



Plot 19, Bennett Street,
Long Eaton, Nottingham
NG10 4HH

**£106,000 Leasehold
40% Share**



Conveyance Key	
[Red outline]	Boundary of registered land
[Blue outline]	Boundary of internal lease (if any)
[Green outline]	Underground HV electrical cables
[Yellow]	Land for S106 agreement
[Light Green]	Shared common areas maintained by Futures Housing Group
[Blue]	Pedestrian footbridge
[Grey]	Extent of easement as required by Services Tenor Order

Plot No.	Plot Area	Plot Description
001	0.000	Plot 001 - 1 x two-bedroom semi-detached house
002	0.000	Plot 002 - 1 x two-bedroom semi-detached house
003	0.000	Plot 003 - 1 x two-bedroom semi-detached house
004	0.000	Plot 004 - 1 x two-bedroom semi-detached house
005	0.000	Plot 005 - 1 x two-bedroom semi-detached house
006	0.000	Plot 006 - 1 x two-bedroom semi-detached house
007	0.000	Plot 007 - 1 x two-bedroom semi-detached house
008	0.000	Plot 008 - 1 x two-bedroom semi-detached house
009	0.000	Plot 009 - 1 x two-bedroom semi-detached house
010	0.000	Plot 010 - 1 x two-bedroom semi-detached house
011	0.000	Plot 011 - 1 x two-bedroom semi-detached house
012	0.000	Plot 012 - 1 x two-bedroom semi-detached house
013	0.000	Plot 013 - 1 x two-bedroom semi-detached house
014	0.000	Plot 014 - 1 x two-bedroom semi-detached house
015	0.000	Plot 015 - 1 x two-bedroom semi-detached house
016	0.000	Plot 016 - 1 x two-bedroom semi-detached house
017	0.000	Plot 017 - 1 x two-bedroom semi-detached house
018	0.000	Plot 018 - 1 x two-bedroom semi-detached house
019	0.000	Plot 019 - 1 x two-bedroom semi-detached house
020	0.000	Plot 020 - 1 x two-bedroom semi-detached house
021	0.000	Plot 021 - 1 x two-bedroom semi-detached house
022	0.000	Plot 022 - 1 x two-bedroom semi-detached house
023	0.000	Plot 023 - 1 x two-bedroom semi-detached house
024	0.000	Plot 024 - 1 x two-bedroom semi-detached house
025	0.000	Plot 025 - 1 x two-bedroom semi-detached house
026	0.000	Plot 026 - 1 x two-bedroom semi-detached house
027	0.000	Plot 027 - 1 x two-bedroom semi-detached house
028	0.000	Plot 028 - 1 x two-bedroom semi-detached house
029	0.000	Plot 029 - 1 x two-bedroom semi-detached house
030	0.000	Plot 030 - 1 x two-bedroom semi-detached house
031	0.000	Plot 031 - 1 x two-bedroom semi-detached house
032	0.000	Plot 032 - 1 x two-bedroom semi-detached house
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039	0.000	Plot 039 - 1 x two-bedroom semi-detached house
040	0.000	Plot 040 - 1 x two-bedroom semi-detached house
041	0.000	Plot 041 - 1 x two-bedroom semi-detached house
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079	0.000	Plot 079 - 1 x two-bedroom semi-detached house
080	0.000	Plot 080 - 1 x two-bedroom semi-detached house
081	0.000	Plot 081 - 1 x two-bedroom semi-detached house
082	0.000	Plot 082 - 1 x two-bedroom semi-detached house
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099	0.000	Plot 099 - 1 x two-bedroom semi-detached house
100	0.000	Plot 100 - 1 x two-bedroom semi-detached house

LOVELL PARTNERSHIPS
brp
Lovell Partnerships Ltd Residential Development Bennett Street Derbyshire
Estate Plan Preliminary
Scale: 1:500
Date: 20.07.24
L357-BRP-00-00-DR-A-8000-P08

ROBERT ELLIS ARE DELIGHTED TO PRESENT 19 SHARED OWNERSHIP BRAND NEW PROPERTIES ON POPULAR BENNETT STREET, IDEAL FOR THOSE STRUGGLING TO GET ON THE PROPERTY LADDER! WITH 11 TWO BEDROOM PROPERTIES AND 8 THREE BEDROOM PROPERTIES, CLICK OR CALL TODAY! INTERNAL PHOTOS ARE TO FOLLOW...

On the instructions of Futures Housing Group, we are pleased to offer for sale a selection of brand new two and three bedroom homes on a Shared Ownership Scheme. This new housing development by Lovell Homes is still underway with the first phase nearing completion. In total, we will be offering 19 properties for sale ranging from detached to mid terrace; 11 x two-bedroom semi-detached houses, 4 x three-bedroom end terraced houses, 3 x three-bedroom detached houses and 1 x three-bedroom mid-terraced house. The 19 properties are being sold on a Shared Ownership basis, with the opportunity to purchase between 40%-75% with rent being paid on the proportion not owned. This scheme allows individuals and families to become home owners as long as certain criteria are met.*

The current property shown is an example of one of the THREE BEDROOM MID TERRACED HOUSE, TYPE "M". In brief this property consists of a large entrance hall, downstairs W.C, contemporary fully fitted open-plan kitchen diner. There is also a spacious lounge with doors opening onto the rear garden. To the first floor, the landing leads to three bedrooms, the master benefiting from a shower ensuite. The property benefits from two allocated parking spaces and an rear enclosed garden. The properties are to be sold -off plan, so to view or get more information, please contact Robert Ellis.

This development of 109 homes is situated on popular Bennett Street, close to Derby Road. The properties are within easy reach of the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks along the banks of the canal and open space beyond and excellent transport links include J25 of the M1 which is only a few minutes drive away from the property, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



The entrance hall has a composite front door, with doors off to the Open-plan kitchen diner, downstairs W.C and lounge and stairs to first floor.

The kitchen will be fitted with high quality units having a stainless steel sink and four ring hob set in a laminate work surface which will extend to two walls and will have space for an automatic washing machine, oven, drawers and cupboards below.

The lounge has double glazed window to the side with bi-folding doors opening onto the garden. With TV point and carpeted flooring.

Having a low flush w.c. and hand basin, radiator and an opaque double glazed window and two radiators.

Hatch to the loft and doors to:

The main bedroom is positioned at the front of the house with double glazed window to the front, carpeted flooring, radiator and door to the en-suite.

The ensuite shower room has a window to the side elevation, w.c, pedestal sink and enclosed corner shower.

The second bedroom is at the front of the property and has a window to the front, carpeted flooring and radiator.

The third bedroom is positioned at the rear of the property with carpeted flooring, window to the rear and radiator.

The bathroom will have a white suite and include a panelled bath with a mains flow shower over, hand basin and low flush w.c., opaque double glazed window.

To the rear of the property is an enclosed garden.

Proceed out of Long Eaton on Derby Road and after the canal bridge, Bennett Street can be found as a turning on the right hand side. Continue for some distance and the development can be found on the right hand side.

8950JG

The current internal photos are of a different type and plot. Internal photos to follow.

The property is subject to an annual service charge of £421.44 (35.12 pcm), which covers grounds maintenance, buildings insurance and a management fee.

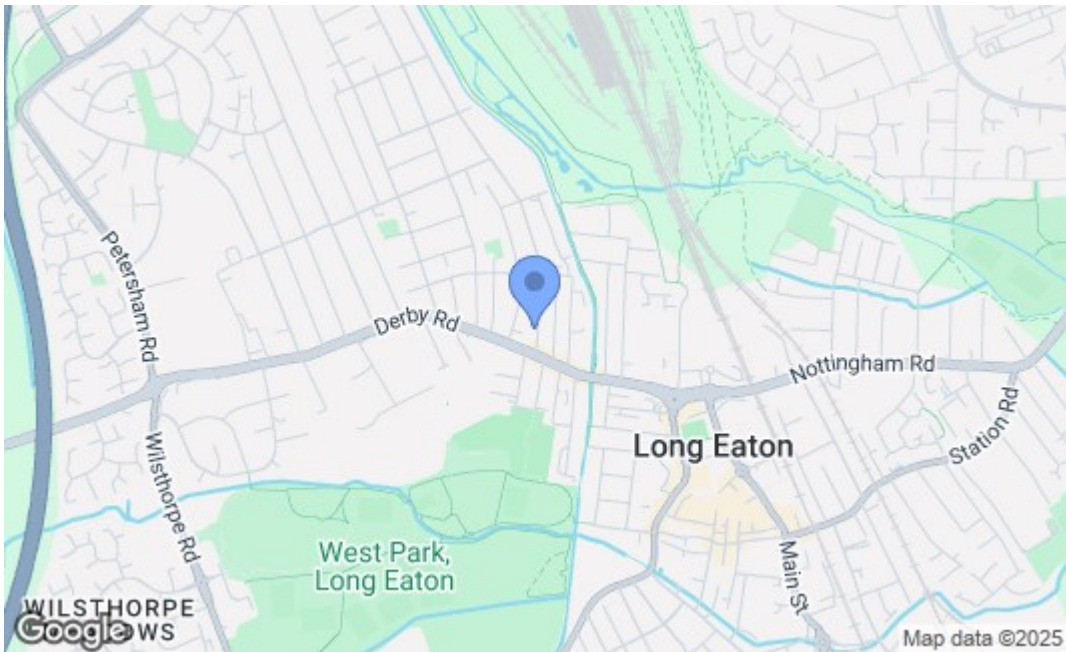
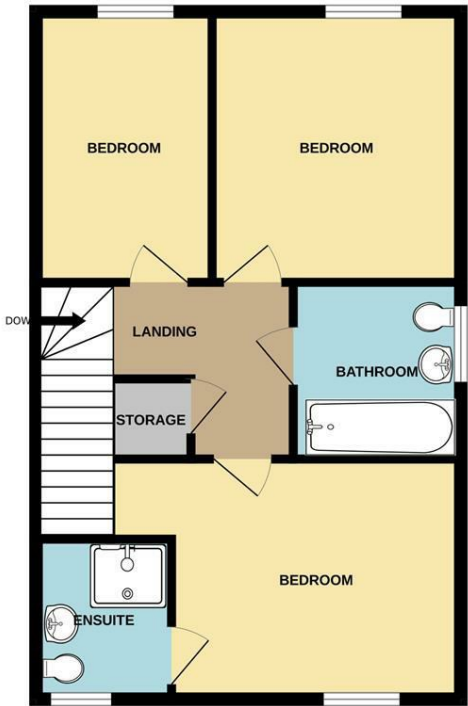
The properties are being sold on a Shared Ownership basis, with the option to purchase between 40% and 75% of the market value. The rent is payable to Futures Housing Group for the retained element. The annual rent is calculated at 2.75% of the current property value owned by Futures Housing Group. The purchase of Shared Ownership properties are subject to eligibility criteria. For more information and to discuss this, please contact Robert Ellis Estate Agents.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.