



Spencer Street, Eldon Lane, DL14 8TL  
2 Bed - Investment  
Starting Bid £11,000

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# Spencer Street Eldon Lane, DL14 8TL

**\*\* For Sale by the modern method of Auction. Starting Bids £11,000 Reservation Fees Apply \*\***

Located on Spencer Street in the area of Eldon Lane, Bishop Auckland, this versatile property presents a unique opportunity for both residential and commercial use.

While the property currently operates under commercial use, it holds the potential to be converted back into a residential dwelling, subject to obtaining the necessary planning permissions. This flexibility makes it an attractive option for those looking to invest in a property that can adapt to their lifestyle or business aspirations.

One of the standout features of this property is the cellar, which can be accessed from the rear. This additional space provides ample storage or could be transformed into a functional area to suit your needs.

Situated in a vibrant community, this property is close to local amenities and transport links, making it a convenient choice for both work and leisure. Whether you are looking to create a family home or explore business opportunities, this property on Spencer Street is a canvas awaiting your vision.









## GROUND FLOOR

### Entrance Lobby

#### Reception 1

20'3" x 16'7" (6.18 x 5.08 )

#### Reception 2

15'9" x 9'7" (4.82 x 2.93)

#### Reception 3

11'5" x 9'7" (3.50 x 2.93 )

#### Reception 4

9'8" x 6'7" (2.97 x 2.01)

### Separate WC

### Rear Lobby

## FIRST FLOOR

### Landing

#### Kitchen

16'9" x 14'1" maximum (5.11 x 4.30 maximum )

#### Reception 5/ Bedroom

13'11" x 10'5" (4.26 x 3.18 )

#### Reception 6 / Bedroom

12'2" x 8'11" maximum (3.72 x 2.74 maximum)

### Separate WC

## EXTERNAL

Door to Cellar

## AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701p.a min

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard, non-traditional

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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 Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

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

Selective licencing area – yes

Probate – being applied for - NA

Rights & Easements – None known, check with seller

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 – check with seller

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

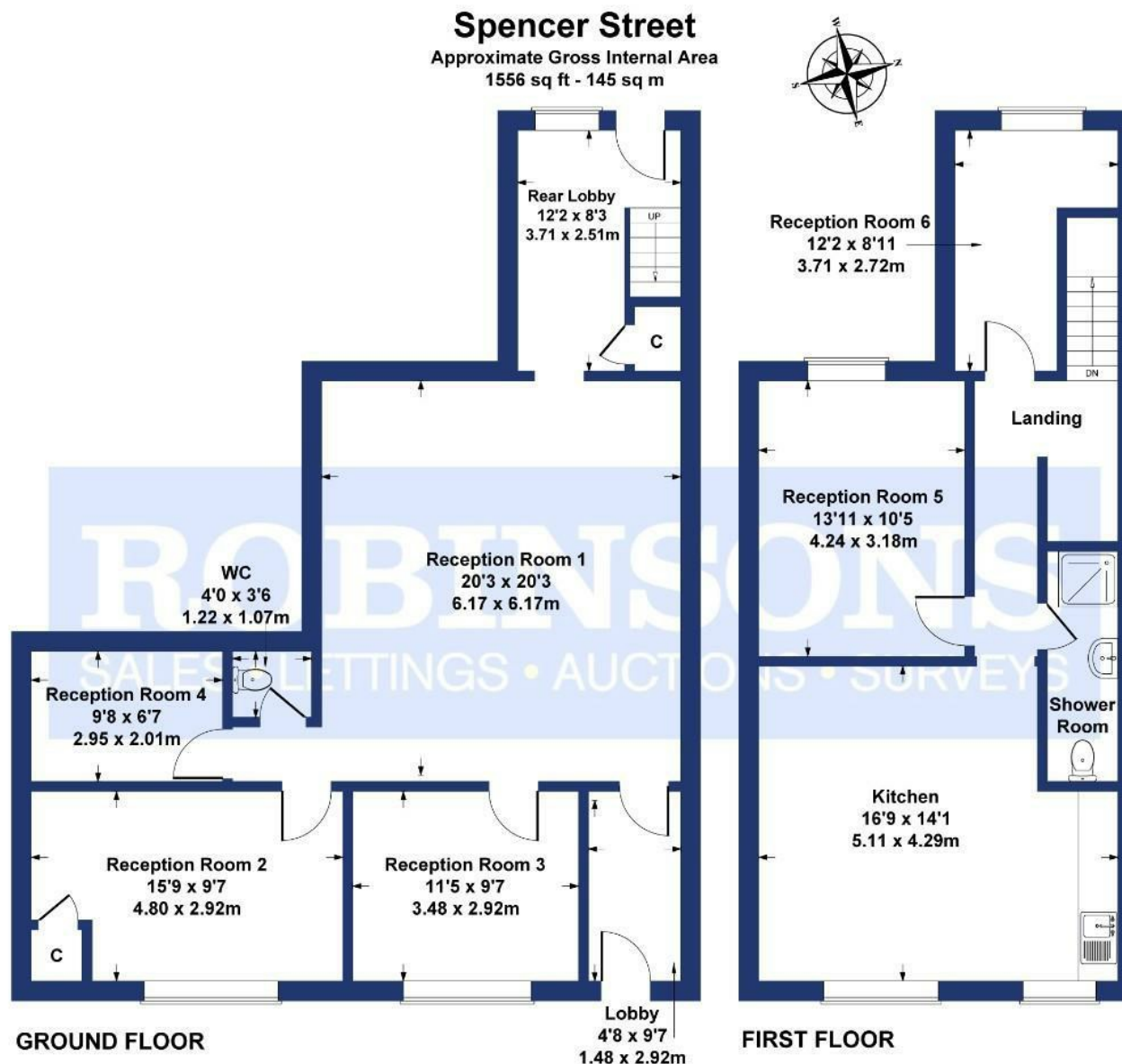
Accessibility/Adaptations – any alterations or conversions etc.

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
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(39-60) <b>C</b>		
(22-38) <b>D</b>		
(9-21) <b>E</b>		
(1-8) <b>F</b>		
(0) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**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. 2026

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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