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WALLACE · JONES
 ESTATE AGENTS, VALUERS AND AUCTIONEERS

46 Lock Lane, Sandiacre, Nottingham, NG10 5LB

Auction Guide Price £50,000



Three bedroom semi detached house located in Sandiacre, Nottingham

For sale by way of auction on the 30th April 2026. Requires a substantial amount of work, a three bedroom semi detached house located in the heart of Sandiacre.

Property Description

For sale by way of auction on the 30th April 2026.

A three bedroom semi-detached house situated in the popular residential area of Sandiacre and located opposite the canal.

The property requires a substantial amount of work and suggests being stripped back to brick. There is excellent potential to make this property a home again, and is ideally located with canal views and close by to excellent amenities. It is well positioned for easy access to all the amenities and facilities provided by Sandiacre and Long Eaton; these include Tesco, Asda, Lidl and Aldi stores as well as many other retail outlets.

There are excellent schools for all ages within easy reach of the property, as well as healthcare facilities, sports facilities which include several local golf courses, and walks in the nearby countryside. There are excellent transport links, to include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, the A52 and other main road links provide good access to Nottingham, Derby and other East Midlands towns and cities.



TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

NOTE: Please be advised that whilst our joint agent has conducted an inspection, the auctioneers have not personally inspected the property. Prospective buyers are advised to make independent enquiries before placing their bid, as this will be binding.

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers' fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

