Palace Auctions London

LOT 22



FREEHOLD HOUSE · FOR SALE BY AUCTION · 28 OCTOBER 2026

14 Rose Avenue

Stanley, County Durham DH9 7RB

GUIDE PRICE	ACCOMMODATION	RENTAL POTENTIAL	GROSS YIELD
£65,000	**3 bed**	**£725–£750**	**c. 13.4%+**
Freehold · no VAT	c. 71 sq m · rear garden	per month	at the guide, when let

A freehold three-bedroom terraced house in Stanley, County Durham, with gas central heating, a front garden and a rear garden – vacant at the last inspection, with significant letting potential.

The property

A freehold three-bedroom house in Stanley, offered at a guide price of **£65,000** – with rental potential of about **£725 to £750 a month**, a gross yield of about **13.4% to 13.8%** once let.

14 Rose Avenue is a traditional red-brick terraced house in an established residential street in Stanley. It extends to about **71 sq m (764 sq ft)** and has a bay-fronted lounge with a feature cast-iron fireplace, a fitted kitchen, three bedrooms and a shower room with WC. It has gas central heating and uPVC double glazing, with a garden to the front and a garden to the rear.

The house was vacant at the auctioneers' last inspection. It would suit an investor looking for a high-yielding buy-to-let, or a buyer wanting a home to update.

Key features

- Freehold three-bedroom terraced house
- About 71 sq m (764 sq ft)
- Bay-fronted lounge with cast-iron fireplace
- Fitted kitchen and shower room with WC
- Gas central heating and double glazing
- Front garden and rear garden
- Rental potential £725–£750 a month
- EPC D · council tax band A

Property summary

Tenure	Freehold
Type	Terraced house
Floor area	c. 71 sq m / 764 sq ft
Occupation	Vacant at last inspection
Rental potential	£725–£750 pcm (£8,700–£9,000 pa)
Heating	Gas central heating
EPC / council tax	D / Band A





Accommodation

Lounge	4.82 × 3.85 m (15'10" × 12'8")	Bay window, cast-iron fireplace, front door with stained glass
Kitchen	4.68 × 3.47 m (15'4" × 11'5")	Fitted units, double sink, space for cooker and fridge
Bedroom 1	3.47 × 2.89 m (11'5" × 9'6")	
Bedroom 2	3.49 × 2.87 m (11'5" × 9'5")	
Bedroom 3	2.15 × 1.87 m (7'1" × 6'2")	
Shower room	Fully tiled, with shower, basin and WC	
Outside	Front garden and rear garden	








Location

Stanley is a market town in north-west County Durham, with the shops of Front Street, Asda and Aldi, weekly markets and the Louisa Centre leisure complex. Beamish, The Living Museum of the North, is about 10 minutes away.

Transport

- A693 and A1(M) – Durham and Newcastle within about 20 minutes' drive
- Chester-le-Street station (East Coast Main Line) about 5 miles
- Bus services to Newcastle and Durham

Local amenities

- Front Street shops, Asda and Aldi
- South Stanley Infant and Junior Schools and North Durham Academy
- Louisa Centre and Beamish Museum

Auction information

Date and venue	Wednesday 28 October 2026 at 1.00 pm, The St James Room, Claridge's, Brook Street, Mayfair, London W1K 4HR – Lot 22
How to bid	In the room, online, by telephone or by proxy, after registration and anti-money laundering checks. Online bidders pay a £2,000 security deposit, refundable within 48 hours
Guide price	£65,000
Tenure and occupation	Freehold. Vacant at the auctioneers' last inspection
EPC and council tax	EPC rating D · Council tax band A
VAT	VAT is not payable on the sale price
Legal pack	Available to registered bidders, with the auction addendum. Any other buyer charges are set out in the Special Conditions and addendum
Viewing	Strictly by appointment with Palace Auctions London

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price	On exchange at the auction
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Guide price and important notice

The guide price is an indication of the seller's current minimum acceptable price at auction; the reserve will not exceed a single-figure guide by more than 10%, and both may change up to the auction. These particulars are a general guide and do not form part of any contract. Measurements, distances and rental estimates are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries; rental figures are estimates of potential income, not current income. Photographs are for illustration only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale. The contract is unconditional and exchange takes place on the fall of the hammer.

Palace Auctions London · 11 Old Bond Street, Mayfair, London W1S 4PN
T 020 7101 3647 · Mobile/WhatsApp 07971 033276 · sales@palaceauctions.com · palaceauctions.com
Edward Swindells (Auctioneer) · Tom Barrett (Sales Director) · Bridgett D Dickens (Senior Negotiator, 07843 656447)

Palace Auctions (London) Ltd, registered in England and Wales, company number 14567327. Member of The Property Ombudsman · TSI Approved Code · OnTheMarket · Rightmove Commercial. Particulars updated 19 October 2026.