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PALACE AUCTIONS

LONDON

LOT TBC

41 Wynyard Mews

HARTLEPOOL · COUNTY DURHAM · TS25 3JF

A vacant two-bedroom leasehold flat, decorated throughout and ready to let or live in

GUIDE PRICE *

£25,000

*Plus buyer's premium and fees. See Important Notices.

AUCTION

Wednesday
28 October 2026

12 noon · Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE PROPERTY

A vacant two-bedroom flat in Hartlepool

A two-bedroom flat in a purpose-built block, offered vacant with a wet room and gas central heating.



2

BEDROOMS

c.67 yrs

LEASE
REMAINING

Vacant

POSSESSION

£25,000

GUIDE PRICE

TS25

HARTLEPOOL

Description

41 Wynyard Mews is a two-bedroom flat in a purpose-built block in the TS25 area of Hartlepool. It is offered vacant and has been decorated throughout. The accommodation comprises a living room, a separate fitted kitchen with gas cooker and wall-mounted boiler, two double bedrooms and a fully tiled wet room. It has gas central heating and uPVC double glazing.

Lease and charges. The flat is leasehold, with approximately 67 years unexpired. The ground rent is £150 a year and the service charge is £1,417 a year. The gardens around the block are not owned with the flat.

Rental potential. The flat is vacant, so there is no current income. Two-bedroom flats in the area typically let for around £500–£550 a month (£6,000–£6,600 a year), a gross return of about 24–26% at the guide price before ground rent, service charge and other costs. These are estimates only.

KEY FEATURES

- ◆ Two double bedrooms
- ◆ Vacant and decorated throughout
- ◆ Fully tiled wet room
- ◆ Fitted kitchen and gas central heating
- ◆ Leasehold, c.67 years unexpired
- ◆ Ground rent £150, service charge £1,417 a year
- ◆ Gigabit-capable broadband at the postcode (Ofcom)

PHOTOGRAPHS & LOCATION

Inside the flat



KITCHEN



BEDROOM ONE



BEDROOM



BEDROOM TWO

Short lease: please read. With about 67 years remaining, many mortgage lenders will not lend on this flat, and a lease extension is likely to be needed for resale or refinancing. Under current rules, extending a lease of under 80 years includes marriage value, which adds to the cost. The Leasehold and Freehold Reform Act 2024 will change this once the relevant provisions come into force. Buyers should take legal and valuation advice on the cost of an extension.

LOCATION

AREA	TS25, close to shops, schools and buses
RAIL	Hartlepool station, for Newcastle, Sunderland and Middlesbrough
ROAD	A689 and A19 across Teesside

SALE DETAILS

Buying this lot

AT A GLANCE

Lot TBC

PROPERTY	41 Wynyard Mews, Hartlepool TS25 3JF
ACCOMMODATION	Two-bedroom flat
POSSESSION	Vacant
GUIDE PRICE	£25,000*
AUCTION	Wednesday 28 October 2026, 12 noon
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	In the room, online, by telephone or by proxy. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	Within 56 days, as set out in the Special Conditions

LEGAL, PLANNING & FEES

Before you bid

TENURE	Leasehold, c.67 years unexpired
GROUND RENT	£150 a year
SERVICE CHARGE	£1,417 a year
GARDENS	Not owned with the flat
LOCAL AUTHORITY	Hartlepool Borough Council
EPC / COUNCIL TAX	See legal pack
BUYER'S PREMIUM	£2,000 + VAT
CONTRACT DOCUMENTS	£850 + VAT
LEGAL PACK	Available to registered bidders
VIEWINGS	Strictly by appointment with Palace Auctions

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid.
- 3 Read the legal pack**, the Special Conditions and any addendum, and take legal and planning advice.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the contract date.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. It will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

Fees and additional costs. Besides the purchase price, the buyer must pay the buyer's premium and the contract documents charge on exchange. The Special Conditions may also require the buyer to pay other costs. Buyers should also budget for Stamp Duty Land Tax, their own legal fees and any finance costs.

Lease, finance and charges. The flat has approximately 67 years unexpired on its lease. This may limit mortgage availability and affect value, and a lease extension may be needed. Buyers must read the lease and the legal pack, check the service charge, ground rent and any planned major works, and take legal and valuation advice.

Rental figures. Any rent or return quoted is an estimate based on typical local rents, not current income, and is before ground rent, service charge, insurance, voids, repairs and letting costs. Buyers should take their own lettings advice.

Contents. Any furniture shown in the photographs is not necessarily included in the sale.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements and other details are given in good faith but must not be relied on as statements of fact.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before bidding.

Anti-money-laundering. Palace Auctions must check the identity of every bidder and the source of their funds under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS · LEGAL PACK · OFFERS

Palace Auctions London

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