

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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NG13 8AR

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**THE PROPERTIES KNOWN AS 55, 57 & 59 LONG ACRE,
BINGHAM, NOTTINGHAMSHIRE NG13 8AG**

BY AUCTION £1,000,000

THE PROPERTIES KNOWN AS 55, 57 & 59 LONG ACRE, BINGHAM, NOTTINGHAMSHIRE NG13 8AG

Numbers 55, 57 & 59 Long Acre... all three Titles are being sold as one Auction Lot, under the Modern Method of Auction, with an overall plot area of 2,167 sq m or 0.535 acres.

Number 55 is previously known as Bingham Day Nursery & Pre-School. Originally, the property was built as a 3 bedroomed detached cottage.

Number 57 is a 4 bedroomed detached house.

Number 59 was a similar 4 bedroomed detached house but has had the wall removed between bedrooms 3 and 4 and has been significantly extended to the rear. This property is also being used as part of the accommodation and offices for the Nursery and Pre School.

All three properties will be bought as seen at the viewing. Accompanied inspections at all times. Please contact our office on 01949 87 86 85 to arrange a time for us to show you around. Please do not access the grounds without one of our team in attendance.

The Council Tax banding for Number 57 is E

Both 55 and 59 are currently deemed to be Commercial Premises and are taxed accordingly.

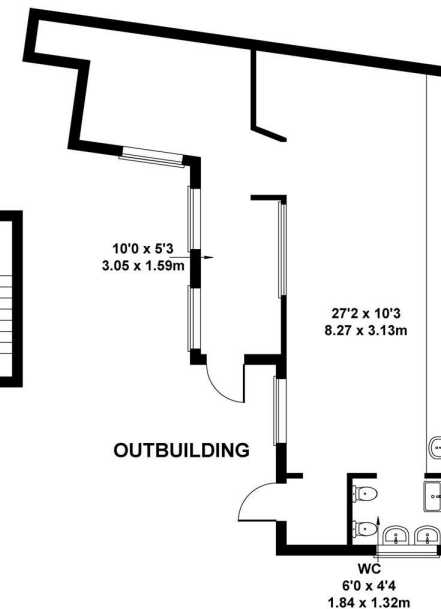
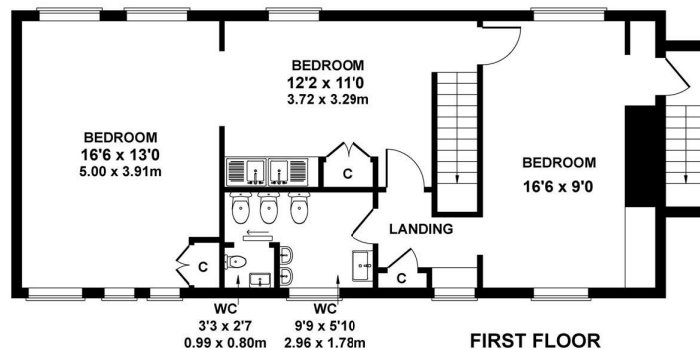
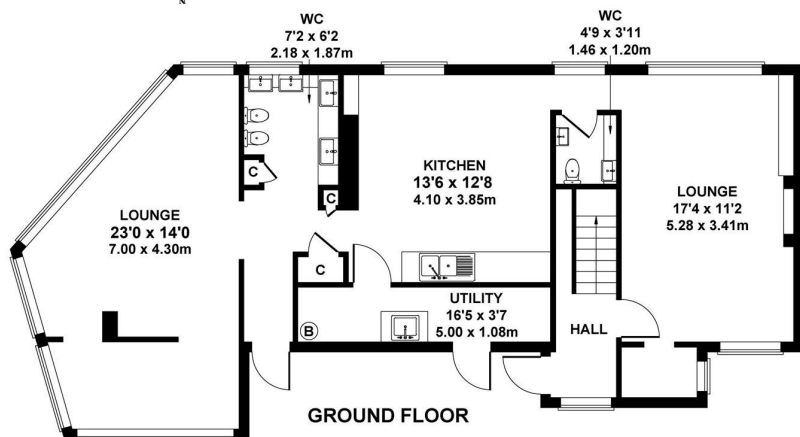




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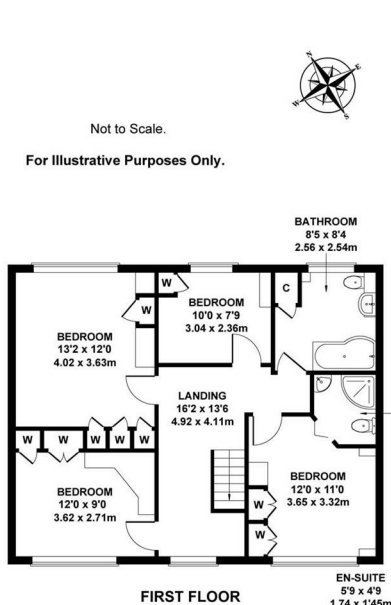
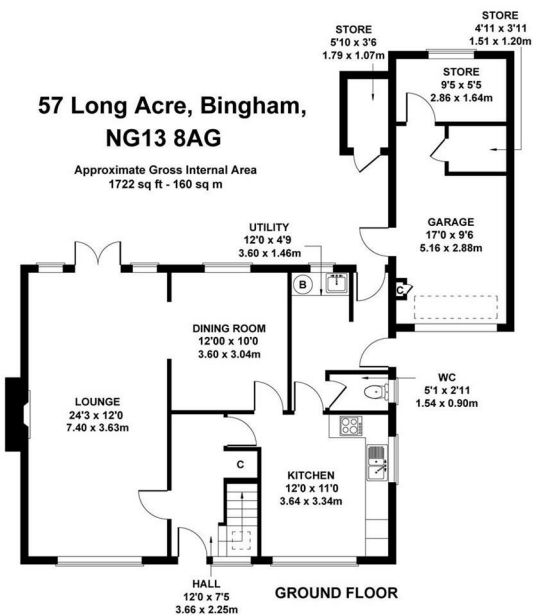
55 Long Acre, Bingham, NG13 8AG

Approximate Gross Internal Area
2142 sq ft - 199 sq m

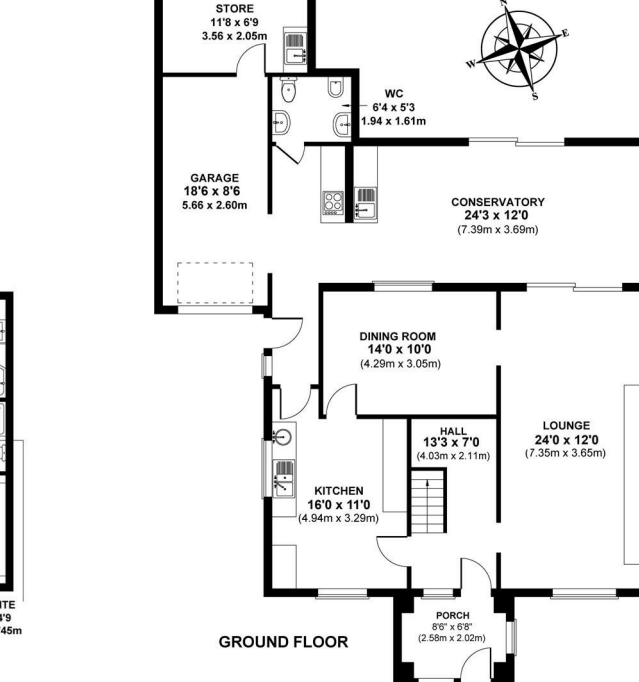


57 Long Acre, Bingham, NG13 8AG

Approximate Gross Internal Area
1722 sq ft - 160 sq m

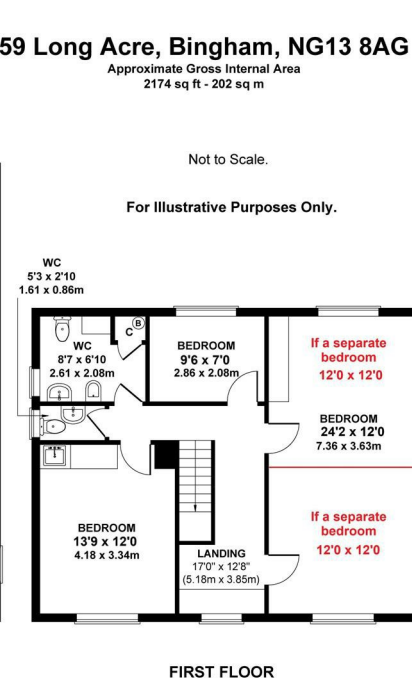


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59 Long Acre, Bingham, NG13 8AG

Approximate Gross Internal Area
2174 sq ft - 202 sq m



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THE MODERN METHOD OF AUCTION

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



For all matters relating to the Auction, please contact Melanie Blockley on 01949 87 86 85

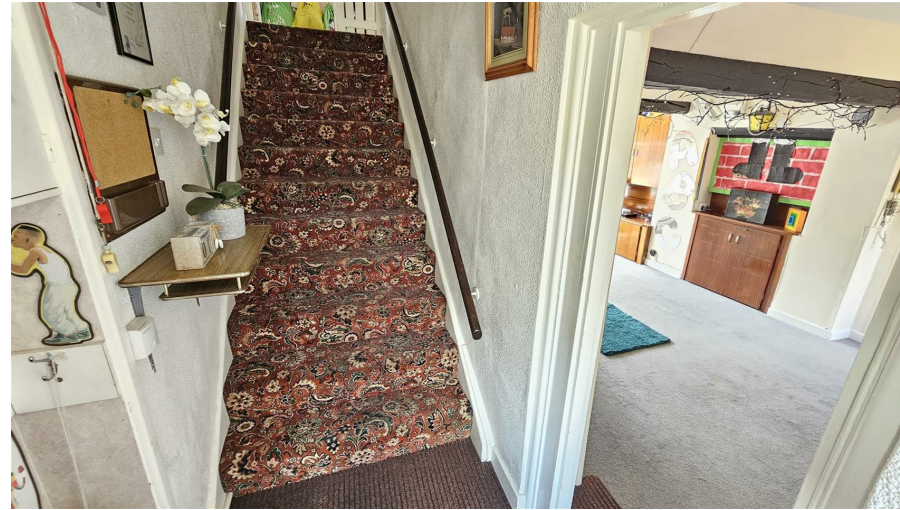


NUMBER 55

Originally a 3 bedroomed cottage -
converted into a Nursery & Pre-School.
PLEASE SEE FLOOR PLAN FOR
ROOMS & MEASUREMENTS

The Energy Performance Certificate rating
for Number 55 is Band E









THE OUTBUILDING

Separate to the main building (No.55), there are two main rooms as well as washroom / toilet facilities.

NUMBER 57

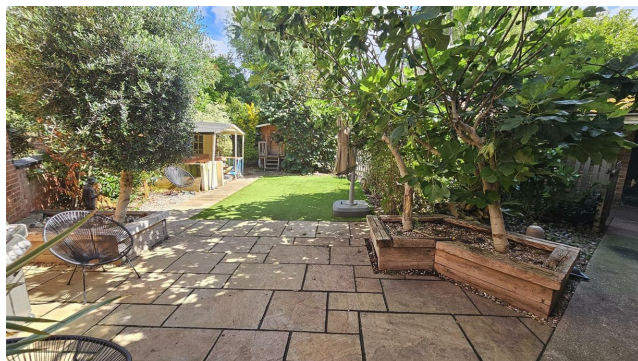
Retained as a 4 bedroomed detached home. PLEASE SEE FLOOR PLAN FOR ROOMS & MEASUREMENTS.





There are extensive gardens to the rear which are currently open plan to Number 59.

The Energy Performance Certificate rating for Number 57 is Band C

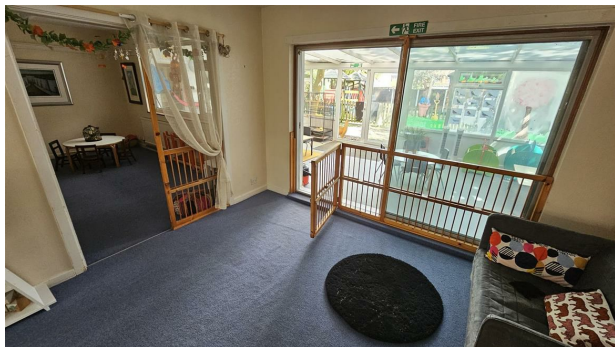




NUMBER 59

An extended 4 bedroomed detached home - converted into further useable space and offices for the Nursery & Pre-School. PLEASE SEE FLOOR PLAN FOR ROOMS & MEASUREMENTS.





There are extensive gardens to the rear which are currently open plan to Number 57.

The Energy Performance Certificate rating for Number 59 is Band D





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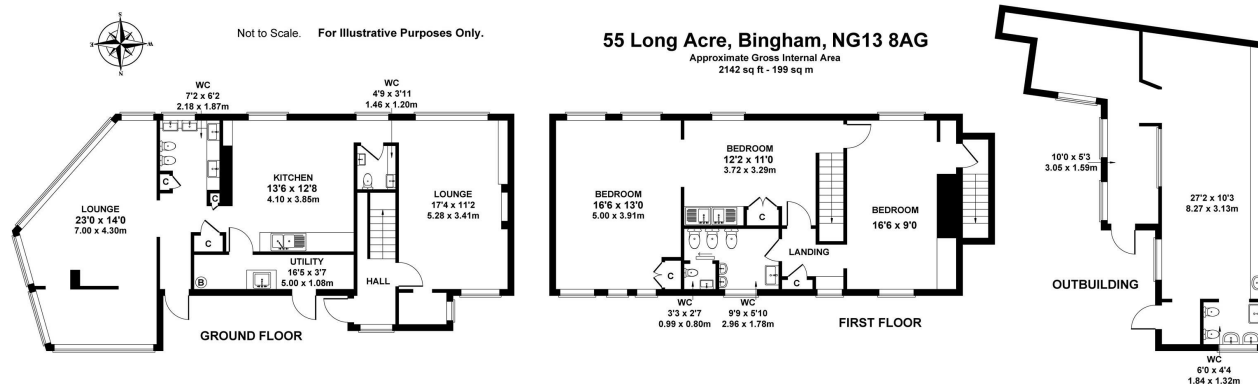
FOR SALE BY
AUCTION

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WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!





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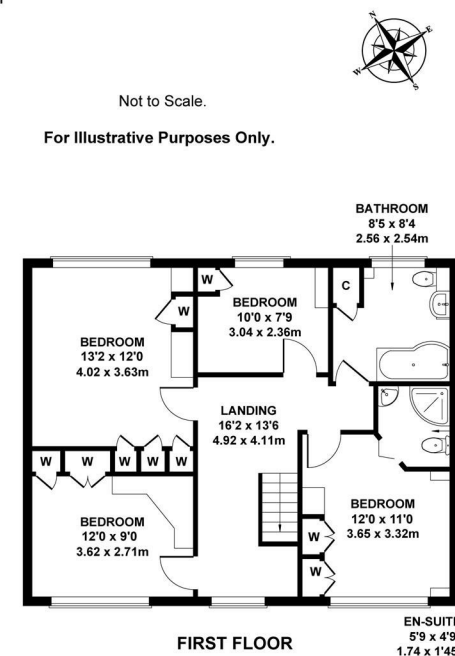
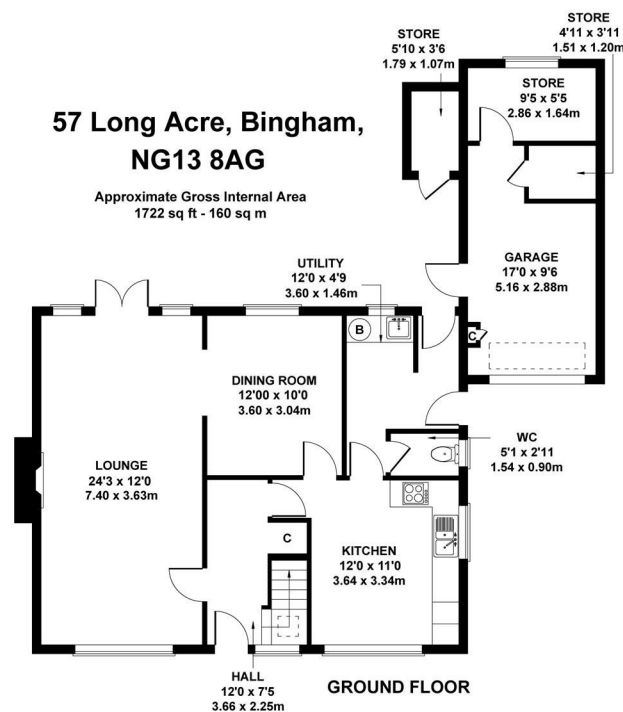
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1722 sq ft - 160 sq m



To arrange a viewing of this property, please contact our office on

01949 87 86 85 or email
bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like this, then please contact our office to arrange a time for Jonathan Hammond to call out and to discuss what we do and how we do it!

