

FOR SALE

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**19 & 21 LONG ACRE, BINGHAM,
NOTTINGHAMSHIRE NG13 8AF**

£400,000



19 & 21 LONG ACRE, BINGHAM, NOTTINGHAMSHIRE NG13 8AF

A rare opportunity to acquire these two historical properties!

Number 19:

Planning permission for Residential Development previously having been a Commercial Building operating as a Retail Unit; The Daisy Chain Florist with A1 Planning use. Although residential planning permission has been granted, for those seeking Commercial use, please make your enquiries to Rushcliffe Borough Council.

Confirmation of The Planning Permission and details of the approved plans can be found at the Rushcliffe Borough Council Planning Portal: <https://planningon-line.rushcliffe.gov.uk/online-applications/> and searching for 21/00929/FUL

To the left hand side of the property is a Parking Space and Courtyard.

The building itself is an interesting Grade II Listed part two storey premises offering a great deal of character with brick elevations beneath a pantiled roof, double fronted facade, exposed internal timbers and Georgian style windows to the side.

In its current layout the property offers approximately 818sq ft of floor space including a first floor loft with attractive vaulted ceiling and exposed timbers. The layout comprises the initial retail area with double fronted windows and central porch, this leads through the main workshop and to the first floor an additional storage room in the eaves.

The proposed accommodation will provide an initial dining kitchen with mezzanine loft area in the eaves, leading through into a spacious living room with utility and a side entrance hall with cloakroom. A staircase rises to the first floor where there will be two bedrooms and a bathroom.

Number 21:

A piece of Bingham History; a GRADE II Listed and original Farmhouse.

Entrance Porch, Hallway with original cellar, Kitchen, Dining Room, Lounge, Shower Room, to the first floor are 3 bedrooms. Outside is the GARAGE and outbuildings consisting a Utility Room and a Separate W.C. The gardens to the front are complemented by a courtyard to the rear - a wonderful sun-trap for sunny afternoons.



VIEWING APPOINTMENT

Date: _____

Time: _____

Meeting: _____

DIRECTIONAL NOTE

For Sat Nav use Post Code: NG13 8AF

Council Tax Band 

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 

Simply visit www.hammondpropertyservices.com and click on the Quiz link to download your copy of this year's Quiz.



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £2,103 last year for this extremely important Charity.

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BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

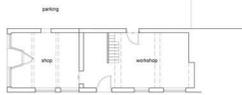
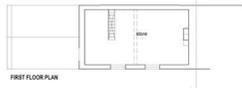
For more details, contact us at

sponsorship@hammondpropertyservices.com





FRONT ELEVATION
SIDE (SOUTH) ELEVATION
SIDE ELEVATION
SECTION 1
SECTION 2



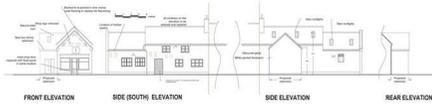
FIRST FLOOR PLAN
GROUND FLOOR PLAN

UKPlanningMaps.com

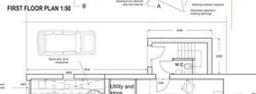
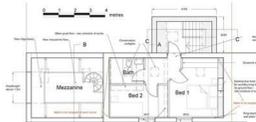


SITE LOCATION PLAN 1:1000

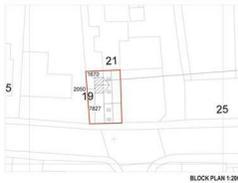
EXISTING PLANS



FRONT ELEVATION
SIDE (SOUTH) ELEVATION
SIDE ELEVATION
REAR ELEVATION



FIRST FLOOR PLAN 1:50
GROUND FLOOR PLAN 1:50



BLOCK PLAN 1:200

PROPOSED PLANS

Existing single storey extension replaced with two storey extension

OFFICIAL



RUSHCLIFFE BOROUGH COUNCIL
Rushcliffe Area, Rugby Road, West Bridgford, Nottingham, NG2 7YG
NOTICE OF LISTED BUILDING CONSENT
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1989

REFERENCE NO: 21/00950/LBC

APPLICANT:

DEVELOPMENT: Change of use from shop to dwelling; Demolish single storey extension and replace with two storey extension; changes to shop front to replace door with glazed screen; remove ceiling in shop area and insert mezzanine with staircase; insert new staircase; build outside walls; create opening into new first floor extension; take off roof covering replace roofing felt and batts and re-fit existing rafters; insert conservation style rooflights; repair existing windows and provide secondary glazing; insulate external walls; new central heating and electrical services; line existing flue for new logburner.
LOCATION: Daisy Chain 19 Long Acre Bingham Nottinghamshire NG13 8AF

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 22 March 2021, for the above development hereby in pursuance of their powers under the above mentioned Act.

GRANT LISTED BUILDING CONSENT

For the development as described in the application, subject to compliance with the following conditions:

- The development must be begun not later than the expiration of three years beginning with the date of this permission.
[To comply with Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1989].
- The development hereby permitted shall be carried out strictly in accordance with the approved Design and Access Statement, Schedule of Materials and Repair Works, listed ref: L. T. Simpson, revised plans ref. 482.02 Rev G received on the 22nd June 2021.

RUSHCLIFFE - GREAT PLACE + GREAT LIFESTYLE + GREAT SPORT

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[For the avoidance of doubt and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

3. The materials specified in the application shall be used for the external walls and roof of the development hereby approved and no additional or alternative materials shall be used.

[To ensure the appearance of the development is satisfactory having regard to Policy 18 of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

4. Details of windows and doors, including any secondary glazing and details of the flue liner shall be submitted to and approved in writing by the Borough Council prior to the commencement of the two-storey extension and the development shall only be undertaken in accordance with the materials so approved.

[To ensure the appearance of the development is satisfactory having regard to Policy 18 of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

Note:

Amendments have been made to the scheme during the application process addressing identified adverse impacts, thereby resulting in a more acceptable scheme and the grant of planning permission.

Having regard to the above and having taken into account matters raised there are no other material considerations which are of significant weight in reaching a decision on this application.

Any site notice displayed for the purpose of this application may be removed following the making of this decision. The location of any notice displayed can be viewed on the Council's website at <http://planning@rbc.rushcliffe.gov.uk>

MD

Authorised Officer on behalf of Rushcliffe Borough Council
29th June 2021

If you have not already made a Rushcliffe Planning application we would recommend that you check to see if one is required as soon as possible. Help and guidance can be obtained by ringing 0115 914 9616 or by logging on to our web site at www.rushcliffe.gov.uk/planning

Page 2 of decision 21/00950/LBC



Steve Pritchett

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