



WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS

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22-24 Claye Street, Long Eaton, NOTTINGHAM NG10 1AZ

Auction Guide Price £55,000



Two bedroom end terrace house located in Long Eaton, NOTTINGHAM
For sale by way of auction on the 27th August 2026.
A rare opportunity to acquire a substantial property with exceptional potential.

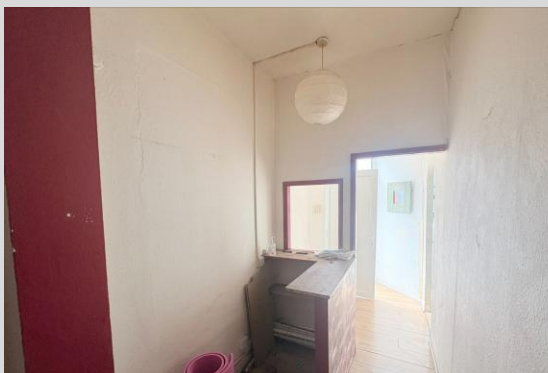
Property Description

An exciting refurbishment and redevelopment opportunity offered for sale by auction with vacant possession on the 27th August 2026

A rare opportunity to acquire a substantial property with exceptional potential. Previously used for a variety of commercial and residential purposes, this versatile property offers excellent scope for refurbishment, redevelopment, or alternative uses, subject to the necessary planning consents. Requiring a comprehensive programme of improvement throughout, the property provides an ideal project for investors, developers, or owner-occupiers seeking to create a substantial family home or unlock its full potential.

Occupying a prominent position within easy reach of Long Eaton town centre, the property benefits from excellent access to local amenities, transport links, and surrounding commercial and residential areas.

Situated within easy walking distance of Long Eaton town centre, the property is perfectly placed for an excellent range of shops, supermarkets, schools, healthcare and leisure facilities. Superb transport links include Long Eaton Station, Junction 25 of the M1, the A52 providing straightforward access to Nottingham and Derby, and East Midlands Airport, making this an outstanding family home in a sought-after and well-connected location.



Auction Details

- * 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, and are payable immediately upon exchange of contracts:

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

