



Black Lane, Wheatley Hill, DH6 3PJ
3 Bed - House - Detached
Starting Bid £55,000

ROBINSONS
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Black Lane Wheatley Hill, DH6 3PJ

Auction live till 20th June

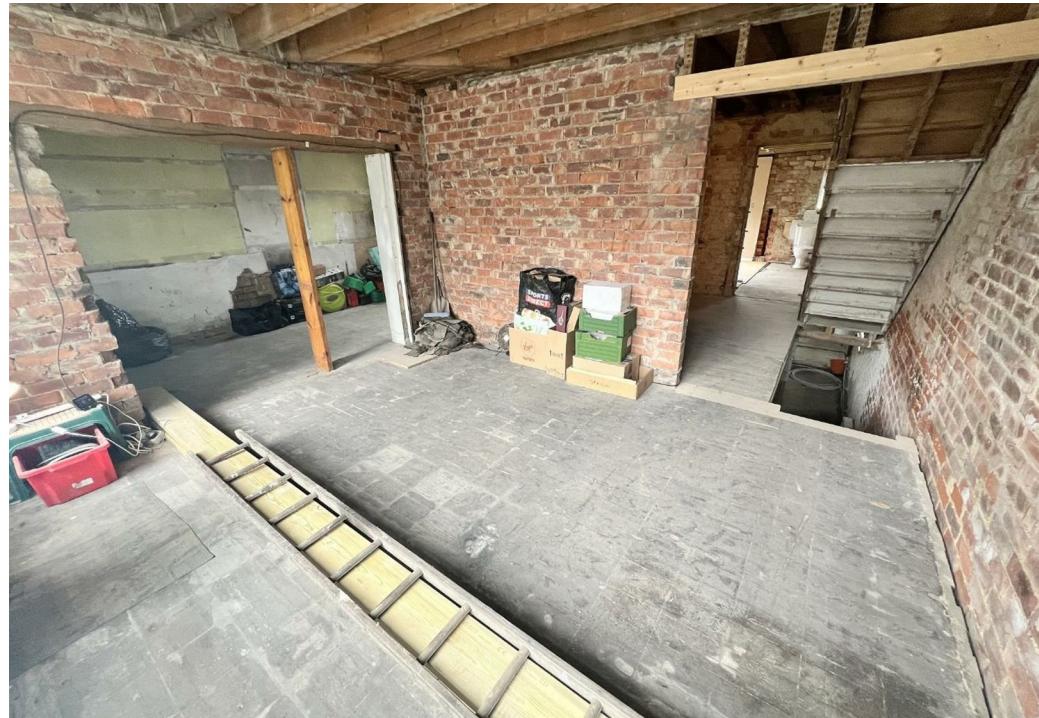
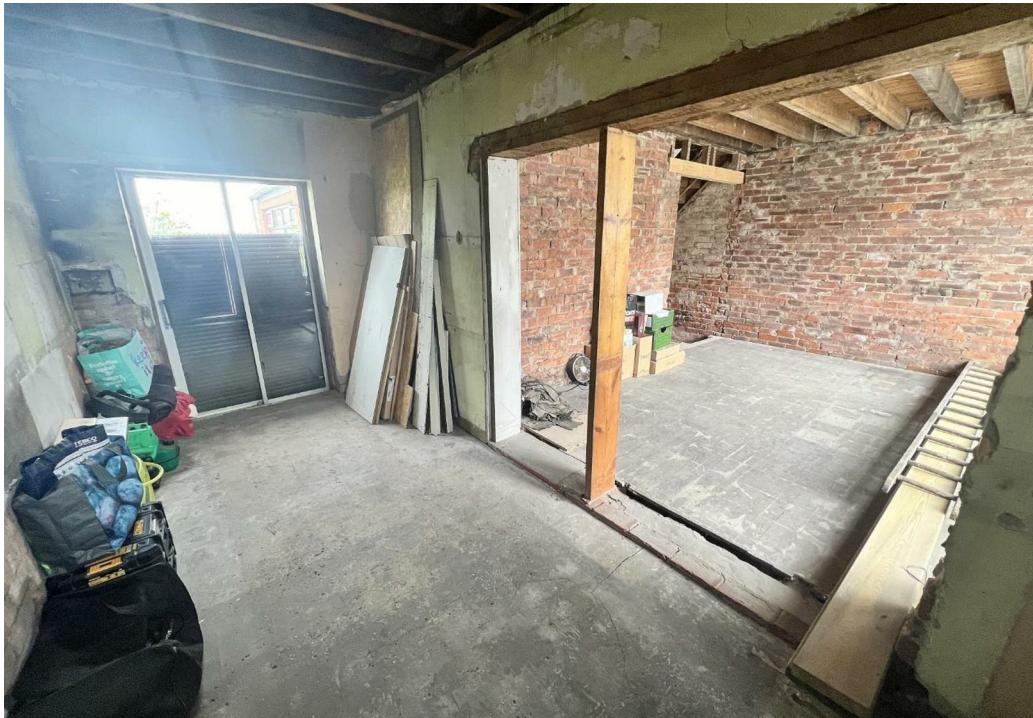
Rare Investment Opportunity ** Fantastic Further Development (subject to local planning) ** Pleasant Position ** Rear Countryside Views **
Outskirts of Durham ** Ample Parking / Gardens ** Electric & Gas ** Double Glazing ** Online Viewing Available ** Cash Buyers Only ** EPC
Exempt **

** Being Auctioned via the Great North Property Auction in connection with Robinsions ** Start bids welcome from £55,000 ** Buyers Premium
applies please see full details for information **

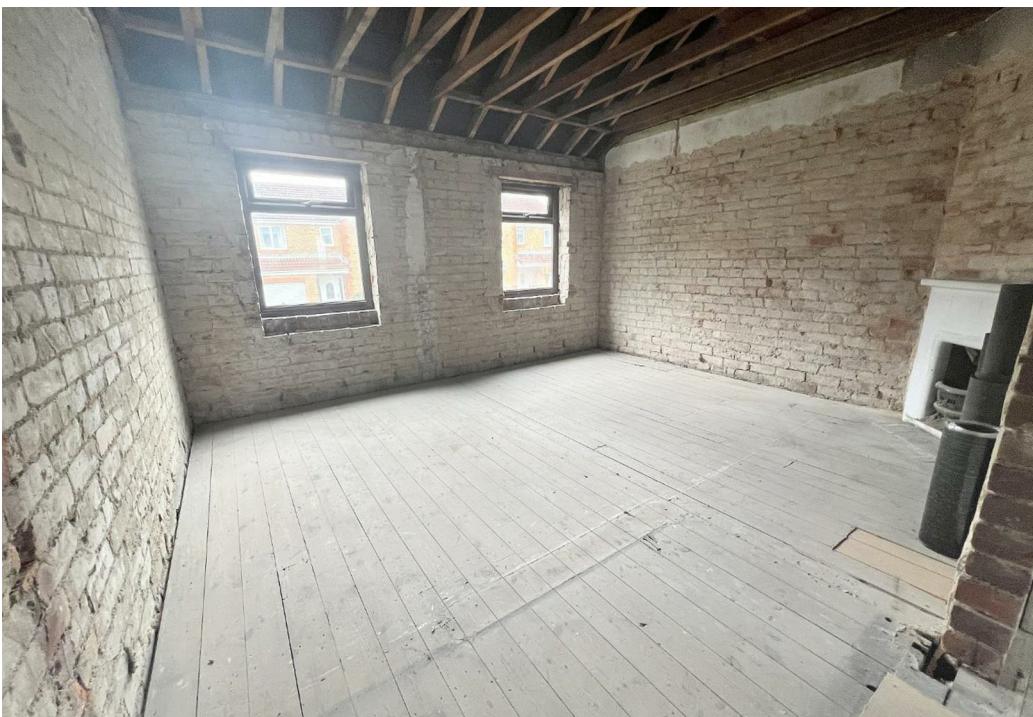
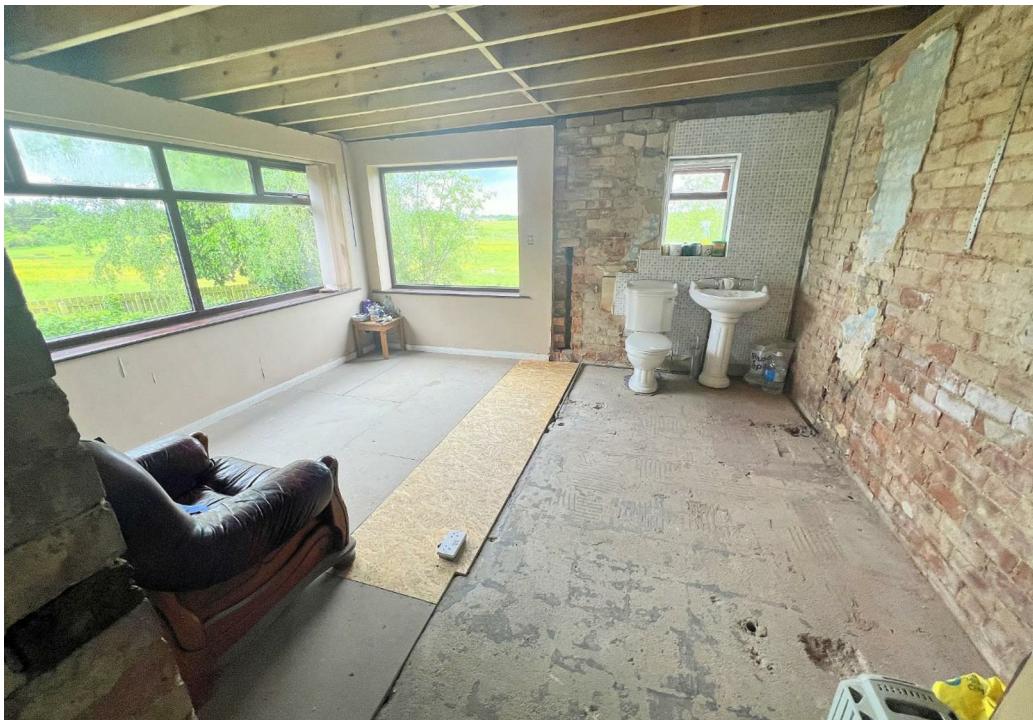
The current general layout could comprise: hallway/study area, reception room with stairs to basement, two additional rooms, one with stairs to
the first floor and bathroom/wc. The first floor currently is laid out for two bedrooms but could easily be three bedrooms and possible
bathroom/en-suite. The basement offers further options and has door to the rear external. Outside the property occupies a pleasant position with
gardens and parking, and sits on a site that could accommodate more dwellings (subject to local planning).

Black Lane occupies a pleasant position on the outskirts of the village, with a range of local shops and amenities available within easy walking
distance. A more comprehensive range of shopping, recreational facilities and amenities are available within Durham City Centre which lies
approximately 5 miles away. The property is also well placed for commuting purposes as it lies a short drive from the A(181) Highway which
provides good road links to other regional centres.

** HEALTH AND SAFETY NOTE:- ALTHOUGH THE PROPERTY IS SOUND, DUE TO THE CONDITION OF THE PROPERTY, VIEWERS MUST
USE CAUTION WHEN ENTERING AND MOVING AROUND THE PREMISES. VIEWERS ENTER AT THEIR OWN RISK **









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BASIC / POSSIBLE LAYOUT

GROUND FLOOR

Hallway / Study Area

15'11 x 7'0 (4.85m x 2.13m)

Reception

14'0 x 12'01 (4.27m x 3.68m)

Reception

14'0 x 11'11 (4.27m x 3.63m)

Reception

12'02 x 6'07 (3.71m x 2.01m)

Bathroom/WC

12'05 x 7'0 (3.78m x 2.13m)

FIRST FLOOR

Bedroom

14'0 x 12'0 (4.27m x 3.66m)

Bedroom / or Bedrooms

14'0 x 12'01 (4.27m x 3.68m)

BASEMENT

Store

14'0 x 11'11 (4.27m x 3.63m)

Store

9'01 x 6'0 (2.77m x 1.83m)

Workshop / Store

12'03 x 7'01 (3.73m x 2.16m)

Auction Note

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating and Electric

Broadband: Basic 18Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891p.a

Energy Rating: Exempt

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.

Garden House

Approximate Gross Internal Area
1335 sq ft - 124 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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