



Broken Banks, Hexham Street
Bishop Auckland, County Durham, DL14 7QN
Guide Price £13,300

**Vickers
& Barrass**
—Est. 1973—
Land and Estate Agents

A fantastic opportunity to purchase garden plots in Bishop Auckland

- Extending approximately to 597.2m²
- Suitable for garden leisure or growing a range of produce
 - Quiet location
 - Pedestrian access



www.vickersandbarrass.co.uk

LOCATION

Broken Banks is located to the north of Broken Banks (rear of the properties), a quiet residential street in Bishop Auckland. The plots are accessed from Hexham Street via a footpath leading down and then up to the site.

Broken Banks is close to Bishop Auckland town centre, where there are a range of amenities and shopping facilities with a wider choice being found at Tindale Crescent.

what3words ///gaps.fact.scuba

DESCRIPTION

Extending to approximately 597.2m², and is suitable for garden leisure or growing a range of produce, currently showing as plot 6 & 7.

SERVICES

The plots have no water access, however neighbouring plots do so a connection would be able to be facilitated..

MATERIAL INFORMATION

The plots are exempt from Council Tax or the requirement of an Energy Performance Certificate. It is understood that the allotment does not have access to a broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

COSTS

Each party is to bear their own costs. The purchaser will be required to pay upto £1,500 of the Vendors legal costs.

TENURE

We are informed by the current vendors that the plots are held freehold. The current tenants of the plots have been served the relevant notices which expire 31st October 2026, however would be willing to rent from a new owner up until this notice period, or beyond, sheds or greenhouses may be removed.

METHOD OF SALE

The property is offered for sale in lots by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

Bishop Auckland Town Council 03000 26 0000

www.bishopauckland-tc.gov.uk

NOTES

Particulars prepared – February 2026

Photographs taken – September 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale. The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer. The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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