

**FOR SALE BY THE MODERN METHOD OF AUCTION**

**Great North Property Auction Powered by iam-sold**

**Residential Development Opportunity**

**3-4 Hillgarth, Prior Street, Cockerton, Darlington**

**Starting Bid £60,000 plus reservation fee**

**CARVER**

COMMERCIAL

CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS





## SITUATION/LOCATION

The site is situated in Cockerton, a popular suburb which lies approximately 3 miles west of Darlington town centre. The site is situated to the rear of a small residential development of neighbouring properties on Hillgarth and can be accessed via Prior Street/Cockerton Green.

## DESCRIPTION

Open site of generally rectangular proportions. We understand that the site was historically used as a small repair garage.

Total site area 457sq.m. approx. (measured from Promap Mapping Services)

## PLANNING

Planning permission was granted on appeal 21<sup>st</sup> July 2015 for the erection of 4 residential units. Application Reference 14/01113/FUL. Appeal Reference APP/N1350/W/15/3004028.

Prospective purchasers may wish to research Darlington Borough Council planning portal with respect to associated documentation. The site has had a flood risk assessment, tree survey and phase 1 environmental desk top study.

## TENURE

Freehold

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

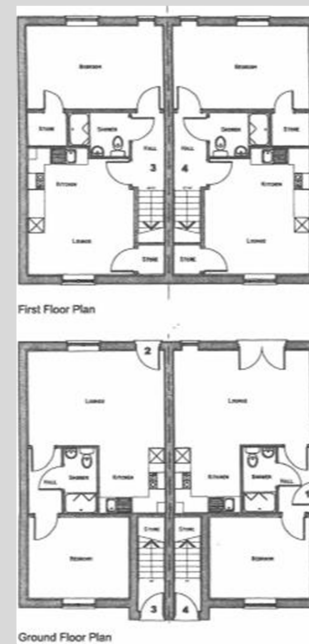
Strictly by appointment through agents.

## AUCTIONEERS COMMENTS

The property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Great North Property Auction powered by iam-sold Ltd or "iam-sold Ltd".

TO VIEW OR MAKE A BID - Contact Carver Commercial or visit [www.greatnorthpropertyauction.co.uk](http://www.greatnorthpropertyauction.co.uk)



\*For identification purposes only

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