



Wilkinson Road, Horden, SR8 4AG
3 Bed - House - Semi-Detached
Starting Bid £12,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Wilkinson Road Horden, SR8 4AG

AUCTION SALE ** FIRE DAMAGED PROPERTY ** SOLD AS SEEN ** NO INTERNAL VIEWING AVAILABLE ** CASH BUYERS ONLY ** INVESTMENT OPPORTUNITY **

Auction Sale via the Great North Property Auction in connection with Robinsons * Start bids welcome from £12,000 * Buyers Premium applies please see full details for information *

The floor plan comprises: entrance hallway, lounge, dining room, kitchen, rear lobby and store. The first floor has three bedrooms and bathroom/WC. Outside, the property has front and rear gardens.

Horden is a coastal village in County Durham, forming part of the Peterlee area in North East England. Once a thriving mining community, it is now a village with a strong sense of identity and community spirit, benefitting from recent regeneration efforts. Surrounded by green spaces such as Welfare and Memorial Parks, and featuring the historic St Mary's Church, Horden offers a blend of heritage and open space ideal for families and those seeking a quieter lifestyle.

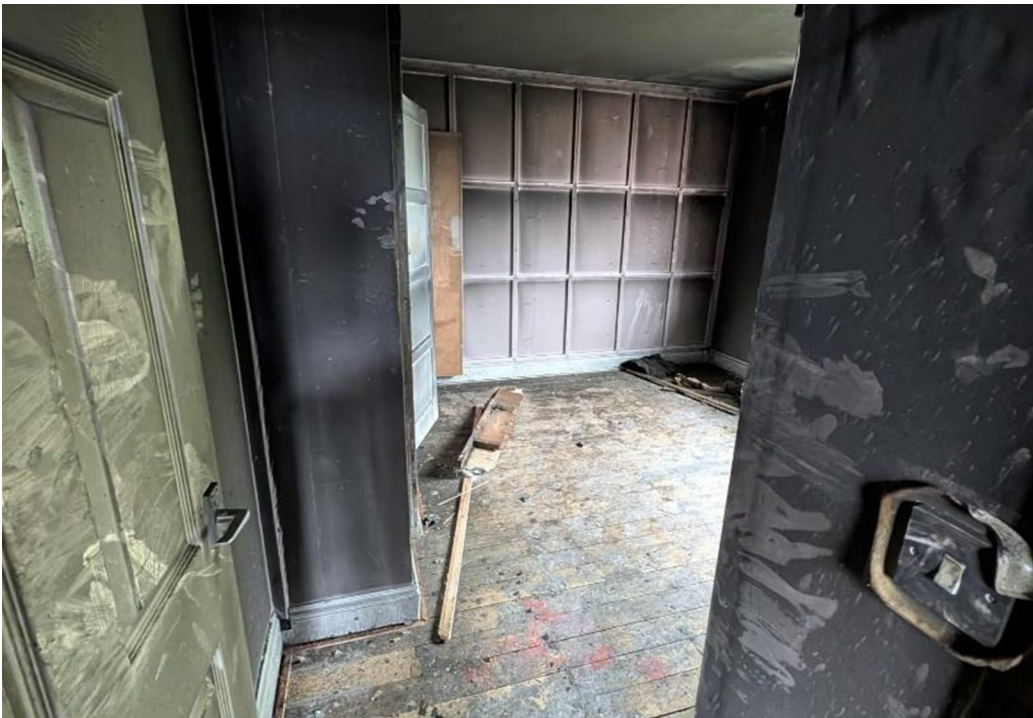
Local amenities include several primary and nursery schools, a medical practice, post office, independent shops, and the popular Horden Heritage Centre & Vintage Tearoom, which serves as both a community hub and a charming spot for refreshments.

Transport links are a significant asset: Horden Railway Station, reopened in 2020, offers hourly train services between Newcastle and Middlesbrough, making it convenient for commuters. The A1086 provides access north to Sunderland and south to Hartlepool, while the B1320 connects directly to Peterlee and other nearby areas. Regular bus services run to Peterlee every 15 minutes, ensuring good connectivity without the need for a car.













Auction Notes

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 £349.00 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.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – None standard construction - steel frame

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The property has extensive fire damage and is sold as seen. Any purchaser should do their own investigations.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

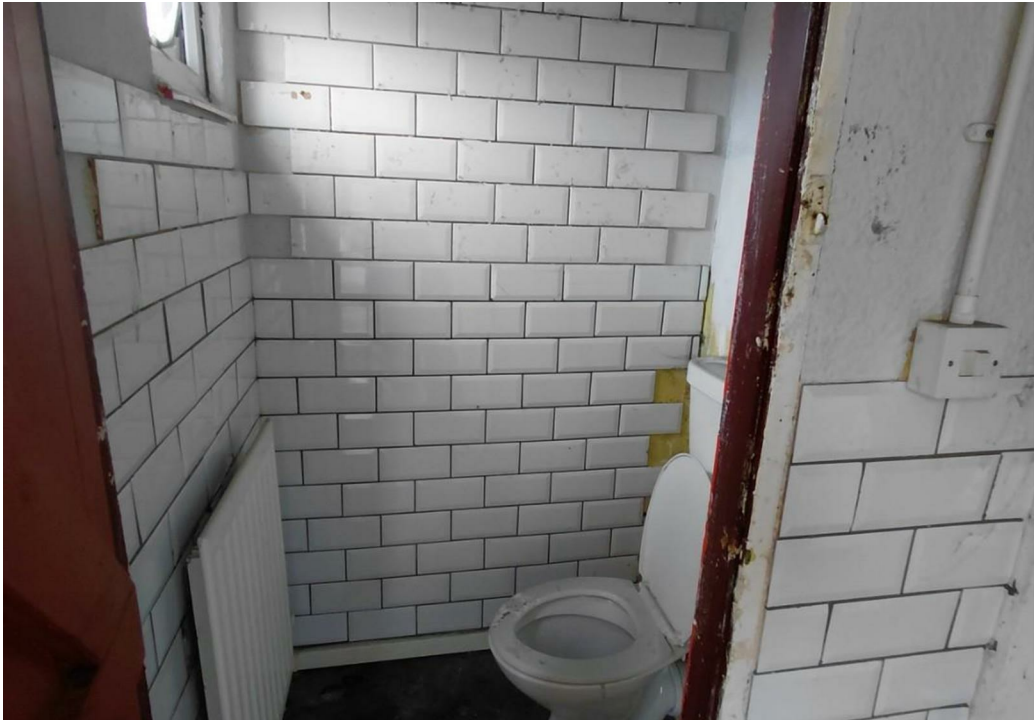
Accessibility/Adaptations – Limited access due to fire damage


Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



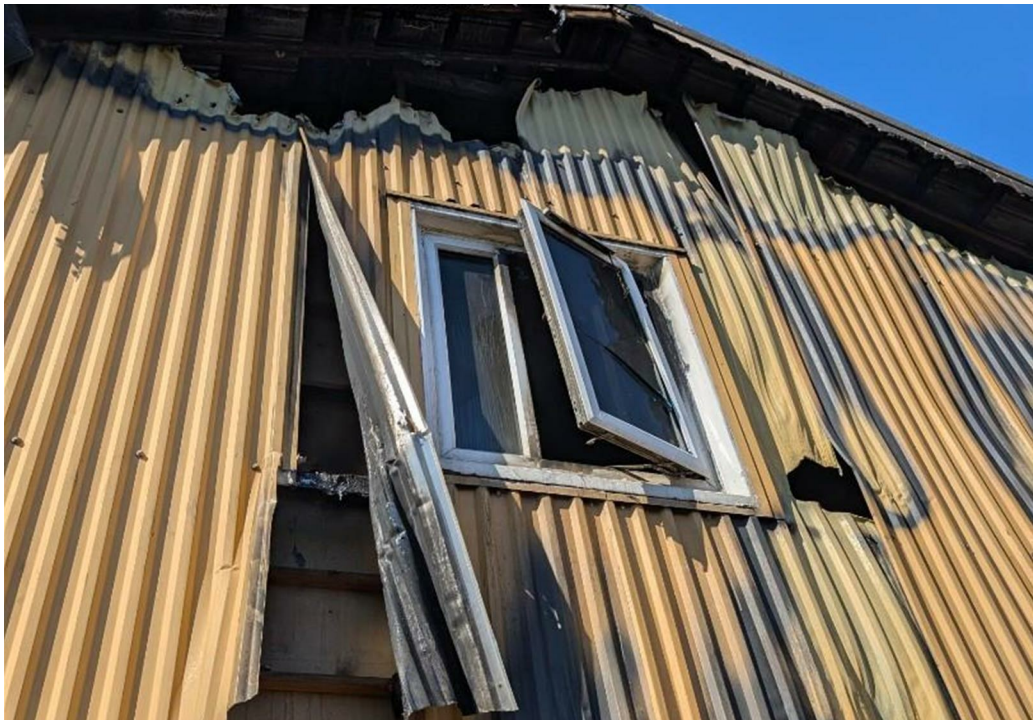


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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









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