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**EAST BRIDGFORD W. I. HUT,
KNEETON ROAD,
EAST BRIDGFORD,
NOTTINGHAMSHIRE NG13 8PG**

BY AUCTION £100,000 - STARTING BID

EAST BRIDGFORD W. I. HUT, KNEETON ROAD, EAST BRIDGFORD, NOTTINGHAMSHIRE NG13 8PG

A most unusual opportunity to acquire the Freehold Interest in The W.I. Hut in East Bridgford and the land to the rear. AUCTION DEADLINE for last bids is 2pm on Friday, 15th July 2022

For sale by Modern Method of Auction with a Starting Bid Price of £100,000 plus Reservation Fee. For more details, please visit www.iamsold.co.uk/auction/properties/da8c7cbf4bb74a08b2691c2cf24852ef

The external measurements of the building are 16.5m x 7.8m = 128.7 sq.m or 1385 sq.ft (approx.)

Excellent investment opportunity set within one of the most popular villages in this area and within easy walking distance of all good local amenities. Briefly comprising a Reception Hallway, Large Meeting Room (34'0 x 25'6), Fitted Kitchen, Male / Disabled & Female Toilet Facilities, Outdoor seating area. The property covers an area of 128.7 sq.m. and is being offered with Vacant Possession. The Hut is located within the Village Conservation Area.

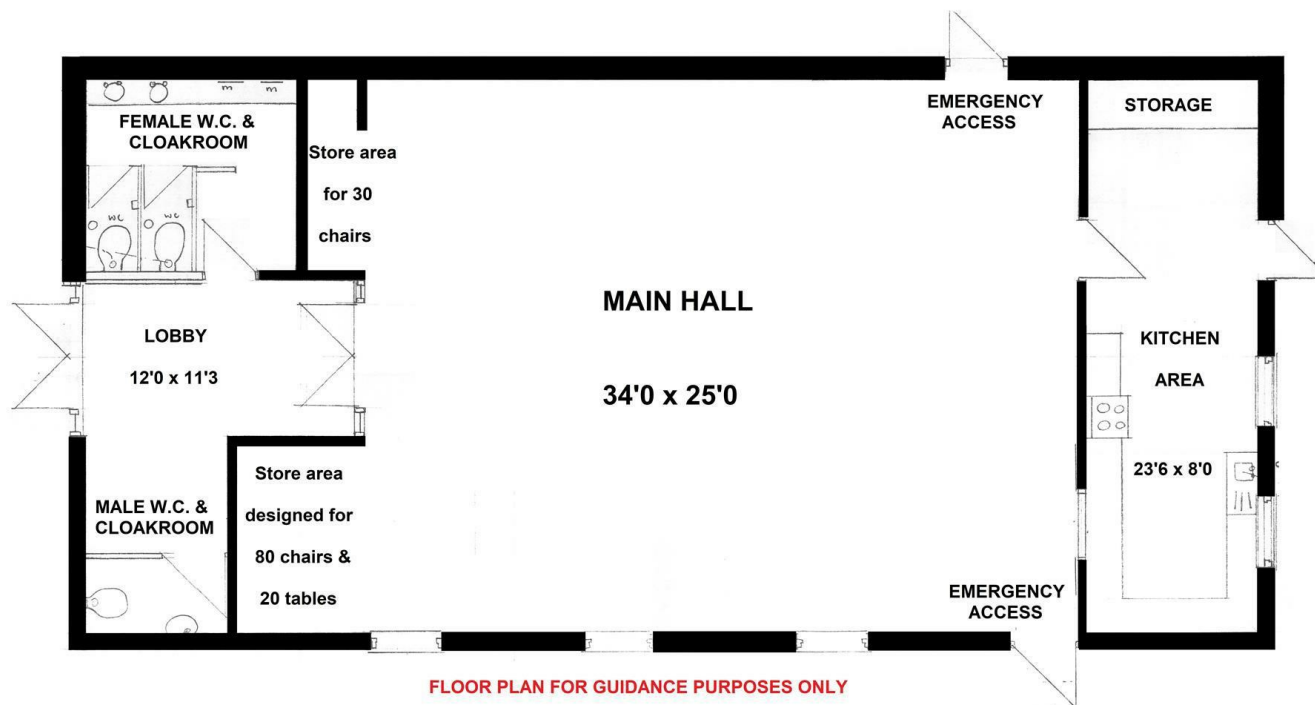
Pedestrian access is via two public footpaths, one from Kneeton Road and the other from Main Street in the Village. The Hut overlooks the Butt Close Playing Fields area which is renowned for the local Cricket, Football and, of course, the Annual East Bridgford Show; a highlight of the local social calendar.

This property is For Sale by The Great North Property Auction powered by iamsold, in conjunction with Hammond Property Services Estate Agency of Bingham.

For those not familiar with East Bridgford, it is one of the most requested locations in the area. With a thriving Village Community and benefiting from a very highly regarded School, modern Health Centre, local shop/newsagent, Post Office, Hairdressers as well a proper Village Pub with dining.

More extensive amenities are available in the nearby Market Town of Bingham. East Bridgford is well situated just a few minutes from the A52 & A46 which allow access to the surrounding commercial centres of Nottingham, Newark and Leicester.





DIRECTIONAL NOTE The W.I. Hut can be approached on foot by either of two Public Footpaths. One footpath is located on Main Street, directly opposite the Red Telephone Box (Book Library!) at the end of Mill Gate (NG13 8PD). Continue along the Footpath, which is clearly sign posted, and the W.I. Hut will be found at the end of the pathway. The other Public Footpath access is located on Kneeton Road, between The East Bridgford St Peter's Academy and Ivy Bank, Number 6, Kneeton Road (NG13 8PG).

For Sat Nav use Post Code: NG13 8PG

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. For sale by Modern Method of Auction with a Starting Bid Price of £100,000 plus Reservation Fee. For more details, please visit <https://www.iamsold.co.uk/auction/properties/da8c7cbf4bb74a08b2691c2cf24852ef>

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

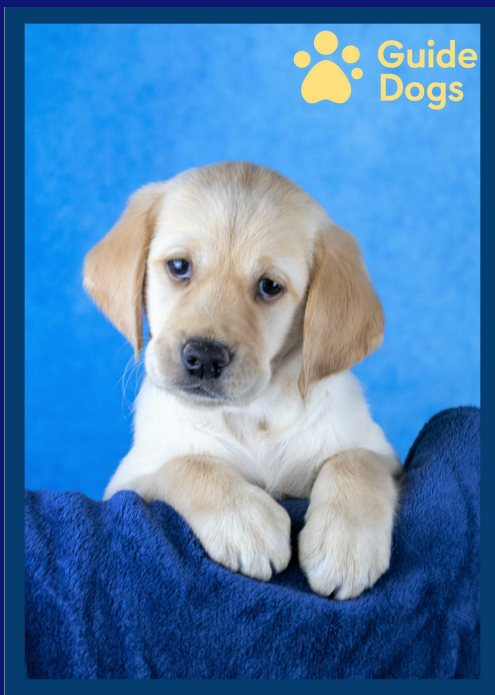
Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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 Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at
 **OnTheMarket.com**



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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,712 last year for this extremely important Charity.

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

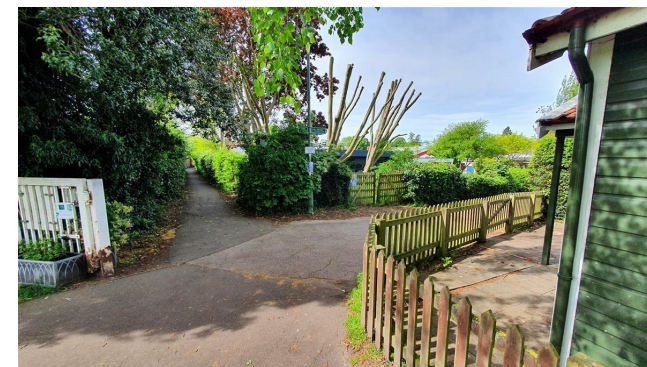




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Double opening entrance doors into a

LARGE RECEPTION AREA

MAIN HALLWAY

34'0 x 25'6 (10.36m x 7.77m)
with windows overlooking the Village Green. Two side
recesses for storage of Chairs and Tables and two
emergency access doors.





FULLY FUNCTIONAL KITCHEN
23'6 x 8'0 (7.16m x 2.44m)
with a door to the rear courtyard.





REAR COURTYARD

with open views across the neighbouring
Butt Close Playing Fields

**MALE / DISABLED & FEMALE
CLOAKROOMS & W.C.**



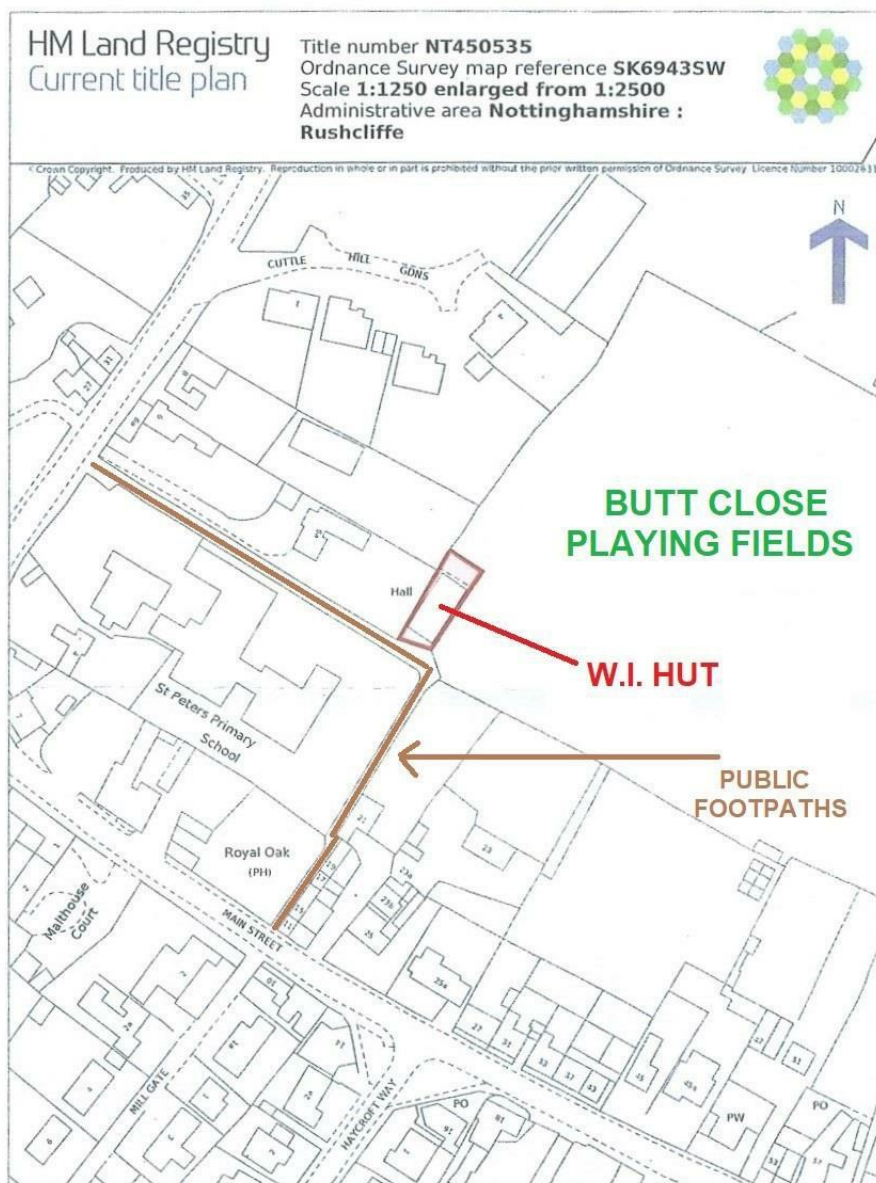


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AUCTION INFORMATION

Auctioneer Comments: This property is for sale by the Modern Method of Auction. For sale by Modern Method of Auction with a Starting Bid Price of £100,000 plus Reservation Fee. For more details, please visit <https://www.iamsold.co.uk/auction/properties/da8c7cbf4bb74a08b2691c2cf24852ef>

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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!



Oliver Styles

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

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to arrange a suitable time for us to call out and to discuss what we do and how we do it!