



Pelton Lane, Pelton, DH2 1NQ
3 Bed - House - Detached
£150,000

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A rare opportunity to acquire this unique three bedroom detached home. Pelton Cemetery House is a three bedroom detached house of traditional brick construction beneath a pitched and hipped slate covered roof. It has not been recently occupied and will need upgrading and modernising throughout. Ideal refurbishment opportunity.

The floorplan comprises of: hallway, lounge, sitting room, kitchen, rear lobby, and bathroom. On the first floor there are three bedrooms and a WC.

Externally there are extensive gardens. The property will be granted a right of way over the roadway and there is to be no parking at any time on the roadway. Durham County Council have extended the plot to include land to the north which has been fenced and can be used for off road parking and/or potential for a garage subject to planning consent.

Water supply will need to be separated.

Please also note that Pelton Cemetery is still operational and potential residents will need to commit to be sensitive to that adjoining user.

The property will be sold with vacant possession on the basis of Long Leasehold of 150 years at a peppercorn, maintenance fee of £120 per year. DCC will maintain the private access road and purchasers will make a reasonable annual payment subject to rpi as a contribution to future repair and maintenance costs. The garden to the north will be subject to an easement for a water supply pipe to the Cemetery and in the event of any development, garage etc the purchasers will bear all costs of diversion.

EPC rating E.
Council tax band C.

The property is being sold on behalf of Durham County Council. It is offered for sale via sealed bids which are to be returned direct to The Head of Legal and Democratic Services of County Hall by 4.00pm on Monday 16th October 2023. Please contact Robinsons Estate Agents to arrange a viewing and collect offer forms and marked labels.

GROUND FLOOR

Hallway

Lounge

14'9" x 14'1" (4.5 x 4.3)

Sitting Room

13'9" x 11'5" (4.2 x 3.5)

Kitchen

14'1" x 9'6" (4.3 x 2.9)

Rear Lobby

Bathroom

FIRST FLOOR

Landing

Bedroom

12'9" x 11'1" (3.9 x 3.4)

Bedroom

12'9" x 11'1" (3.9 x 3.4)

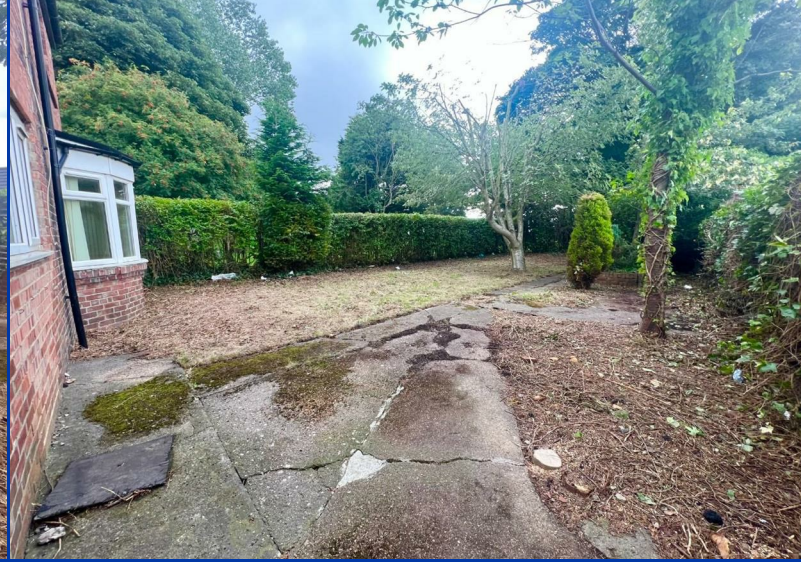
Bedroom

9'2" x 6'10" (2.8 x 2.1)

WC

N.B

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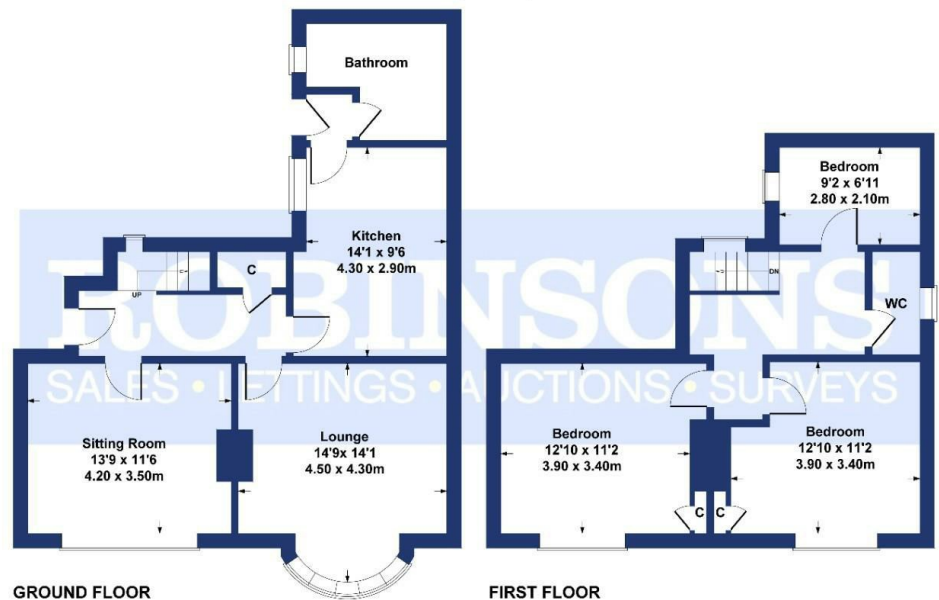
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Pelton Cemetery House

Approximate Gross Internal Area
1184 sq ft - 110 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
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			
A			
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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