



10 Snowden Terrace, Willington, Crook, County Durham, DL15 0QJ  
Starting Bid £72,000

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents



Fantastic two bedroom, end terrace property situated in a quiet yet convenient town center location with adjoining amenity land with possible development potential.

- For sale by the modern method of auction
  - End terraced property
  - Two reception rooms
    - Two bedrooms
      - Rear yard
- Adjoining amenity land extending to 183.62m<sup>2</sup>
  - Possible development potential
    - No onwards chain
    - Town center location
  - Energy performance rating D 56.



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## LOCATION

Willington is a former colliery town and offers a range of amenities including schools, a post office, supermarket, pharmacy and several independent shops, public houses and takeaways. Bishop Auckland and Crook town centers are a short drive away offering a wider range of school, college and a larger mix of shopping, leisure and recreational facilities.

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## DESCRIPTION

10 Snowden Terrace is a deceptively spacious two bedroom, end terrace property situated in a peaceful area of Willington whilst still being convenient for local amenities.

Entering the property into the entrance hallway there is patterned linoleum flooring with part paneled walls with a door opening to the inner hallway. From the inner hallway doors radiate to the ground floor living accommodation and stairs rise to

the first floor. The living room lies to the front of the property with a large bay window allowing the room to fill with natural light. There is a second reception room with a large window to the rear yard and a door opens to the kitchen lying to the rear of the property. The recently fitted kitchen boasts stylish blue units with marble effect worktops, white brick effect tile splash back, white composite kitchen sink with mixer tap and draining board. There is space for a freestanding fridge/freezer, oven and undercounter space and plumbing for a washing machine. The under stair cupboard is accessed from the kitchen providing additional storage space. A door from the kitchen provides access to the rear yard. Beyond the kitchen is the bathroom comprising a bath with shower over, WC and wash hand basin with two frosted windows to the side of the property keeping the room nice and light.

To the first floor there are two double bedrooms with the largest lying to the front of the property. The second bedroom lies to the rear and benefits

from fitted a storage cupboard which contains the gas boiler.

The property benefits from new flooring and carpets throughout and has uPVC double glazing.

Externally, the property has a small low maintenance front courtyard garden, and to the rear an enclosed yard with space for outdoor seating.

Adjacent to the property is amenity land extending to 183.62m<sup>2</sup> and has fence and wall boundaries having vehicle access from Snowden Terrace to the southwest corner of the plot.

The site would lend itself to a number of uses including as a garden or allotment, off street parking or subject to obtaining the necessary consents may be suitable for residential development. Prospective purchasers should perform their own due diligence in respect of this.

The site is being sold without the benefit of planning permission.



## SERVICES

The property is served by mains electricity, water and sewerage and gas central heating.

The land is not connected to any services, but we understand that mains water, sewerage, electricity and gas are available close by for connection. Prospective purchasers should perform their own due diligence in respect of this.

## COUNCIL TAX BAND

Durham County Council Tax Band A.

## ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 56.

## TENURE

We are informed by the current vendors that the property is held freehold over two titles, DU268390 and DU366713.

## MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile

phone signal outdoors in this area however it is limited indoors with Ofcom suggesting just O2 is likely to have signal. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea. The property is within an area that has experienced historical mining works. A mining search is recommended as part of your conveyancing which a solicitor can advise on.

## METHOD OF SALE

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 4.50% 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 £960.00. These services are optional.

## COSTS

Each party is to bear their own costs.

## MONEY LAUNDERING

Prospective buyers should be aware that in the



event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

### VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

### LOCAL AUTHORITY

Durham County Council

[www.durham.gov.uk](http://www.durham.gov.uk)

03000 26 0000

### NOTES

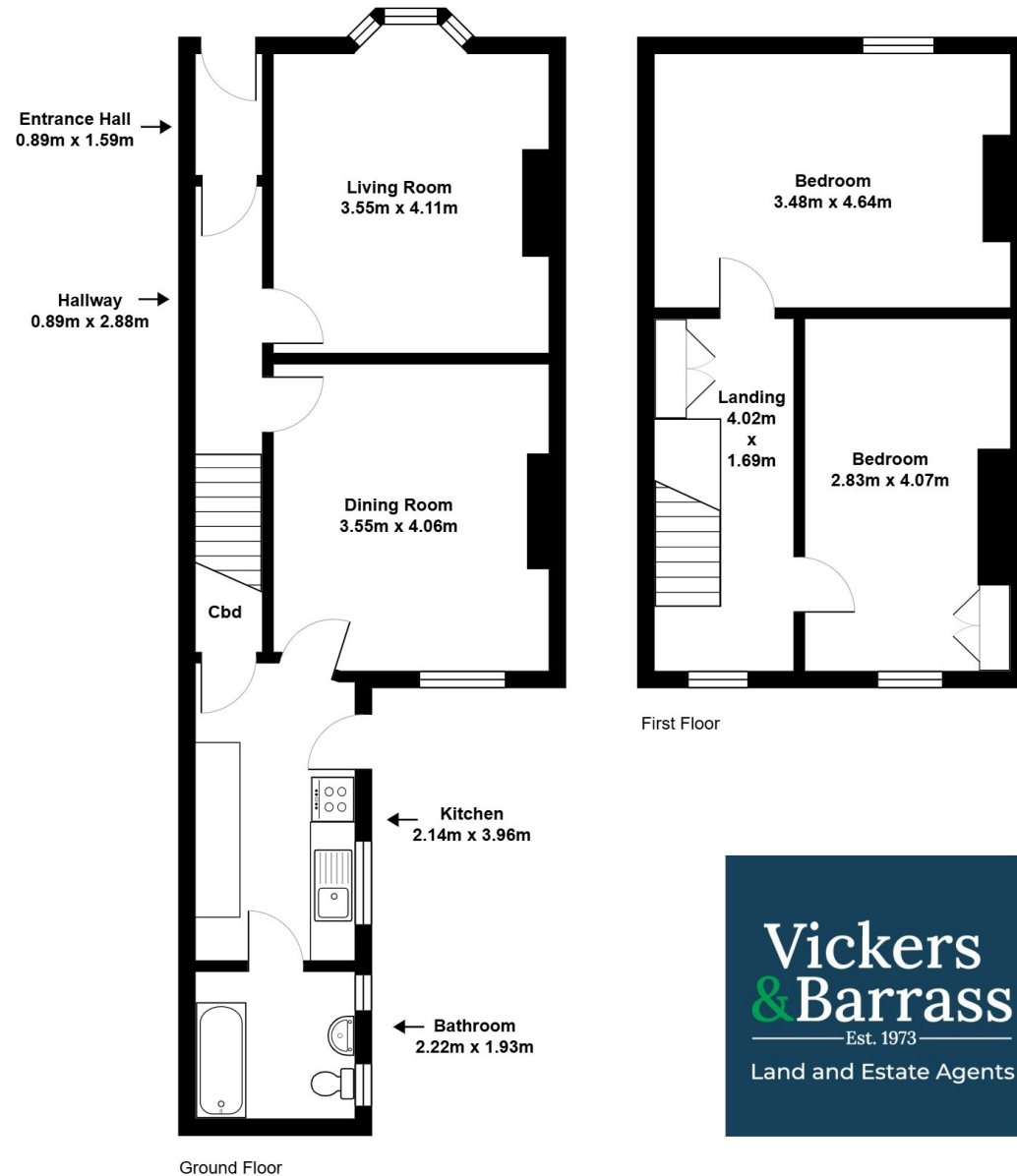
Particulars prepared – March 2025

Photographs taken – March 2025

### PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.



All measurements are approximate and for display purposes only







Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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