Railway Street, Bishop Auckland, DL14 7LR

Auction Guide £55,000

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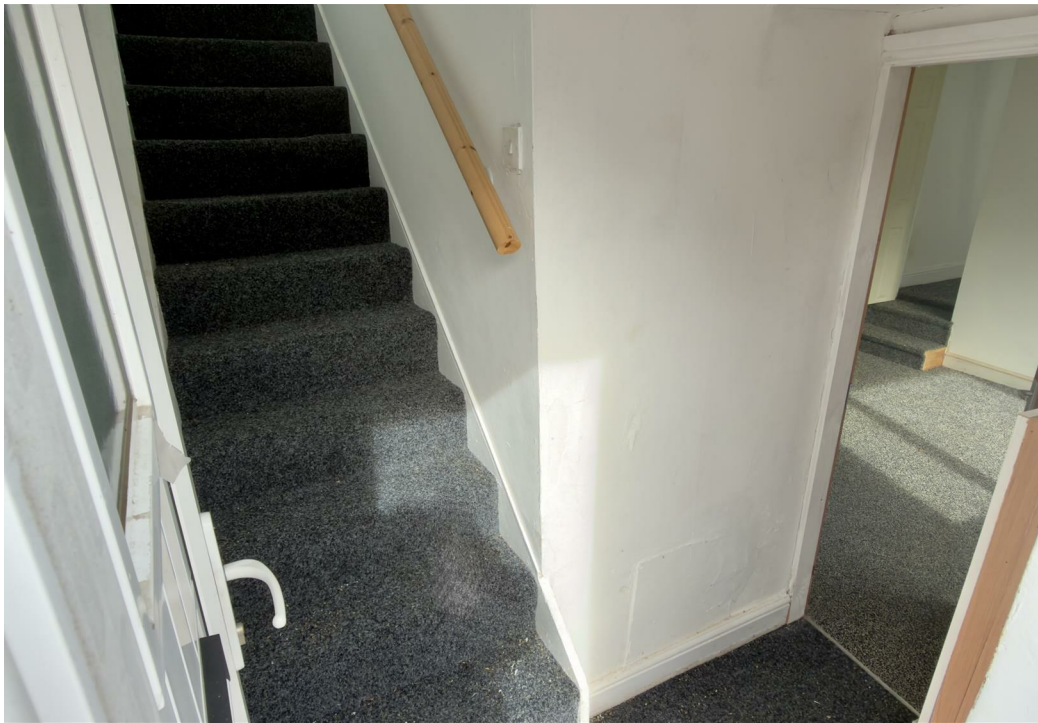
'The Art of Property'



Railway Street, Bishop Auckland, DL14 7LR
Auction Guide £55,000
Council Tax Band: A

Four-Unit Residential Conversion - An unusual opportunity to acquire a property currently configured as four self-contained one-bedroom residential units, situated to the rear of a traditional row of terraced properties in this popular and established area.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period.

The property is understood to have previously been used as a commercial premises and has subsequently been converted to provide four individual residential units. The conversion remains in need of further works to complete the refurbishment, providing an opportunity for a purchaser to finish and potentially enhance the existing accommodation, subject to obtaining any necessary consents and satisfying themselves as to the property's planning and Building Regulations position.

Accommodation
Unit 1
Having its own independent rear ground floor access, Unit 1 comprises an entrance leading into a reception room, kitchen, bedroom and bathroom.

Unit 2
Accessed via a communal side entrance, Unit 2 is situated on the ground-floor and comprises a reception room kitchen, bedroom and shower room.

Units 3 & 4
A staircase from the communal entrance leads to a first-floor landing, providing access to Units 3 and 4. Both units are arranged as one-bedroom accommodation, each comprising a reception room/kitchen, bedroom and bathroom.

All four units are understood to have their own gas central heating system and individual boiler, together with separate electricity meters. The property benefits from UPVC double glazing, although some are noted to be damaged, cracked or broken and will require attention/replacement.

There is no external garden or other private outside space, and there is no allocated parking.

The property is currently in need of works to complete the refurbishment, and purchasers should allow for improvement and remedial works as appropriate.

Important Information
The property is currently physically arranged as four self-contained residential units. We understand that the conversion from its previous use has not received Building Regulations completion/sign-off. Accordingly, purchasers are advised to make their own enquiries with the relevant local authority and appropriate professional advisers regarding the planning status, lawful use, Building Regulations compliance and any consents or approvals required in connection with the existing configuration or any proposed works.

The accommodation and room descriptions above are provided to describe the property's existing physical layout and should not be taken as confirmation that four separate residential units have been formally authorised or certified.

Location. The property is situated within a semi-commercial area, in a popular and established part of the town. The location provides convenient access to the town centre and a range of local amenities, shops, services and transport links.

This property represents an interesting opportunity for purchasers looking for a project with an existing four-unit configuration, subject to the purchaser satisfying themselves regarding the property's legal, planning and regulatory position.

Please note:
Apartment 11 EPC rating is D
Apartment 12 EPC rating is D
Apartment 13 EPC rating is E
Apartment 14 EPC rating is D

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56- day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

DISCLAIMER
All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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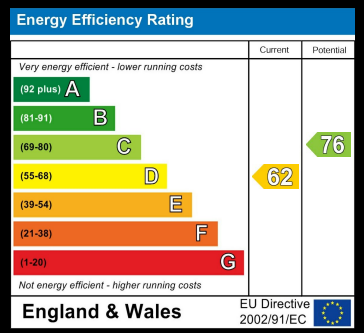
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