

AUCTION



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £20,000 PLUS RESERVATION FEE ****

A unique and rare opportunity, we are pleased to offer for sale this sizeable plot of land. The plot measures approximately 426m² (4585 sqft) and is located in a prestigious part of Hartlepool adjacent to High Throston Golf Club.

The land is set behind back behind Conroy Close, forming a broadly triangular area between Worset Lane and Hart Lane on the northern outskirts of Hartlepool. Set amongst exclusive self build homes, this offers an exciting opportunity to a prospective buyer.

The area is well served by local schools and amenities, close to Hart Village and the popular Bishop Cuthbert site, whilst allowing easy access to the A179 and A19 for quick commuting.

A previous application with a proposed new build, four bedroom detached dormer bungalow was rejected in July 2025. We advise buyers to do the relevant research and due diligence. Revised plans/proposals should be discussed with Hartlepool Councils Planning Department.

Worset Lane, Hartlepool, TS26 0LJ

Land - Building Plot

Starting Bid £20,000

Tenure: Freehold



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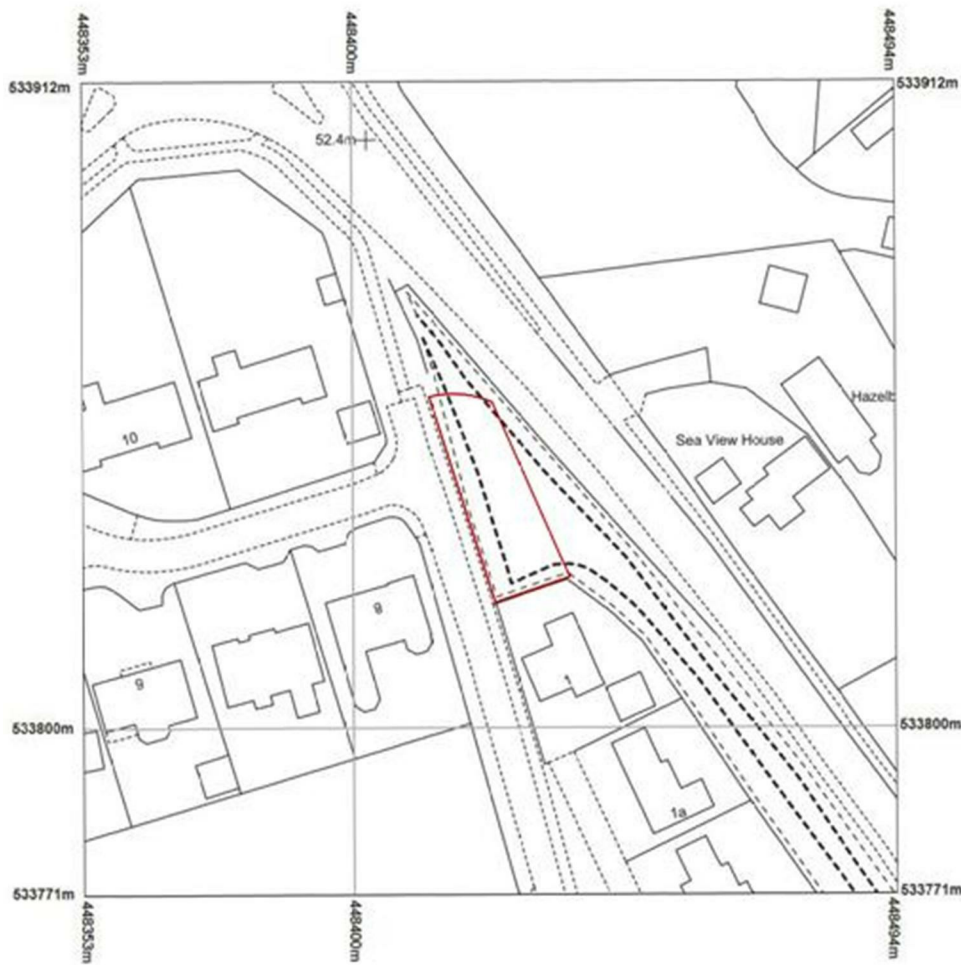
Auctioneer's Comments

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.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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