

FOR SALE

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Nottinghamshire
NG13 8AR

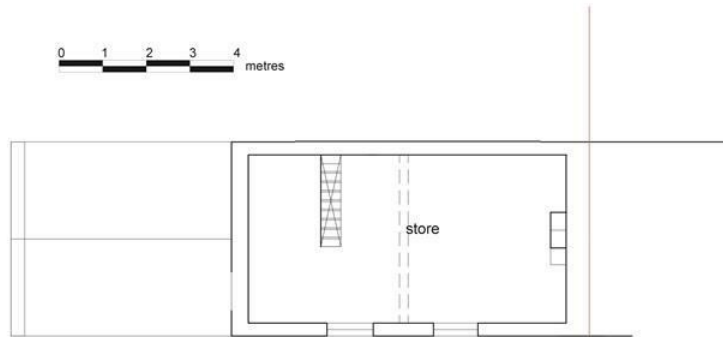
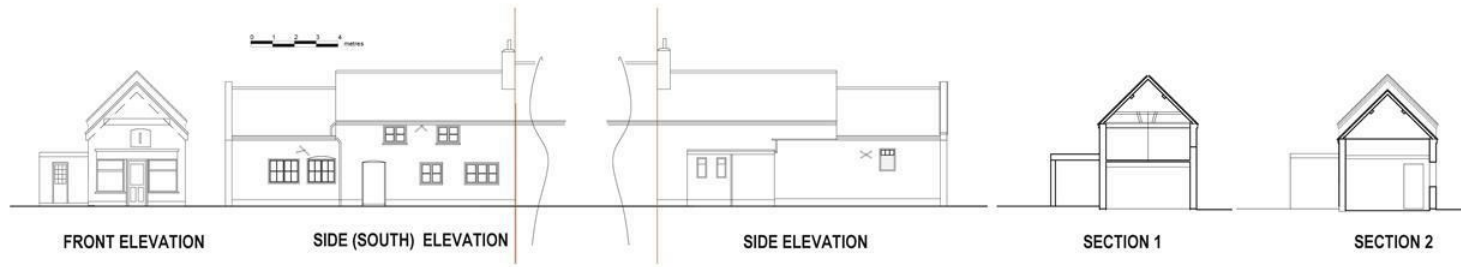
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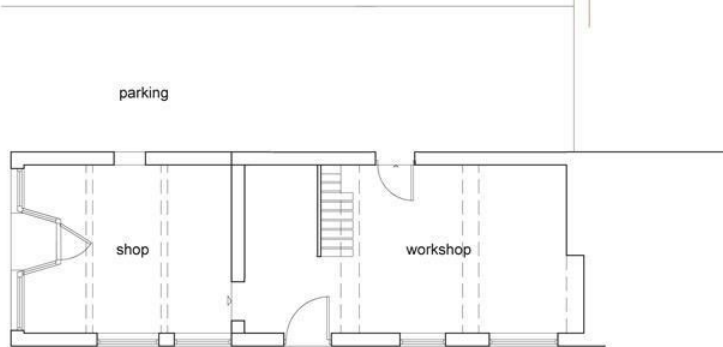


**19 LONG ACRE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8AF**

PRICE £120,000



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Rev	Date	Notes
1	20/01/2021	Planning and JCT application

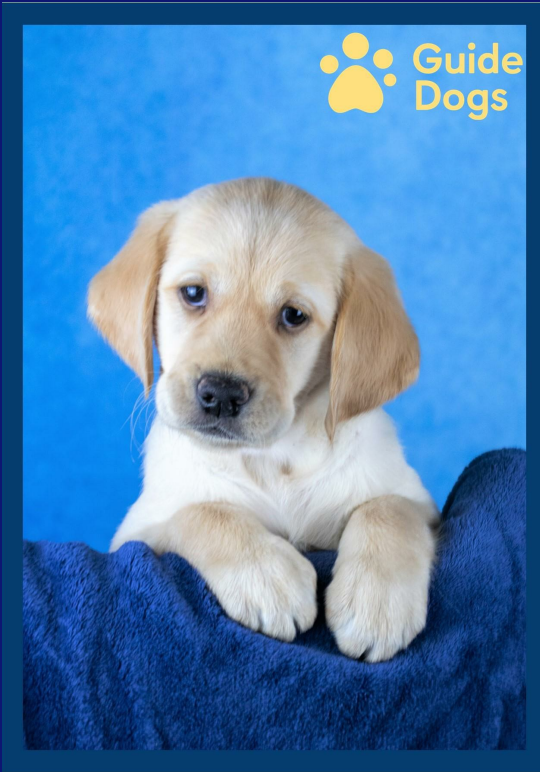


SITE LOCATION PLAN 1:1250

EXISTING PLANS

Please note that V.A.T. may be payable upon completion of your purchase. Please make enquiries via your own financial advisors for their guidance.

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




Find us on Facebook

Hammond Property
Services Bingham



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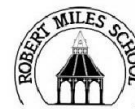
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,905 last year for this extremely important Charity.

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



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



Robert Miles Infant School



1st Bingham Scouts



Bingham & Orston Branch



Foundation
www.rosie-may.com



For more details, email sponsorship@hammondpropertyservices.com



EXISTING LAYOUT

An open storm porch with glazed timber entrance door leads into

LARGE RECEPTION AREA

15'6 x 13'0 (4.72m x 3.96m)
high ceiling with exposed timbers, tiled floor, bow windows to the front and multi-pane windows to the side. An open doorway leads through to an:





INNER HALLWAY

6'6 x 6'0 (1.98m x 1.83m)
exposed beams to the ceiling, ledge and brace
exterior door to the side, access into a:

SPACIOUS WORKSHOP AREA

18'9 x 12'9 (5.72m x 3.89m)
A well proportioned open plan space having
heavily beamed ceiling, two multi-pane
windows to the side, base unit with over
mounted sink and drainer unit with mixer tap,
wall mounted electric water heater, power and
light. A further timber door leads through into:

From the main workshop area, an open
staircase rises to the





FIRST FLOOR

24'0 x 12'9 (7.32m x 3.89m)

A fantastic space situated in the eaves having vaulted ceiling with exposed timbers and purlins, two multi-pane windows to the side. The room offers a great deal of potential for the creation of a fantastic bedroom based on the current residential approved planning.



REFERENCE NO : 21/00930/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 studwork walls; create opening into new first floor extension; take off roof covering replace roofing felt and laths and re-fit existing pan tiles; 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 1990].
- The development hereby permitted shall be carried out strictly in accordance with the approved Design and Access Heritage Statement, Schedule of Alterations and Repair Works, Email ref: L T Simpson, revised plans ref: 483.02 Rev G received on the 22nd June 2021.

RUSHCLIFFE - GREAT PLACE • GREAT LIFESTYLE • GREAT SPORT

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

- 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 10 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].

- 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 10 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 issuing of this decision. The location of any notices displayed can be viewed on the Council's website at <http://planning-line.rushcliffe.gov.uk>

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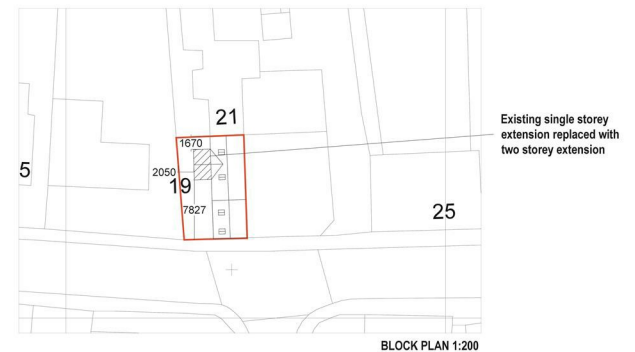
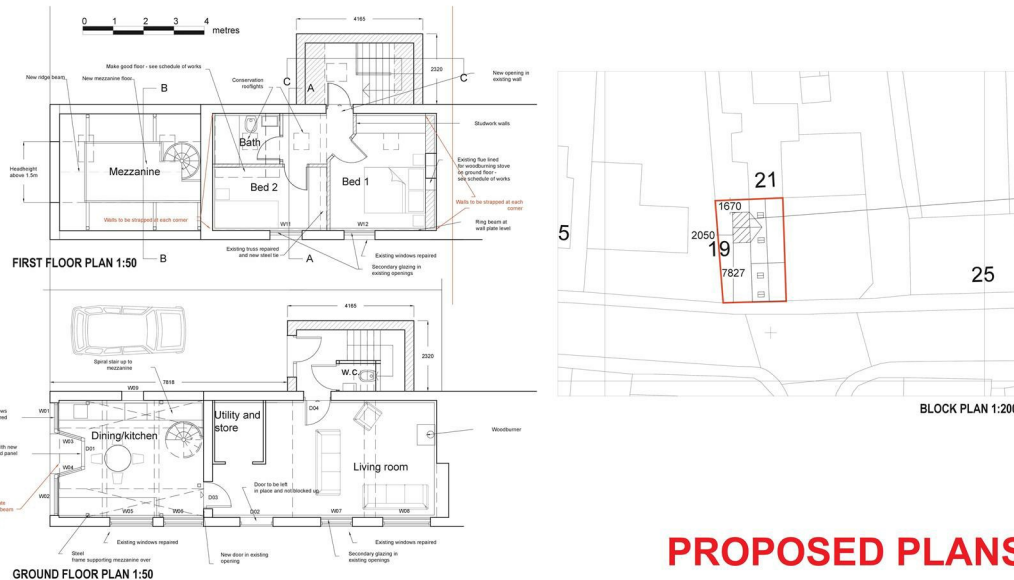
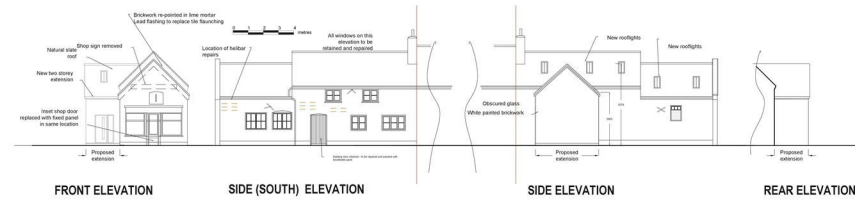
Authorized Officer on behalf of Rushcliffe Borough Council
 29th June 2021

If you have not already made a Building Regulations 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 8459, or by looking at our web site at www.rushcliffe.gov.uk/buildingcontrol

OUTSIDE

The property occupies a central location within yards of the heart of the town, fronting Long Acre with a parking area to the westerly elevation where there is a paved area measuring approximately 24 feet in depth providing off road parking.

The main entrance is on Long Acre itself but to the easterly elevation there is a pedestrian right of way to an additional access on the east elevation.



Existing single storey extension replaced with two storey extension

PROPOSED PLANS