Hammond
Property Services

FOR SALE BY
AUCTION

01949 87 86 85

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Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





16 & 18 NEWGATE STREET, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8FD

BY AUCTION £310,000

16 & 18 NEWGATE STREET, BINGHAM, NOTTINGHAMSHIRE NG13 8FD

FOR AUCTION :- Two properties in one! The Big Question is... how will you use the versatile layout that provides you with either 3 or 4 Bedrooms?... depending on whether you wish to use THE BIG ROOM; the living space of what was Number 18 as family accommodation; a huge bedroom with en-suite facilities, or for an independent relative to use as it has its own access door on the ground floor... or for a Home Office or, for the best party room / private bar in the area... or for those looking to operate an Airbnb style rental... you choose!



A good look at the Floor Plan will help to explain all... and then there is the usual accommodation found within a family home... the spacious breakfast kitchen with a utility room, the downstairs W.C., the family lounge and then the light and bright extension link that brings Number 16 and 18 together... how will you use it? This leads into a further room which, in turn, follows into the hallway of the additional accommodation. To the first floor is the main bedroom with an en-suite shower room, two further bedrooms that are served by the four piece suite that includes the jet bath and corner shower enclosure.

The property would be perfect for families either upsizing or locating into this vibrant and bustling Market Town and the accommodation is larger than average due to the generous room proportions and the bringing together of two properties. As expected, there is gas central heating, double glazing throughout, a block paved off street parking space to the front as well as the garage which is accesses from Newgate Street.



The very private and southerly facing garden is all to the front, which ensures plenty of sunshine during those summer days and is a haven of mature shrubs and plants.

The property is being offered with the added benefit of NO CHAIN to enable a speedy purchase for the right buyer.

*** 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).

The Auction End Date is scheduled to be within September 2026.

For more details of the Auction and bidding process, please follow this link.

https://www.iamsold.co.uk/property/01a4f815b4164b34ace964362643e8ce/

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 on 0191 300 6412. 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.

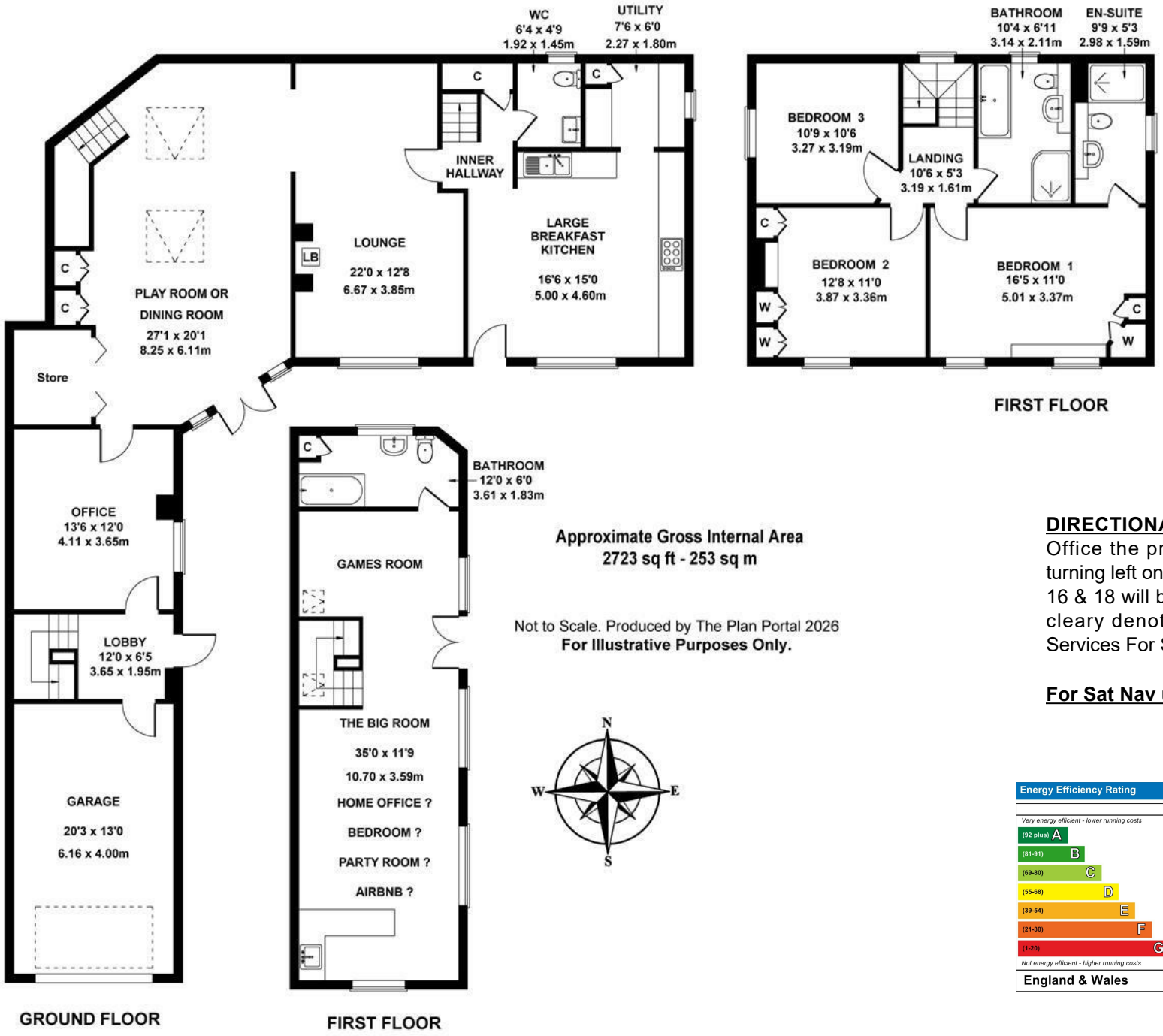


For the new owners of 16 & 18, the property is less that a 1 minute walk into the Centre of the Town; the Bingham Market Place with its extensive range of shops and amenities.

Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub!

A structural report was carried out in June 2026 and is available to be viewed within our office upon request.

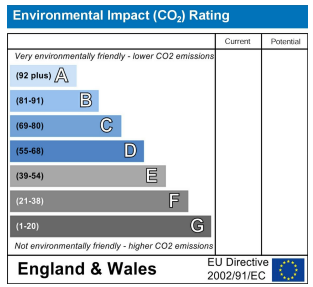


Approximate Gross Internal Area
2723 sq ft - 253 sq m

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

DIRECTIONAL NOTE From our Bingham Office the property may be approached by turning left onto Newgate Street where Number 16 & 18 will be found on your right hand side, cleary denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code; **NG13 8FD**



Council Tax Band **G**

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.

childline
ONLINE, ON THE PHONE, ANYTIME
childline.org.uk | 0800 1111

Bingham RUFC

Bingham Twinning Association

B.H.T.A.
BINGHAM HERITAGE TRAILS ASSOCIATION

Bingham & District Audio Magazine

Robert Miles School

Our Dementia Choir

Notts County FC – football in the community

Robert Miles Infant School

East Bridgford St Peter's Academy

Bingham Longcote Archery Club

Dove Cottage Day Hospice – Where Life Matters

Cropwell Bishop Primary School

Carnarvon Primary School

Neighbourhood Watch

scouts – be prepared . . .
1st Bingham Scouts



The Royal British Legion
Bingham & Orston Branch

Rosie May Foundation
www.rosie-may.com

1787 Bingham CC

Bingham Bowling Club – Founded 1922

For more details, email **sponsorship@hammondpropertyservices.com**



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





uPVC and double glazed entrance door into the

BREAKFAST KITCHEN
16'6 x 15'0 (5.03m x 4.57m)
with a central heating radiator and a double glazed window overlooking the front garden.

UTILITY ROOM
7'6 x 6'0 (2.29m x 1.83m)











INNER HALLWAY
10'0 x 8'6 (3.05m x 2.59m)

CLOAKROOM / W.C.
15'0 x 12'0 (4.57m x 3.66m)

LOUNGE
22'0 x 12'8 (6.71m x 3.86m)











PLAY ROOM OR DINING ROOM
27'0 x 20'0 (8.23m x 6.10m)







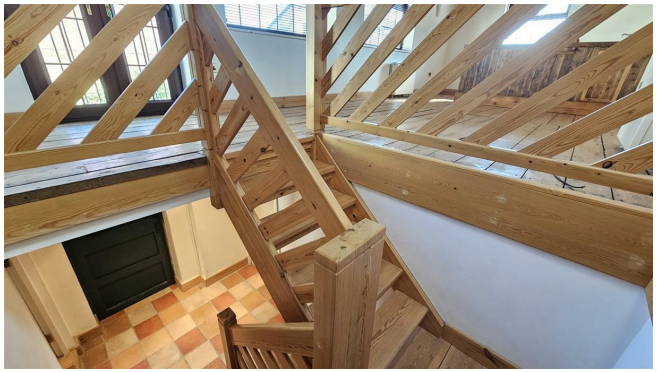




HOME OFFICE
13'6 x 12'0 (4.11m x 3.66m)

SEPARATE LOBBY WITH ENTRANCE DOOR
12'0 x 6'5 (3.66m x 1.96m)
There is a separate access door from the driveway and a staircase that leads to the additional accommodation as follows and a door into the garage.

GARAGE
20'3 x 13'0 (6.17m x 3.96m)











OPEN PLAN HOME OFFICE / PARTY ROOM / AIRBNB / BED
35'0 x 11'9 (10.67m x 3.58m)

BATHROOM
12'0 x 6'0 (3.66m x 1.83m)











BACK TO THE MAIN HOUSE

FIRST FLOOR LANDING
10'6 x 5'3 (3.20m x 1.60m)

BEDROOM 1
16'6 x 11'0 (5.03m x 3.35m)

EN-SUITE SHOWER ROOM
9'9 x 5'3 (2.97m x 1.60m)











BEDROOM 2
12'8 x 11'0 (3.86m x 3.35m)

BEDROOM 3
10'9 x 10'6 (3.28m x 3.20m)

FAMILY BATHROOM
10'4 x 7'0 (3.15m x 2.13m)

LOFT ACCESS - SCOPE FOR MORE DEVELOPMENT?









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OUTSIDE - FRONT

The property is set back from Newgate Street behind a high retaining wall that ensures privacy and security with a block paved driveway providing off-street parking and there is access to the GARAGE with an electric up and over door with remote control. The front of the property is southerly facing which ensures plenty of light and bright rooms and an established and well stocked garden with many planting areas, mature shrubs, and a wealth of plantings that provide the interesting texture and colours ... and now it's your turn now to continue the maintenance and care of such a wonderful feature that is so seldom found... a well-created, established and very much cherished garden.













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Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

akerspritchett.com

MORTGAGE &
PROTECTION ADVISORS

Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
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Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or **LET ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**

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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on
01949 87 86 85
to arrange a suitable time for us to call out and to discuss what we do and how we do it!