



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

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

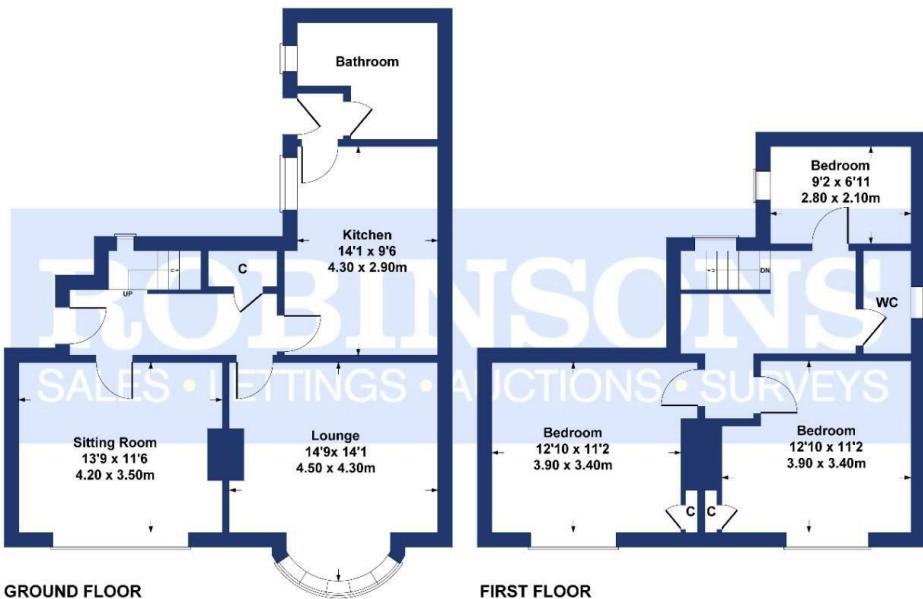
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Pelton Cemetery House

Approximate Gross Internal Area
1184 sq ft - 110 sq m

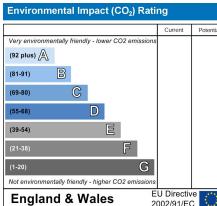
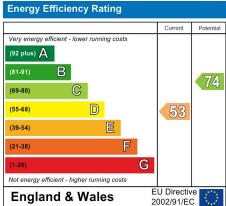


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscis.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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



ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

45 Front Street, Chester Le Street, DH3 3BH | Tel: 0191 387 3000 | info@robinsonscis.co.uk

www.robinsonsestateagents.co.uk