



Victoria Cottage, DL13 5EQ
0 Bed - Land
Starting Bid £27,000

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For sale by modern auction, guide price £27,000, plus reservation fee.

Robinsons are delighted to bring to the market this excellent parcel of land, complete with a double garage, offering an exciting opportunity for prospective developers or self-build enthusiasts.

The site previously accommodated a residential dwelling, which has since been demolished, presenting fantastic potential for redevelopment, subject to obtaining the necessary planning permissions and consents.

The current owner has advised that utility services remain available to the site. However, this has not been verified, and interested purchasers are advised to carry out their own investigations to satisfy themselves as to the availability and suitability of all services.

Situated in the sought-after village of Cockfield, the property enjoys a peaceful setting surrounded by beautiful open countryside, while remaining within easy reach of Bishop Auckland. The village itself offers a range of everyday amenities, including a local shop and primary school, making it an attractive location for a variety of buyers.

Agent Notes

Any future development would be subject to planning permission. Buyers should make their own enquiries through their solicitor and planning consultant.

Modern Auction

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 winning bidder 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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



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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		

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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.

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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