



Manor Road, St. Helen Auckland, DL14 9ER  
4 Bed - Bungalow - Detached  
Starting Bid £300,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Manor Road St. Helen Auckland, DL14 9ER

\*FOR SALE VIA MODERN METHOD OF AUCTION. GUIDE PRICE: £300,000 PLUS RESERVATION FEE\*

Robinsons are excited to offer to the sales market, this large four bedroom detached bungalow which sits on approximately 0.4 acre plot and has a development opportunity at the rear with planning approved for two, three bedroom detached houses. Planning was approved in 2020 and foundation works have been started. Planning reference no. DM/20/00014/FPA.

The property and land should appeal to a number of buyers, including those looking for a development opportunity and those buyers looking for a property with large gardens, ample off road parking and conveniently located being close to a range of every day amenities, health care facilities and schooling.

The bungalow is a generous size and is warmed by gas central heating and has double glazed windows, the accommodation comprises; welcoming hallway, lounge with bay window to front aspect, kitchen/dining room fitted with a range of wall, base and drawer units with space for appliances and dining table. Four spacious bedrooms, large bathroom and separate WC. A porch at the rear of the property gives access to the garden.

The bungalow sits on approximately 0.4 acres plot with a large enclosed garden to the front, mainly laid to lawn with flower beds, trees and hedges. Access to the rear of the property is at the side of the bungalow, directly from Manor Road. The planning permission has been approved for two dwellings at the rear, we recommend any interested buyer takes a look at the full planning application DM/20/00014/FPA.

Manor Road is the main access road that joins Bishop Auckland to West Auckland and it's within close proximity of everyday amenities, Bishop Auckland retail park, schooling, and bus links.

Contact Robinsons for further information and to arrange an internal viewing.























#### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure Freehold

Council Tax: Durham County Council, Band C- Approx. £2161 (min)

Energy Rating: TBC

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.

#### AUCTIONEERS COMMENTS

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



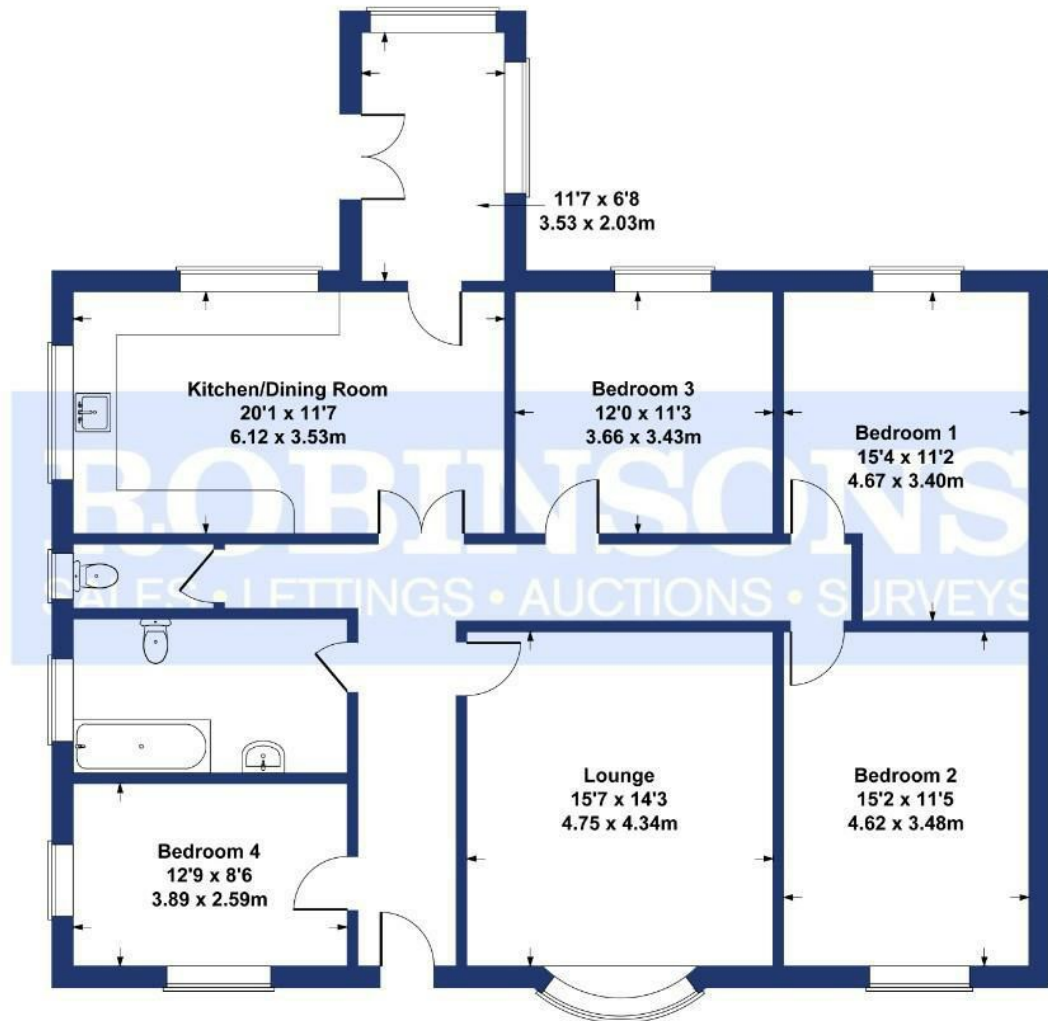






# Manor Road St Helen Auckland

Approximate Gross Internal Area  
1486 sq ft - 138 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			
(82 plus) <b>A</b>			
(81-81) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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