

Newman House | 10 Broadgate | Beeston | Nottingham | NG9 2HF

Semi detached former HMO on basement, ground and two upper floors. Best Bids – Friday, 30th January – 12 noon.

251m²
(2,700ft²)

- Semi detached residence
- Previously used as an HMO
- Close to Nottingham University campus
- Close to Beeston town centre
- Site area approximately 0.22 acres



FOR SALE



Location



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Location



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Location

Prominently situated on Broadgate between Nottingham University campus and Beeston town centre. The area is characterised by a range of uses to include student housing, retail, family housing and HMO's.

Description

Late Victorian semi detached premises on basement, ground and two upper storeys. Internally arranged to provide basement, ground floor dining room, living room, kitchen and snug with a total of 6 bedrooms and two bathrooms on the upper floors. To the rear is a large garden area and to the front parking for approximately 3 cars.



Floor Areas

| Description | M ² | Ft ² |
|--------------|----------------|-----------------|
| Basement | 41.20 | 443 |
| Ground Floor | 81.39 | 876 |
| First Floor | 69.07 | 743 |
| Second Floor | 59.39 | 639 |
| Total | 251.05 | 2,700 |

The property sits on a site of approximately 0.22 acres.

(This information is given for guidance purposes only)





Location



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Town Planning

Formerly a single residence the property has most recently been used as an HMO – the last HMO licence having expired in January 2024. The property is currently vacant. Interested parties should make their own enquiries of Broxtowe Borough Council.

Tenure

The property is to be sold freehold with vacant possession.

Alternative Use/Development Potential

We consider the property to have alternative use and development potential subject to the appropriate planning consents.

Price

The property is offered for sale freehold for offers in the region of:

£400,000
(Four hundred thousand pounds)

Offers are invited on both an unconditional and a subject to planning basis.

VAT

The property is not elected for VAT.



Location



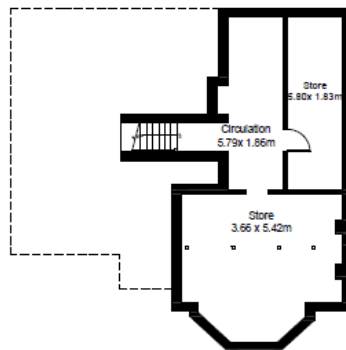
Gallery



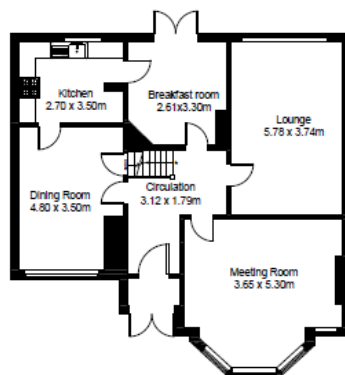
Contact

Floor Plans

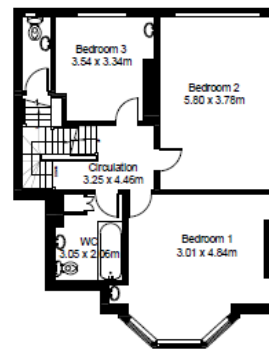
Basement Floor



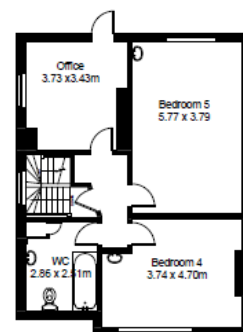
Ground Floor



First Floor



Second Floor



All dimensions should be taken as approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only, as defined by RICS Code of Measuring Practice and should be used as such.

Any area measurements shown on this plan are for guidance only and should not be used as a basis of valuation.

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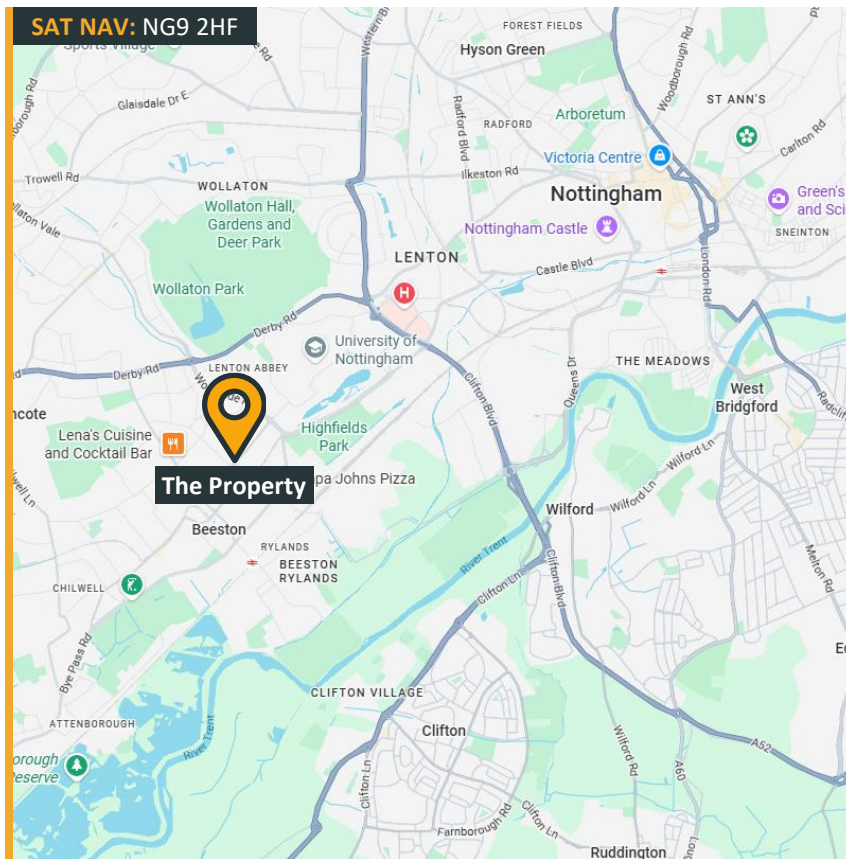
Location



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Services

Interested parties should make their own enquiries to the relevant statutory authorities.

EPC

The property has an EPC Rating of D. The certificate is available upon request.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents.

Further Information

For further information or to arrange a viewing please call or click on the email or website below:

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04/11/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.