEWING The property can be viewed externally at any reasonable time. There will be two open viewings conducted by Bassetlaw Council on Monday 3rd and Wednesday 5th December between 11am and 12 noon.

SOLICITORS Bassetlaw District Council Queen's Buildings Potter Street S80 2AH

ON INSTRUCTION FROM BASSETLAW DISTRICT COUNCIL



Outside

The property occupies an overall site of approximately 484sqm with an overgrown rear garden and separate vehicular access to a further plot as identified on the adjoining plan

Fees

The Council will require the purchaser to pay a contribution towards the councils legal and surveyors fees the sum of £500 or

LOT

20 85 Fairbank Road, Norwood, Sheffield S5 7DE

GUIDE PRICE £60,000–£70,000*

VACANT HOUSE

- Brick built end town house
- Two double bedrooms
- Gas central heating & uPVC double glazing
- Requires some upgrading
- Popular location
- Potential for owner occupation or letting

Ground Floor

Entrance & Lobby
Sitting Room 4.15m x 3.04m
Dining Kitchen 4.50m x 2.46m with range of units & appliances
Under Stairs Store

First Floor

Landing
Front Bedroom 1 3.56m x 3.19m with walk in wardrobe
Rear Bedroom 2 3.43m x 2.39m
Inner Landing with Airing Cupboard housing the central heating boiler
Bathroom/WC 1.99m x 1.65m with white suite & shower

Outside

Front & rear garden areas

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING Mondays 19th, 26th November, 3rd, 10th December at 11.15am prompt
Wednesdays 21st, 28th November, 5th December at 11.15am prompt
SOLICITORS Wilford Smith & Co 22 Westgate Rotherham S60 1AP



LOT

21 82 Walkley Bank Road, Walkey, Sheffield S6 5AL

GUIDE PRICE £100,000–£110,000*

VACANT TAKEAWAY & FLAT

- Inner terrace property
- Comprises ground floor lockup takeaway & self contained flat above
- Previously let at £850pcm with potential to increase
- Large attic bedroom with potential for splitting
- Ready for immediate occupation
- Sold as seen
- Popular residential area
- Possible alternative uses

Ground Floor – Takeaway

Front Sales 14.69sqm
Rear Kitchen 8.25sqm
Basement – Store Room 4.29sqm
Front Cellar

Residential Accommodation

Rear Entrance Hallway
Front Sitting Room 3.66m x 3.75m with closet
Kitchen 2m x 2.73m
Bathroom/WC 2.66m x 1.50m

Second Floor

Attic Bedroom 6.93m x 2.94m with potential for splitting

Outside

Rear Yard

Rating Assessment

The property is listed as "shop and premises" in the current rating list and has a Rateable Value of £1,350

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING Mondays 19th, 26th November, 3rd, 10th December at 9am prompt
Wednesdays 21st, 28th November, 5th December at 9am prompt
SOLICITORS W Brook & Co Ltd 2A-2B Doncaster Road Rotherham S63 9HQ





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INDEPENDENT PROPERTY PROFESSIONALS

LOT

22 71 Crag View Crescent, Oughtibridge, Sheffield S35 0GB

GUIDE PRICE £65,000–£75,000*

VACANT BUNGALOW

- Semi detached bungalow
- Comprises sitting room, bedroom, kitchen & bathroom
- uPVC windows & doors
- Front car parking & rear garden
- Gas central heating with Vailent Combi boiler
- Requires some updating
- Sought after village location
- Potential for owner occupation or investment

Ground Floor

Entrance Hall
Front Sitting Room 3.32m × 3.30m
Rear Bedroom 3.32m × 2.94m
Kitchen 3.82m × 1.77m
Bathroom/WC 2.47m × 1.19m with white suite & shower

Outside

Front gravelled car parking area with central pathway & lawn, further garden area to the rear.

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING Mondays 19th, 26th November, 3rd, 10th December at 10.30am prompt
Wednesdays 21st, 28th November, 5th December at 10.30am prompt
SOLICITORS Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP



LOT

23 9 Ladysmith Avenue, Nether Edge, Sheffield S7 1SF

GUIDE PRICE £225,000*

VACANT HOUSE

- Outstanding restoration opportunity
- Large inner terrace house
- Sought after address in Nether Edge
- Requires complete restoration
- Retains many original features
- Accommodation over passageway
- Potential for Attic ensuite
- Walking distance of Nether Edge centre

Ground Floor

Reception Hall
Bay Window Sitting Room 4.42m × 3.38m
Dining Room 3.62m × 3.62m with floor to ceiling cupboards
Kitchen 3.35m × 1.61m
Cellar Head

Basement

Cellar

First Floor

Landing
Front Bedroom 5.73m × 3.76m
Rear Bedroom 2 3.68m × 3.24m
Bathroom 3.43m × 1.28m with white suite

Second Floor

Attic Bedroom 4.58m × 4.48m with modern Dormer window to the rear
Box Room 2.09 m × 1.42m

Outside

Forecourt
Rear paved area
Brick built store/WC
Timber garden store
Garden area

EPC Rating F

A full copy of the EPC will be available to view via our website

VIEWING Mondays 19th, 26th November, 3rd, 10th December at 2.30pm prompt
Wednesdays 21st, 28th November, 5th December at 2.30pm prompt
SOLICITORS Wake Smith Solicitors
Ltd No. 1 Velocity 2 Tenter Street
Sheffield S1 4BY



LOT

24 38C–38D High Street, Mosborough, Sheffield S20 5AE

GUIDE PRICE £175,000 PLUS*

COMMERCIAL & RESIDENTIAL PREMISES



- Originally two individual properties
- Interlinked buildings with potential for splitting into two buildings or four apartments
- High profile main road position in a sought after area
- Extensive lower ground floor accommodation.
- Spacious three bedroom apartment
- Potential for owner occupation, redevelopment or investment

Accommodation – Commercial

38c High Street

Ground Floor Sales Area 37sqm (398sqft)

38d High Street

Ground Floor Sales Area 35.65sqm (383sqft)

Lower Ground Floor 59.52sqm (690sqft)

WC

Total Net Internal Floor Area

132.17sqm (1471sqft)

Accommodation – Residential

First Floor Flat

Lounge 4.25m x 4.60m

Dining Room 4.87m x 2.91m

Bedroom 1 3.94m x 3.63m

Kitchen 2.94m x 2.54m

Bathroom/WC

Second Floor

Bedroom 2 3.96m x 4.61m

Bedroom 3 4.59m x 4.68m

Rating Assessment

38c is described as "Shop & Premises" with a Rateable Value of £13,500

EPC Rating

A full copy of the EPC will be available to view via our website

JOINT AUCTIONEERS

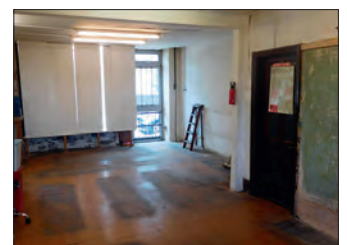
SMC 54 Campo Lane, Sheffield, S1 2EG



VIEWING Viewing by appointment with the joint auctioneers, SMC 0114 2812183

or Francois.Neyerlin@smcommercial.co.uk

SOLICITORS Ortolan Legal Ltd Genesis Centre Garrett Field Warrington WA3 7BH





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ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS

LOT

25 34 Rupert Road, Nether Edge, Sheffield S7 1RP

GUIDE PRICE £275,000-£300,000*

VACANT FLATS & LAND



- Spacious semi detached property
- Comprises two large self contained flats
- Occupies site of approximately 240sqm with large side garden
- Plans previously drawn up for a two bedroom detached with integral garage
- Sought after location in the heart of Nether Edge
- Potential for ongoing investment & or development
- Alternative use as a large family home
- Replacement windows & two central heating systems
- Worthy of internal inspection

Communal Side Entrance Hallway

Ground Floor Flat

Sitting Room 3.80m x 3.65m
Bay Window Bedroom 3.54m x 4.40m
Kitchen 3.69m x 3.59m
Bathroom 2.33m x 1.51m with white suite & shower
Separate WC
Under Stairs Store

First Floor Flat

Entrance Hallway
Under Stairs Store with plumbing for washing machine
Living Room 3.82m x 3.70m
Kitchen 3.71m x 2.65m with a range of units
Dining Room/Bedroom 3.56m x 3.67m
Bathroom/WC 3m x 1.56m with white suite, shower & heated towel rail

Second Floor

Landing
Side Bedroom 4.78m x 3.57m
Rear Bedroom 3.83m x 4.71m with Velux window

Outside

The property occupies a site of approximately 240sqm with a good size garden to the side. Plans were drawn up but not submitted in 1997 for the erection of a three storey detached house with integral garage. Interested parties are advised to make their own enquiries in respect of possible schemes. There is also a rear yard & substantial brick built store 2.76m x 2.45m and Integral Store

EPC Rating

A full copy of the EPC will be available to view via our website



VIEWING Mondays 19th, 26th November, 3rd, 10th December at 1.45pm prompt
Wednesdays 21st, 28th November, 5th December at 1.45pm prompt
SOLICITORS Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP

LOT 26 **399 Petre Street, Sheffield S4 8LL**
GUIDE PRICE £235,000*

VACANT COMMERCIAL

- Commercial warehousing and stores
- Approximately measuring 946sqm (10,182.65sqft)
- L-shaped site of 0.35 acres (0.14ha)
- Comprising storage, warehousing and offices over four units

Ground Floor

Workshop 174.3sqm
Storage 156.3sqm
Office 35.4sqm

First Floor

Office 68.8sqm

Rear Industrial Unit

Ground floor workshop 86.4sqm
First Floor canteen 86.4sqm

Rear Workshop

Ground Floor storage 132sqm
First Floor production 132.2sqm

Outside

External stores 5.2sqm
Front yard/car parking
Rear yard with fencing

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING By appointment with Jake Bond jake@markjenkinson.co.uk 07715214572

SOLICITORS Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP



LOT 27 **Land at 503–553 Gleadless Road, Sheffield S2 2BS**
OFFERED AT NO RESERVE

LAND

- Freehold land amounting to 0.21ha (0.51acre)
- Comprises road and pathways to established shopping precinct
- Offered with no reserve to ensure sale

Location

The site is located some 2.6 miles to the south of Sheffield city centre close to the junction of Gleadless Road and Blackstock Road.

Brief description

The areas of land being sold amount to approximately 0.21ha (0.51acre) and comprises everything outlined red on the adjoining plan excluding the shops, flats and garages (edged in blue)

Tenure

Freehold

VIEWING On site at any reasonable time

SOLICITORS Cubism Law 1 Plough Place London EC4A 1DE





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INDEPENDENT PROPERTY PROFESSIONALS

LOT

28 70 Burngreave Road, Burngreave, Sheffield S3 9DD

GUIDE PRICE £110,000–£120,000*

VACANT HOUSE

- Spacious three bedroom semi detached
- Two reception rooms & kitchen
- Prominent plot with front garden, rear yard & store
- Walking distance with comprehensive facilities
- Gas central heating & uPVC windows
- Potential for investment or family home

Ground Floor

Reception
Bay Window Sitting Room 4.62m x 4.26m
Dining Room 4.29m x 4.12m
Kitchen 3.25m x 3.03m

Basement

Cellar

First Floor

Landing
Front Bedroom 1 4.29m x 3.82m
Rear Bedroom 2 4.11m x 4.27m
Rear Bedroom 3 3.27m x 3.05m
Bathroom/WC 1.80m x 1.85m with white suite & shower

Outside

Raised front garden area
Passageway to good sized rear yard with a brick built store 2.65m x 2.06m
Former WC

EPC Rating D

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VIEWING Mondays 19th, 26th November, 3rd, 10th December at 12.45pm prompt
Wednesdays 21st, 28th November, 5th December at 12.45pm prompt
SOLICITORS Gelbergs LLP 188 Upper Street London N1 1RQ



LOT

29 215 Fitzwilliam Street, Swinton, Mexborough S64 8RW

GUIDE PRICE £100,000*

RESIDENTIAL INVESTMENT

- Traditional detached bungalow
- Long term regulated tenancy £113 pw (£5,876pa)
- Popular residential area
- Gas central heating
- Good size plot with driveway & garage
- Ground floor sitting room, dining room, kitchen, 2 bedrooms, bathroom/WC

Ground Floor

Sitting Room
Dining Room
Kitchen
Two Bedrooms
Bathroom/WC

Outside

Front & Rear gardens, driveway & garage

Tenancy Details

The property is let by way of Long Term Regulated Tenancy at £113 pw registered on September 2018 and effective from 7th October 2017. The property is registered as available for inspection.

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING External inspection only
SOLICITORS Womble Bond Dickinson Womble Bond Dickinson One Trinity Newcastle Upon Tyne NE1 4JE

ON INSTRUCTION FROM GRAINGER PLC

grainger plc



LOT

30 1 Filter Cottages, Redmires Road, Long Causeway, Sheffield S10 4QZ

GUIDE PRICE £350,000*

VACANT HOUSE



- Traditional stone cottage with significant local history
- Set in rural setting of Redmires Reservoir
- An outstanding development opportunity
- Planning consent for two storey extension and single garage
- Three first floor bedrooms
- Sloping lawned gardens of 0.31 acre

Ground Floor

Lounge 4.02m x 4.54m
Kitchen 3.63m x 3.65m
Bathroom 1.75m x 3.02m
Pantry 1.10m x 1.90m
Porch

First Floor

Bedroom 1 3.613m x 3.57m
Store Room 1.61m x 0.84m
Bedroom 2 3.16m x 2.92m
Bedroom 3 2.47m x 3.30m

Outside

Former stone coal shed
Wooden garden shed
Sloping grassed lawns of 0.31 acre

Planning

Planning consent was granted by Peak District National Park on the 18th October 2017 for a 2 storey rear extension and single garage.
(Ref NP/S/0817/0842)

EPC Rating F

A full copy of the EPC will be available to view via our website



VIEWING Mondays 19th, 26th November, 3rd, 10th December at 3.30pm prompt
Wednesdays 21st, 28th November, 5th December at 3.30pm prompt
SOLICITORS Lewis Francis
Blackburn Bray 14-16 Paradise Square Sheffield S1 2DE





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INDEPENDENT PROPERTY PROFESSIONALS

LOT

31 Belmont House, Kimberworth Road, Rotherham S61 1AB

GUIDE PRICE £75,000 PLUS*

VACANT COMMERCIAL

- Vacant office building
- Detached property within secure yard
- Ground floor layout of six office suites
- Comprises a total area of 89.51sqm
- Located in mixed use area of Masbrough

Ground Floor

Office 1 28.6sqm
Office 2 16.4sqm
Office 3 8.63sqm
Office 4 8.72sqm
Office 5 8.35sqm
Office 6 8.81sqm
WC 1.80m x 1.12m
WC 0.82m x 2.33m
Entrance lobby
Total Area approximately 89.51sqm

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING By appointment with Jake Bond jake@markjenkinson.co.uk 07715214572

SOLICITORS G M Wilson, 1 Crown Court, Wakefield, WF1 2SU

Outside

Gated yard and hard surfacing



LOT

32 Land to the rear of 27–29 Dagnam Crescent, Sheffield S2 2FF

GUIDE PRICE £20,000–£25,000*

VACANT SITE

- Freehold site approximately 726sqm
- Adjoins both residential & commercial property
- Security fencing & gated access
- Potential for a variety of uses (STC)
- 8 week completion

Location

The land is located approximately 2.4 miles to the south east of Sheffield city centre close to the inter-section the A6136 & the A612 at Manor Top. The site is approached from Dagnam Crescent and lies to the rear of 940–944 City Road and the rear of 27/29 Dagnam Crescent.

Planning

The property is located in a mixed resident/commercial area and interested parties are advised to make their own enquiries in respect of potential schemes

VIEWING On site at any reasonable time

SOLICITORS Cubism Law 1 Plough Place London EC4A 1DE

The Site

The land is identified on the adjoining plan and amounts to approximately 726sqm



LOT

33 28 West Street, Beighton, Sheffield, South Yorkshire S20 1EP

GUIDE PRICE £130,000–£140,000*

| COMMERCIAL/RESIDENTIAL INVESTMENT

- Recently renovated inner terrace
- Comprises ground floor sales shop & first floor flat
- Comprehensively renovated in 2017
- Whole property let at £11,400pa
- 10 years from January 2018 with rent review after 5 years
- Worthy of an internal inspection
- High standard of internal fittings
- Useful investment income
- Modern roof covering, uPVC windows & rewire

Ground Floor Sales Shop

Frontage 3.43m, Depth 9.53m, Area 32.68sqm
Store Room & WC 6.72m

First Floor Flat

Dining Kitchen 3.28m x 3.75m with comprehensive range of modern units

Front Sitting Room (currently used as bedroom) 3.28m x 3.75m

Inner Landing with store

Shower Room/WC

Bedroom 4.22m x 2.09m

Second Floor

Large Bedroom (currently used as sitting room) 6.24m x 3.75m with Velux window

Bathroom/WC 2.91m x 2.05m

Outside

Rear Store

Tenancy Details

The property is let at £ by way of a year lease dated 5th January 2018

Rating Assessment

The property is listed as "shop and premises" in the 2017 rating list with a RV of £2,700

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING By appointment with the auctioneers on 0114 276 0151

SOLICITORS Bell & Buxton
Solicitors, Telegraph House, High Street, Sheffield S1 2GA



We are now taking
instructions for our
29 January 2019 auction
Deadline 7 December

Contact **Adrian Little** FRICS FNAVA
adrian@markjenkinson.co.uk | 0114 276 0151