



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.

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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Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, superfast 80 Mbps, Ultrafast 1000 Mbps

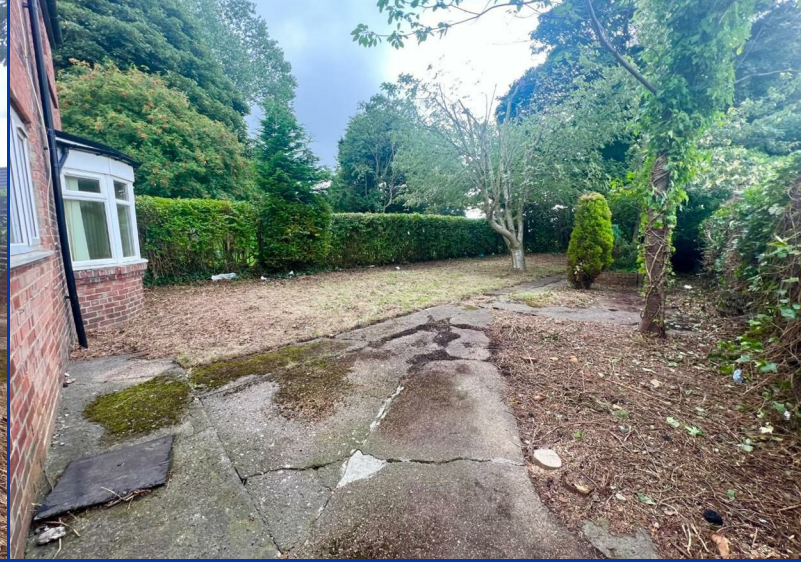
Mobile Signal/Coverage: Good/ Average

Tenure: Freehold

Council Tax: Durham Council, Band C - Approx. £1,959 p.a

Energy Rating: E

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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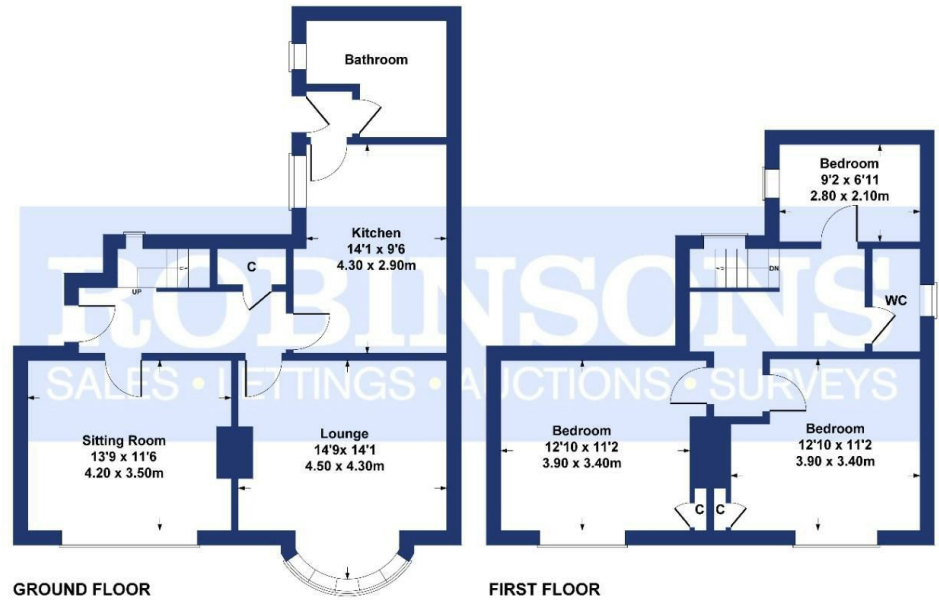
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Strategic Marketing Plan

Dedicated Property Manager

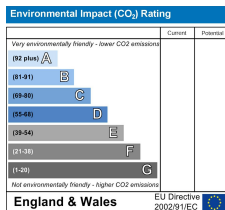
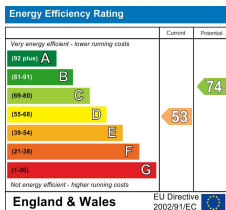
Pelton Cemetery House

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



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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.

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