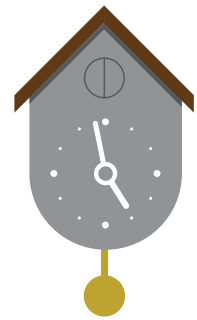


# LAND AND PROPERTY AUCTIONS



December 2020

Online  
Thursday 03 December



# Welcome

December 2020

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Welcome to the final sale of what has been a very bizarre 2020. From a property market perspective, the roundup of the year basically goes along the lines of a flying start, a stalled middle and an unbelievably busy finish. I for one hope this current buoyancy continues well into next year.

As this catalogue goes live we are about to enter another national lockdown and whilst grateful the housing sector is allowed to continue, I do feel for our fellow local businesses and neighbours that have had to close their doors once again. I pray that they will survive through this troubled time and I will strive to support them in the final build-up to Christmas and on into the New Year.

Finally if you wish to view any of our properties, please do read the important viewing notice. We all need to work together to ensure all Strakers clients, buyers and staff feel safe at all times.

**Charlie Doel** MNAVA  
Director and Auctioneer



**Charlie Doel** MNAVA  
Director and Auctioneer

[charlie.doel@strakers.co.uk](mailto:charlie.doel@strakers.co.uk)



**Tori Lancaster-Gaye**  
Auction Negotiator

[tori.lancaster-gaye@strakers.co.uk](mailto:tori.lancaster-gaye@strakers.co.uk)



**Lizzie Hooper**  
Auction Administrator

[lizzie.hooper@strakers.co.uk](mailto:lizzie.hooper@strakers.co.uk)

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For live results, follow:  
 [@strakersworld](https://twitter.com/strakersworld)

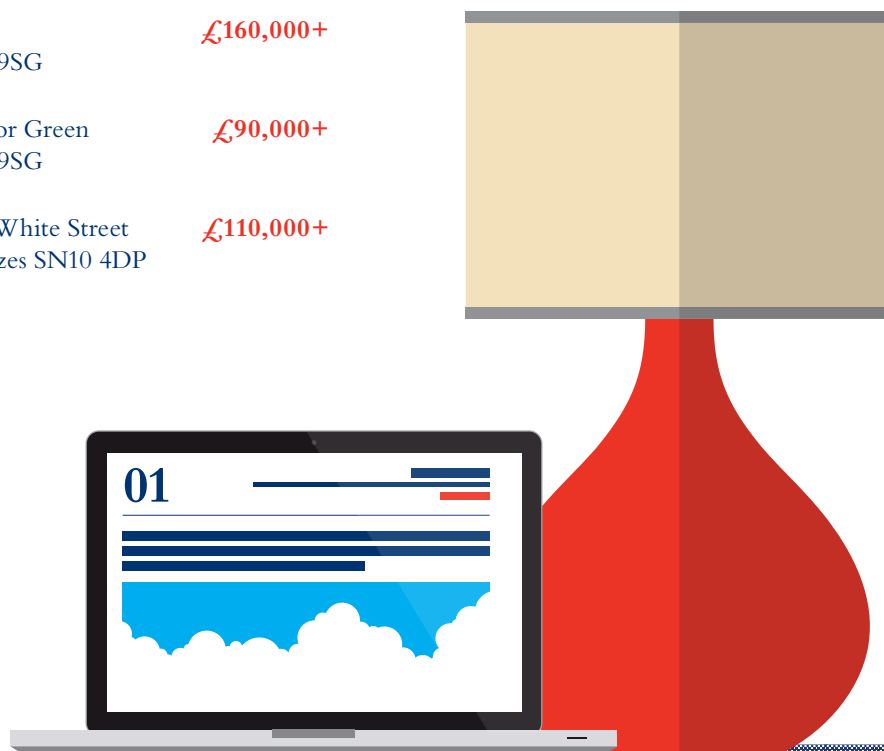
**01249 765 200**  
[auctions@strakers.co.uk](mailto:auctions@strakers.co.uk)

**strakers.co.uk**  
In branch | Online | On the move

# Order of Sale

Online Thursday 03 December 2020 from 5pm

<b>01</b>	10 Briar Leaze Compton Bassett, Calne SN11 8RQ	£100,000+	<b>13</b>	Parking Spaces and Road off Long Street Devizes SN10 1NJ	£55,000+
<b>02</b>	42 Westwells Neston, Corsham SN13 9RQ	£50,000+	<b>14</b>	Buildings for Conversion at Oaks Farm St. Ediths Marsh, Bromham SN15 2DD	£395,000+
<b>03</b>	128 Ferndale Road Swindon SN2 1EY	£120,000+	<b>15</b>	90 Langley Road Chippenham SN15 1DB	£180,000+
<b>04</b>	76 Netherstreet Bromham, Chippenham SN15 2DP	£275,000+	<b>16</b>	Development Site r/o 30 Westmead Lane Chippenham SN15 3HZ	£375,000+
<b>05</b>	3A Brickley Lane Devizes SN10 3BQ	£190,000+	<b>17</b>	Building Plot adj 143 Penhill Drive Swindon SN2 5DX	£45,000+
<b>06</b>	Vernes, 7 Astor Crescent Ludgershall, Andover SP11 9RG	£195,000+	<b>18</b>	17 Cricklade Street Cirencester GL7 1HY	£250,000+
<b>07</b>	Land rear of 7 Astor Crescent Ludgershall, Andover SP11 9RG	£60,000+	<b>19</b>	Development Site at 20 Gladstone Road Chippenham SN15 3BW	£340,000+
<b>08</b>	33 Orchard Road Chippenham SN14 0BE	£215,000+			
<b>09</b>	55 Headlands Grove Swindon SN2 7HS	£180,000+			
<b>10</b>	25 Moor Green Neston, Corsham SN13 9SG	£160,000+			
<b>11</b>	Building Plot adj 25 Moor Green Neston, Corsham SN13 9SG	£90,000+			
<b>12</b>	Building Plot rear of 11 White Street Market Lavington, Devizes SN10 4DP	£110,000+			



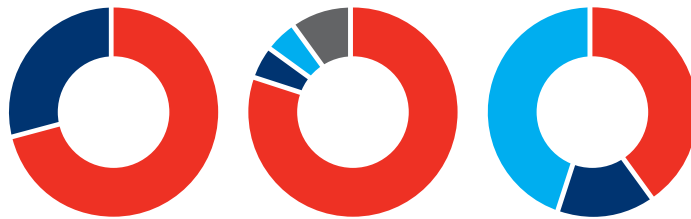
# Results and Highlights

October 2020

**Total sales** £2,159,000

The results at Strakers October auction showed the market is showing no signs of slowing down. As usual some of the results really do take us by surprise, Lot 01, a chalet bungalow started it all off selling for an excellent £188,500 much to the delight of our client. The auction then finished with some fantastic bidding on a cottage in Broad Town which more than doubled its guide price helped by the temptation of buying the 6 acre paddock behind.

**Charlie Doel** MNAVA  
Director and Auctioneer



Sold	71%	Residential	80%	Private	40%
Unsold	29%	Commercial	5%	Corporate	15%
		Development	5%	Probate	45%
		Land	10%		

<b>01</b> 3 Orchard Road Chippenham SN14 0BE	£150,000+ £188,500	<b>11</b> Greenbank, 20 Sedgefield Gardens Devizes SN10 1ES	£175,000+ £225,500
<b>02</b> 16 Avon Square Upavon, Pewsey SN9 6AD	£100,000+ £117,500	<b>12</b> The White Hart Hotel 2 London Road, Calne SN11 0AB	£290,000+ Available
<b>03</b> 17 Briar Leaze Compton Bassett, Calne SN11 8RQ	£115,000+ £123,000	<b>13</b> Woodland View, Single Hill Shoscombe, Bath BA2 8LZ	£495,000+ Unsold
<b>04</b> 205 Marlborough Road Swindon SN3 1NN	£535,000+ Withdrawn	<b>14</b> 112 High Street Cricklade, Swindon SN6 6AF	£395,000+ Available
<b>05</b> 77 & 77a Eastleigh Road Devizes SN10 3EH	£160,000+ £160,000	<b>15</b> 33 Orchard Road Chippenham SN14 0BE	£215,000+ December Auction
<b>06</b> 12 Padfield Gardens Melksham SN12 6EQ	£130,000+ £142,500	<b>16</b> Allotments at Church Street Royal Wootton Bassett SN4 7BQ	£80,000+ Sold Prior
<b>07</b> 83 Whitbourne Avenue Swindon SN3 2LG	£125,000+ £132,000	<b>17</b> The Old Barn Malmesbury Road, Leigh SN6 6RH	£325,000+ Withdrawn
<b>08</b> 65 Queens Road Devizes SN10 5HR	£295,000+ £326,500	<b>18</b> 16 Broad Town Road Broad Town, Swindon SN4 7RB	£130,000+ £273,500
<b>09</b> 198 County Road Swindon SN1 2EA	£235,000+ £250,000	<b>19</b> Land rear of 16 Broad Town Road Broad Town, Swindon SN4 7RB	£55,000+ £80,000
<b>10</b> 23 Boreham Road Warminster BA12 9JP	£300,000+ Under Offer	<b>20</b> 15 Longcroft Crescent Devizes SN10 3AZ	£275,000+ Available

For live results, follow:  
[@strakersworld](#)

I couldn't have asked for a better service and I will have no hesitation in recommending the Strakers Auction team in the future. **Mrs.G Swindon**

ON THE MOVE



# WHAT SELLS BEST AT AUCTION?

I generally find the best Lots fall into either of these brackets;

- 1) Something that the buyer will fall in love with (passion)
- 2) Something that the buyer can make money from (profit)

Our sale rate of 80 - 85% includes anything from; houses, garages, pony paddocks, building plots, HMOs, commercial investment, typical doer-upper, phone exchanges to public toilets!

The guide price is critical at auction; the majority of auction properties may not be the most beautiful to look at or may have a few problems, however the initial guide price is there to generate interest and get buyers in to the room (or online at the moment).

At the end of the day the buyers will dictate where the price ends up. So the more buyers generated the more likely the property will sell.

**SOLD BY AUCTION**  
February 2020

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**Sold in our February auction**, this refurbished two bedroom cottage is now a great investment to buy through our Devizes branch.

# REFURBISHED AND **FOR SALE** with our Devizes office



Bridewell Street **Devizes**  
OIEO £167,500

For more information  
please contact:

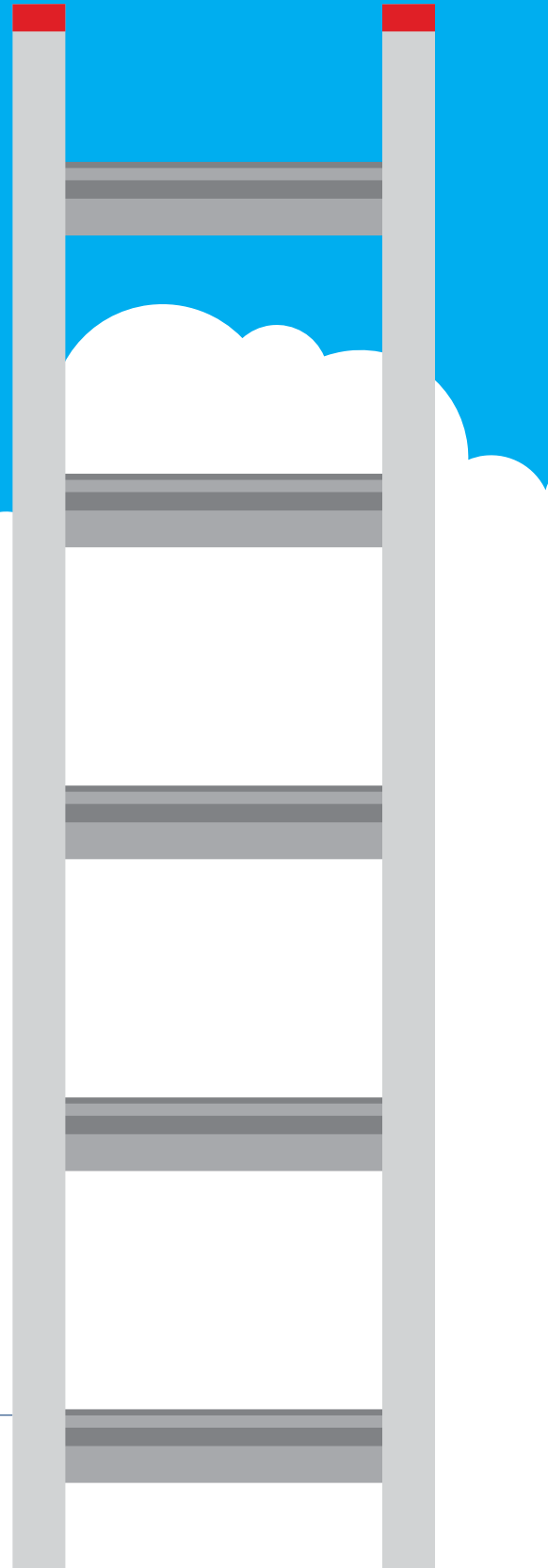
**Devizes** 01380 723 451  
devizes@strakers.co.uk

# PROPERTY MAINTENANCE

Through our lettings and property management team we can organise works and provide competitive quotes for any maintenance services required either as a one off, regular or on a seasonal basis.

No job too big or small, just give us a call!

- Building works
- Kitchens and bathrooms
- Cleaning
- Clearance & waste
- Plumbing
- Repairs
- Landscaping
- Garden Maintenance
- Gas & electrical safety certification





# DEVELOPMENT SITES

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**Development site with consent for 19 apartments plus existing commercial premises with 21 parking spaces.**



**New Park Street Devizes**  
OIEO £750,000

For more information, please contact:

**Guy Straker** 01380 723 451  
guy.straker@strakers.co.uk



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**Potential development site comprising former coach depot with range of stone built buildings for conversion in about 1.15 acre.**



**High Street Marshfield**  
For Sale by Informal Tender

For more information, please contact:

**Andrew Martin** 07971 577 938  
andrew.martin@strakers.co.uk



# Auction process

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## View Property

It is essential to inspect the lot preferably more than once. Due to the condition of some auction properties we advise all viewers to take the necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, Strakers cannot be held liable for loss or injury caused while viewing or accessing any lot.

## Check Legal Pack

The legal pack is available from the auctioneers' website [www.strakers.co.uk](http://www.strakers.co.uk).

## Arrange Finance

Although finance can be arranged after the sale if you do require a mortgage then it is advisable to at least obtain a decision in principle prior to auction from a mortgage broker who is experienced in the timescales of the auction process. We can provide local recommendations if required.

## Consult a Surveyor

We would also recommend that you take professional advice from a chartered surveyor to make sure the property is structurally sound.

## Consult a Solicitor

It is advisable that you consult a solicitor about the purchase. You will need to make all the usual enquiries and check whether VAT registration and election is applicable.

## Auction Day

Contact the auctioneers prior to attending the auction to confirm your desired lot is still being offered. Look out for any notices posted online.

## Bidding

Please see opposite for online bidding information.

## Buyers' Administration Fee

Purchasers will be required to pay by bank transfer, an administration fee of £600 including VAT on Lots sold for less than £99,999, or £1,200 including VAT on Lots sold for £100,000 and above in addition to the deposit. A VAT receipt can be issued upon request.

## Completion

Completion is usually about 28 days after the auction. Keys will be available from the local Strakers office.

**Buying at auction** is a simpler process than you may think but you need to be well prepared for the auction day. The General Conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

## The particulars and other information

We have taken reasonable care to prepare particulars that correctly describe each lot. However the particulars are based on information supplied by or on behalf of the seller and we are not responsible for errors. The particulars are for your information but you must not solely rely on them. They do not form part of any contract between the seller and the buyer. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.



information supplied by or on behalf of the seller and we are not responsible for errors. The particulars are for your information but you must not solely rely on them. They do not form

## Plans, maps and photographs

The plans, maps and photographs published on our website and in the catalogue are for identification purposes only. The plans are not to scale.



## Energy Performance Certificates

Where required we include EPC ratings within the catalogue. The full certificate will be available to download from our auction website.

## \*Guide prices

Where guide prices or guide ranges are given then prices are not to be taken as an opinion of the value of the lot or necessarily figures at which a lot will sell. They are only intended to be an indication. The price achieved at auction may be more or less. Guide prices or ranges may be altered

prior to the sale day. It is possible that the reserve price set for any lot may exceed the quoted guide price.

## Reserve price

Unless stated otherwise each lot is subject to a reserve price which we expect will be set within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the vendor and the auctioneer just prior to the auction. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price.

## Pre-auction offers

Offers made on any lot included in the auction may be accepted by the vendor prior to the auction. Offers will only be acceptable if you are in a position to exchange contracts on the lot prior to the auction date.

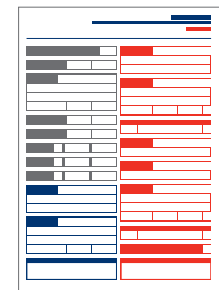
## Proof of identification

In order to comply with recent legislation, please note that any person buying at auction must produce documentation to confirm their name and residential address. You must provide two documents. The following are acceptable; UK driver's licence, passport, utility bills and bank or mortgage statement. If you are bidding on someone's behalf we will require their ID along with a letter of authority allowing you to bid and sign the contract on their behalf.



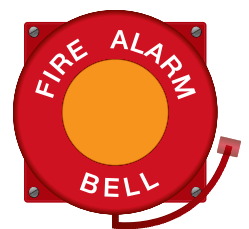
## The contract

A successful bid is one we accept as such. If you make a successful bid for a lot you are obliged to buy that lot on the terms of the sale memorandum. The price will be the amount you bid plus VAT (if applicable). Bidding on someone else's behalf you are personally liable to buy it even if you are acting as an agent. It is your responsibility to obtain an indemnity from the person for whom you are the agent. Where the buyer is a company you warrant that the buyer is properly constituted and able to buy the lot and can provide proof of position within the company and a company letterhead.



## Insurance

Unless indicated to the contrary, the seller will continue to be responsible for insuring the property until completion.



## Post-auction sales

If a lot you are interested in is not sold during the auction please speak to the auction team afterwards and make an offer. Your offer will be put forward to the vendor and if accepted, you will be able to proceed with your purchase under auction rules.

**Please note:** 1. All measurements shown are approximate.

2. Unless otherwise stated we are advised that all properties are freehold.

3. No systems or appliances have been tested.

# VIEWING GUIDELINES

**For the welfare** of our staff and customers, we have created new processes to adhere to the social distancing guidelines as follows:



Before making an appointment for a viewing, our staff will ask whether any party is showing any Covid-19 symptoms, been in contact with someone who has had or shown signs of Covid-19 or are self-isolating.

## **Accompanied Viewings**

Whilst we are working towards a time where we can get back to full capacity, we will be prioritising proceedable buyers and tenants in the first instance.

Only 2 adults from the same household to attend, no children are permitted please.

Viewings will last a maximum of 15 minutes.

Do not enter the property until it has been completely opened up by the member of staff and they have given you permission.

Staff and customers to wear face coverings and gloves when inside the properties.

Where possible, all doors will be opened and lights switched on prior to the viewing.

Customers should avoid touching anything in the property and should inform the staff member if they do.

Staff and customers are to please adhere to the 2m social distancing rule and to respect each other's personal space and needs.

Door handles and surfaces will be wiped down after each appointment.

*If you have any concerns with any of the guidelines above, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.*

## Online Auction Registration

Every online bidder on Strakers Auctions must first create an account, you may already have one if you bid at a previous auction. You can access/create your account from the relevant Lot page on our Strakers website.

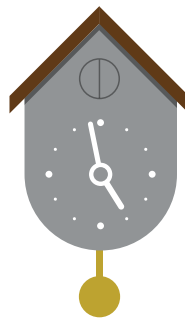
This is a straightforward process. Starting the registration includes filling out your personal details, verifying your email address, and accepting the Online Auction 'Terms and Conditions'. Once you have done this you will be able to search, 'watch' Lots and download legal documents.

After starting the registration process you can come back to it to complete it at a later date. We suggest completing the registration process at least 3 working days before the Lot is due to end, in case you have any problems and need to contact the auctioneers.

In order to bid, you will need to be authorised for money laundering purposes. This includes uploading copies of two forms of identification and passing an anti-money laundering check. This check will leave a soft footprint on your credit report (but it should not affect your credit rating). The registration process also requires card details to be entered, however the card will not be processed unless you are the successful bidder.

## Auction Day Bidding

The bidding process will open at least 24 hours prior to closing time. Lot 01 closing time for bids will be at 5pm on the 03 December, Lot 02 will close a minimum of 5 minutes after Lot 01 and all subsequent Lots will follow this timescale. Further information on how to bid online is available from the Auctioneers.



## Post Unconditional Online Auction Procedure

If you are the successful bidder you will be legally obliged to buy the property for the full purchase price. At the end of the auction, you are charged a £1000 holding deposit (which will be taken from the registered bank card) and exchange of contracts takes place. The holding deposit contributes towards the purchase price. By placing a bid, you are authorising the auctioneer to sign the auction contract on your behalf.

Strakers will charge the successful buyer of each Lot a Buyers Fee of either £600 incl VAT for Lots bought under £100,000 or £1200 incl VAT for Lots bought at £100,000 or above.

Strakers will contact you after the auction with confirmation of how much outstanding deposit (usually 10% in total) and fees is owed on each Lot. You will be required to pay any outstanding amounts immediately after this confirmation, which can be paid by bank transfer.



# IMPORTANT NOTICE



**The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017** came into force on the 26th June 2017 and all Auctioneers are now required to verify the identity of all bidders before the auction.

## PRIVATE INDIVIDUALS

In order to verify your identity, we must inspect and copy original documentation that must be in date. Please find below a schedule of acceptable documentation.

### UK PRIVATE INDIVIDUALS

*You must provide one document from each list*

#### List A - Identity documents:

- Current signed passport
- Current UK photo card driving licence
- Current full UK driving licence (old version)
- Provisional driving licence
- Resident permit issued by the Home Office to EU Nationals
- HMRC Inland Revenue tax notification
- Firearms certificate
- Self-employed in the construction industry – tax exemption certificate with photograph of holder (forms C155, C156 or SC60)

#### List B - Evidence of address:

- Current UK photo card driving licence
- Current full UK driving licence (old version)
- Provisional driving licence
- Utility bill issued within the last 3 months
- Local authority tax bill (current year)
- Bank, building society or credit union statement
- Most recent mortgage statement from a UK lender

*Please note that a driving licence can be used as evidence for either one or the other BUT NOT BOTH.*

### NON-UK PRIVATE INDIVIDUALS

*You must provide one document from each list*

#### List A - Identity documents:

- Full and valid passport
- National identity card
- Photo driving licence

#### List B - Evidence of address:

- A utility bill issued within the last 3 months (but not mobile phone bills as these can be sent to different addresses).
- Bank, building society or credit union statement containing a current address.
- A reference from a bank or regulated legal professional who has advised the individual for the past two years.

*Please note PO Box numbers and addresses listed c/o (care of) are not permitted.*

**Certified copies (signed and stamped by a professional person) of the above documents should be sent when returning completed remote bidding forms.**

## CORPORATE BODIES, (INCLUDING TRUSTS ETC.)

We will not be able to accept any bids from a corporate body until we are fully satisfied that we have identified the ultimate beneficial owner. Importantly, the Regulations place a legal duty on all corporate bodies, including trusts etc, to provide us (the relevant person) with this information:

### Part 5 of the Regulations states:

*Corporate bodies: obligations*

43.(1) When a UK body corporate which is not listed on a regulated market enters into a relevant transaction with a relevant person, or forms a business relationship with a relevant person, the body corporate must on request from the relevant person provide the relevant person with:

#### (a) information identifying:

- (i) its name, registered number, registered office and principal place of business;
- (ii) its board of directors, or if there is no board, the members of the equivalent management body;
- (iii) the senior persons responsible for its operations;
- (iv) the law to which it is subject;
- (v) its legal owners;
- (vi) its beneficial owners; and

#### (b) its articles of association or other governing documents.

For further information on the requirements, please request a copy of our AML Corporate information request - Corporate and Trust.

**You are strongly advised to prepare in advance the necessary paperwork.** This is especially important with the more complex corporate structures; it will take considerably longer to conduct our due diligence, as each layer of the structure needs to be carefully checked until we have eventually identified who the ultimate beneficial owners are. **If we are not fully satisfied, we will not be able to accept any bids.**

# 10 Briar Leaze

Compton Bassett, Calne, Wiltshire, SN11 8RQ

**\*Guide Price £100,000+ Plus Fees**

# 01



**3 Bedroom semi-detached house** of non-traditional PRC Reema Hollow Clad construction in village position.

In need of modernisation with a parking space to the front.

The accommodation comprises on the ground floor; entrance hall, lounge, kitchen/dining room and 2 store rooms. On the first floor; landing, 3 bedrooms and bathroom. To the rear is a large enclosed garden mainly laid to lawn with mature trees and shrubs.

In good order the property should achieve a rental income of about £750pcm which equates to about £9,000pa.

EPC Rating Band C

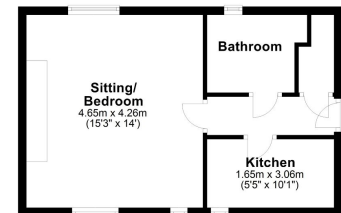
\*Please refer to the AUCTION GUIDE with regards to guide and reserve prices.

**For further details** please call:

01249 652 717 or visit [strakers.co.uk](http://strakers.co.uk)



Floor Plan



Total area: approx. 34.5 sq. metres (371.5 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale  
Plan produced using PlanUp.

**Ground floor studio flat** in attractive building in a village position and in need of modernisation.

Ideal investment opportunity with a potential rental income in good order of about £500 pcm.

There are 4 flats in the former period house which are served by a communal entrance hall and benefiting from a shared courtyard to the rear.

The accommodation comprises entrance hall, bed/sitting room, kitchen and bathroom and has an internal floor area of about 371.5ft<sup>2</sup> (34.5m<sup>2</sup>).

A new 125 year lease will be created and the service charge is £102.12 per month.



# 128 Ferndale Road

Swindon, Wiltshire, SN2 1EY

\*Guide Price **£120,000+ Plus Fees**

# 03



**3 Bedroom house** with potential for conversion into flats or used as a HMO (subject to consents).

In need of renovation throughout. Derelict garage and garden. Close to local amenities.

Accommodation comprising on the ground floor; entrance hall, sitting room, family room, dining room, kitchen and shower room. On the first floor; landing, 3 bedrooms and a bathroom.

There is scope for conversion to 2 residential flats or it could possibly be converted to a HMO (stp). As a house in good order it could produce a rental income of about £850pcm which equates to **about £10,200pa.**

EPC Rating Band E

\*Please refer to the AUCTION GUIDE with regards to guide and reserve prices.

**For further details** please call:

01249 765 200 or visit [strakers.co.uk](http://strakers.co.uk)



**3 Bedroom semi-detached house** in a semi-rural position with stunning views over Roundway to the rear.

Situated in a large plot about 0.30 acre, there is potential for extending the house or for possible replacement (stp).

The house which shows some signs of movement and is in need of renovation has accommodation comprising on the ground floor; living room, kitchen and bathroom and on the first floor; landing and 3 bedrooms.

The large garden is mainly laid to lawn with garage, parking and shed. Due to its size, there could be further development potential subject to covenant and consent.

# 3A Brickley Lane

Devizes, Wiltshire, SN10 3BQ

**\*Guide Price £190,000+ Plus Fees**

# 05



**2 Bedroom detached house** within walking distance of the town centre. In need of modernisation.

Front garden and driveway leading to garage and good sized enclosed rear garden with useful sheds.

Accommodation comprises on the ground floor; entrance hall, living room, dining room and kitchen. On the first floor; landing, large main bedroom, second bedroom and bathroom.

The property would make an ideal first time purchase or a good rental investment. In good order the property should achieve a rental income of about £700 per calendar month which equates to about £8,400 per annum.

EPC Rating Band E

\*Please refer to the AUCTION GUIDE with regards to guide and reserve prices.

**For further details** please call: 01380 723 451 or visit [strakers.co.uk](http://strakers.co.uk)



**4 Bedroom detached bungalow** in need of complete renovation in a residential area of similar style properties.

Spacious and versatile accommodation.

Accommodation comprises of entrance hall, sitting room, dining room, 4 bedrooms and bathroom. Potential for extending both to the rear and/or into the roof (stp).

Front garden laid to lawn overlooking the town football pitch, driveway parking. Large rear garden and the extent of the property measures **about 0.13 acre**.

# Land rear of 7 Astor Crescent

Ludgershall, Andover, Hampshire, SP11 9RG

**\*Guide Price £60,000+ Plus Fees**

# 07



**Large parcel of garden land** with potential for residential development (stp) about 0.23 acre.

Positive pre-app response from the planners with regards to erecting 2 detached bungalows.

Situated in a mainly residential area and adjoining a bungalow, the extent of the site is shown edged blue on the aerial photo and has frontage onto Empress Way.

The proposed plans provide for 2 detached bungalows each with gardens and parking. Copies of correspondence and proposed plans are available from the auctioneers.

EPC Rating Band N/A

\*Please refer to the AUCTION GUIDE with regards to guide and reserve prices.

**For further details** please call:

01249 765 200 or visit [strakers.co.uk](http://strakers.co.uk)

# 08

**33 Orchard Road**  
Chippenham, Wiltshire, SN14 0BE  
**\*Guide Price £215,000+ Plus Fees**



**3 Bedroom semi-detached house** at the end of a cul-de-sac. In need of modernisation with scope to extend (stp).

Potential income in good order of about £875pcm.

The property comprises on the ground floor; entrance hall, living room, dining room and kitchen. On the first floor; landing, 3 bedrooms and a bathroom.

There is driveway parking to the front leading to a garage, plus a garden area. At the rear is an enclosed garden mainly laid to lawn with shrub and flower borders.

EPC Rating Band D

\*Please refer to the AUCTION GUIDE with regards to guide and reserve prices.

For further details please call:

01249 652 717 or visit [strakers.co.uk](http://strakers.co.uk)

# 55 Headlands Grove

Swindon, Wiltshire, SN2 7HS

**\*Guide Price £180,000+ Plus Fees**

# 09



**3 Bedroom semi-detached house** in good order throughout and ideal for first time buyer or investment.

Offered below market value, the property was achieving a rental income of £950pcm equating to £11,400pa.

The accommodation comprises on the ground floor; entrance hall, kitchen, cloakroom and large living room. On the first floor; landing, master bedroom with en-suite, 2 further bedrooms and a bathroom. There is double glazing, gas central heating and storage cupboards.

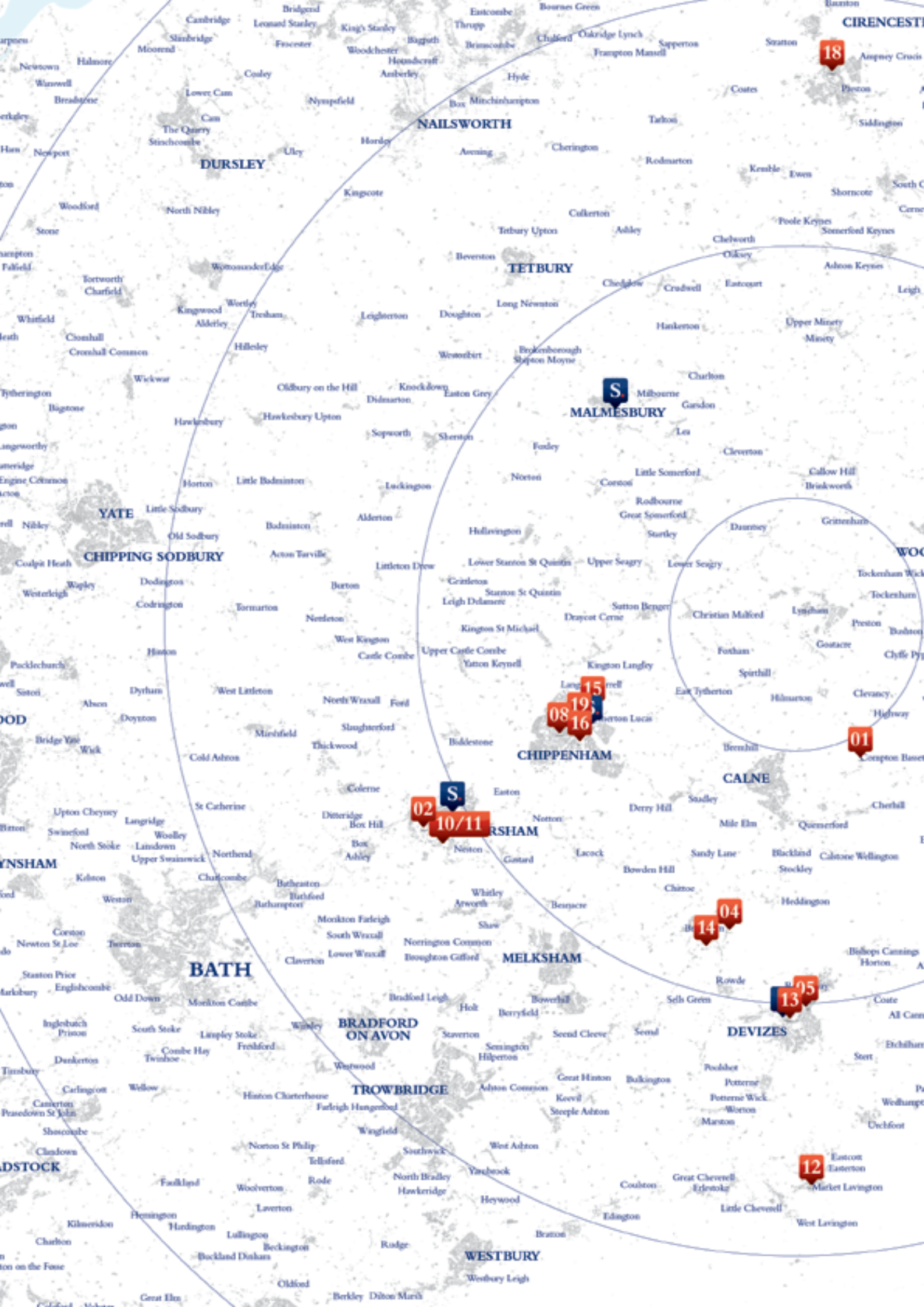
To the rear is an enclosed garden which is mainly gravelled with garden shed and a pedestrian access. At the front there are 2 car parking spaces allocated to the house.

EPC Rating Band C

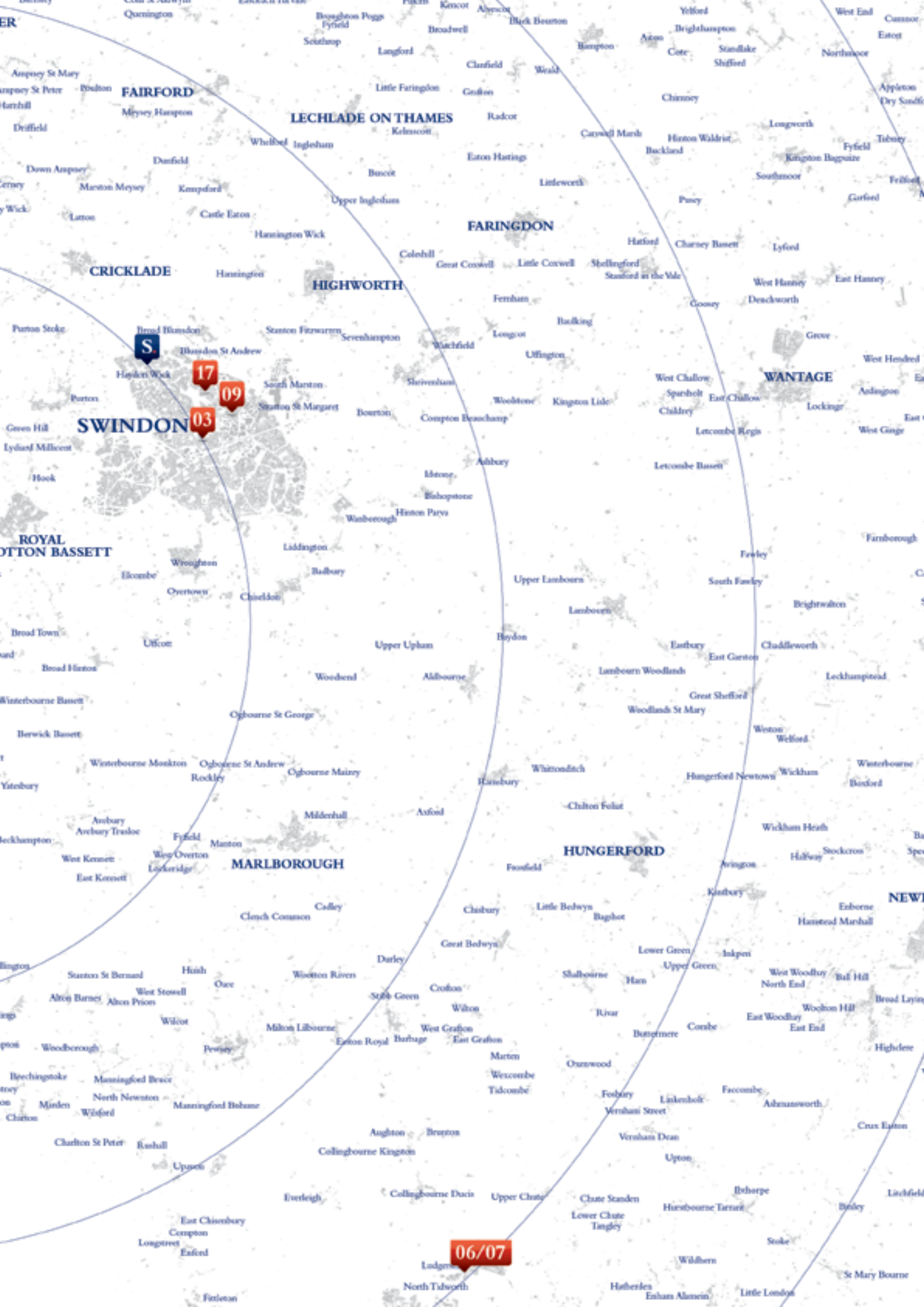
\*Please refer to the AUCTION GUIDE with regards to guide and reserve prices.

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**MARLBOROUGH**

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**NEW**

S

17

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06/07



**2/3 Bedroom detached house** in need of complete renovation with consent for extension.

Good sized garden areas to the front and rear with consent to create driveway and parking.

Planning consent was granted 2nd October 2020 under Application No 20/06364/FUL to demolish existing side extension and to extend at the rear.

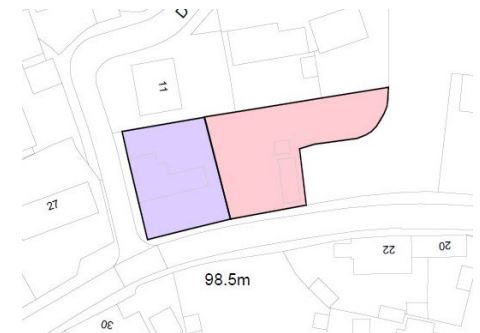
The proposed accommodation comprises on the ground floor; entrance hall, large family room, kitchen, utility room, cloakroom, bedroom with en-suite. On the first floor; landing, 2 bedrooms and bathroom.

# Building Plot adj 25 Moor Green

Neston, Corsham, Wiltshire, SN13 9SG

**\*Guide Price £90,000+ Plus Fees**

# 11



**Village building plot** with consent for a 3 bedroom detached house of about 1,438ft<sup>2</sup> (134m<sup>2</sup>).

Outside there will be a new entrance and parking for two cars to the front and a good sized rear garden.

Planning consent for a detached house was granted on the 2nd October 2020 under Application No 20/06364/FUL.

The proposed plans provide on the ground floor; entrance hall, kitchen/dining room, living room, utility room and cloakroom. On the first floor; landing, master bedroom with en-suite, 2 further bedrooms and bathroom.

The site is shown coloured pink on plan.

EPC Rating Band N/A

\*Please refer to the AUCTION GUIDE with regards to guide and reserve prices.

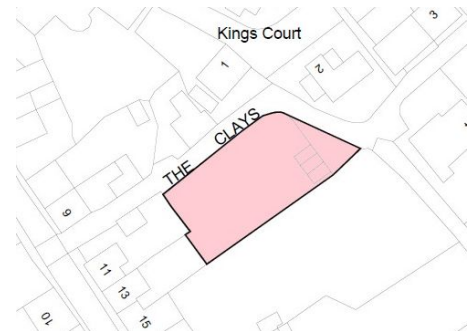
**For further details** please call: 01249 712 039 or visit [strakers.co.uk](http://strakers.co.uk)

# 12

## Building Plot rear of 11 White Street

Market Lavington, Devizes, Wiltshire, SN10 4DP

**\*Guide Price £110,000+ Plus Fees**



**Village building plot** with consent for a 3 bedroom detached house of about 1,268ft<sup>2</sup> (118m<sup>2</sup>).

Outside there will be a garage and parking for two cars to the rear and a good sized garden.

Planning consent for a detached house was granted on the 14th September 2018 under Application No 18/07095/FUL.

The proposed plans provide on the ground floor; entrance hall, kitchen/dining room, living room, utility room and cloakroom. On the first floor; landing, master bedroom with en-suite, 2 further bedrooms and bathroom.

The site is shown coloured pink on plan.

EPC Rating Band N/A

\*Please refer to the AUCTION GUIDE with regards to guide and reserve prices.

**For further details** please call:

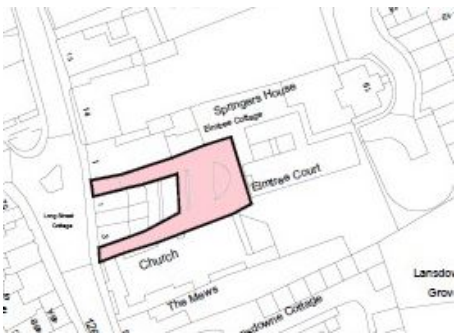
01249 765 200 or visit [strakers.co.uk](http://strakers.co.uk)

# Parking Spaces and Road off Long Street

Devizes, Wiltshire, SN10 1NJ

**\*Guide Price £55,000+ Plus Fees**

# 13



**Investment opportunity** comprising parking spaces and additional land just off Devizes town centre.

Comprising of 8 parking spaces some let at £650pa with potential overall income of about **£5,200 per annum.**

Aside from the 8 parking spaces there is a small parcel of garden land which could in the future provide another parking space. The retained parking spaces are allocated to the houses at the front of the site.

The roadway loops around the parking and both entrances are off Long Street. It also provides access for the parking areas and commercial property at the rear of the site which may have long term residential development potential.

EPC Rating Band N/A

\*Please refer to the AUCTION GUIDE with regards to guide and reserve prices.

**For further details** please call:

01249 765 200 or visit [strakers.co.uk](http://strakers.co.uk)

# Buildings for Conversion at Oaks Farm

St. Ediths Marsh, Bromham, Wiltshire, SN15 2DD

**\*Guide Price £395,000+ Plus Fees**

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**Pair of detached buildings** with consent for conversion to residential dwelling and ancillary accommodation. Situated in a rural position and extending to **about 4.05 acre**.

Also includes a stable block, former tennis court and a level paddock. The new entrance is already in existence off the track from the road.

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EPC Rating Band N/A

\*Please refer to the AUCTION GUIDE with regards to guide and reserve prices.



St Ediths Marsh is a rural hamlet of farms and residential properties situated between Devizes and Chippenham, both towns provide an extensive range of amenities and there is a village shop in nearby Bromham.

The site is accessed over a private road from the A342 and passes many houses before reaching the site towards the end which adjoins Oak Farm.

Planning consent was granted on the 17th June 2020 under Application No 20/03428/FUL for partial demolition of existing outbuilding and conversion of former aircraft hangar and former piggery to a 3 bedroom dwelling and ancillary accommodation.

The approved plans provide for

**Building 1;** comprising entrance hall, open plan living/dining/kitchen,

utility room, master bedroom with en-suite, 2 further bedrooms and bathroom. Overall internal floor area of about 1,412ft<sup>2</sup> (131m<sup>2</sup>).

**Building 2;** comprising entrance hall, artist studio/home office, guest bedroom with shower room and storage room. Overall internal floor area of about 736ft<sup>2</sup> (68.4m<sup>2</sup>).



**3 Bedroom semi-detached house** in need of modernisation. Ample space to the side to extend or for a possible extra dwelling (stp).

Built circa 1930's the house still retains many period features.

Accommodation comprises on the ground floor; entrance hall, sitting room, dining room, kitchen and rear lobby. On the first floor; landing, 3 bedrooms and a bathroom. There is some double glazing and electric storage heating.

At the front there is a lawn and ample driveway leading to a detached garage and workshop. The rear garden is laid to lawn with flower and shrub borders



# Development Site rear of 30 Westmead Lane

Chippenham, Wiltshire, SN15 3HZ

**\*Guide Price £375,000+ Plus Fees**

# 16



**Town centre development site** with consent for 5 new dwellings to the rear of the existing cottage.

About 0.35 acre with new access to be created off Westmead Lane by demolishing cottage extension.

Planning consent was granted under Application No 19/08610/FUL on the 24th March 2020 for the erection of a terrace of 5 new dwellings each with floor area of about 1,000ft<sup>2</sup> (93m<sup>2</sup>) and 11 parking spaces.

Each house comprises on the ground floor; entrance hall, open plan living/dining/kitchen and cloakroom. On the first floor; landing, 3 bedrooms and bathroom.

EPC Rating Band N/A

\*Please refer to the AUCTION GUIDE with regards to guide and reserve prices.

**For further details** please call:

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# 17

## Building Plot adj 143 Penhill Drive

Swindon, Wiltshire, SN2 5DX

**\*Guide Price £45,000+ Plus Fees**



**Individual building plot** with consent to erect a 3 bedroom detached house. Close to local amenities and good road links to A419 and M4.

Outside there will be parking for 2 cars and a good sized garden to the rear.

Planning consent was granted under Application No S/19/0648 on the 19th Jun 2019. There is also a lapsed alternative planning consent for the erection of 2 flats.

The approved plans comprise on the ground floor; entrance hall, lounge, dining room, kitchen, utility room and cloakroom. On the first floor; master bedroom with en-suite, 2 further bedrooms and bathroom.

EPC Rating Band N/A

\*Please refer to the AUCTION GUIDE with regards to guide and reserve prices.

**For further details** please call:

01249 765 200 or visit [strakers.co.uk](http://strakers.co.uk)

# 17 Cricklade Street

Cirencester, Gloucestershire, GL7 1HY

**\*Guide Price £250,000+ Plus Fees**

# 18



**Investment opportunity** comprising two storey commercial property in a town centre position.

Being sold vacant and about 1,194ft<sup>2</sup> (111m<sup>2</sup>) overall. Until recently producing an income of £30,500pa.

The property which is situated in the vicinity of many national retailers comprises on the ground floor about 642ft<sup>2</sup> (59.6m<sup>2</sup>); retail area, office and store with rear access. On the first floor about 552ft<sup>2</sup> (51.4m<sup>2</sup>); large office, kitchen area, store and cloakroom.

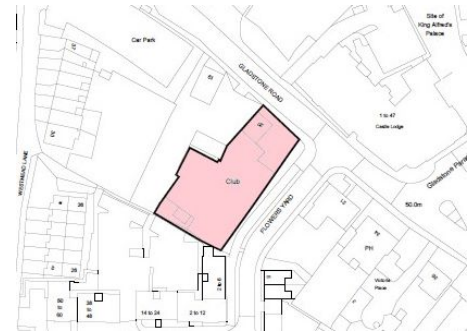
The property offers the prospect of converting the first floor to a residential apartment (subject to planning) whilst retaining the retail element below.

EPC Rating Band D

\*Please refer to the AUCTION GUIDE with regards to guide and reserve prices.

**For further details** please call:

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**Town centre development** comprising 7 flats, 1 cottage with 8 parking spaces and communal gardens.

Attractive period properties to the front for conversion and demolition and new build at the rear.

Planning consent was granted under Application No 20/05143/FUL on the 22nd October 2020 for the conversion and extension of the existing building to form:

**4x2 bedroom flats** with floor areas of about 1,022ft<sup>2</sup> (95m<sup>2</sup>)

**3x1 bedroom flats** with floor areas of about 700ft<sup>2</sup> (65m<sup>2</sup>)

**2 bedroom cottage** with floor area of about 990ft<sup>2</sup> (92m<sup>2</sup>).

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[lettings@strakers.co.uk](mailto:lettings@strakers.co.uk)

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[chippenham@strakers.co.uk](mailto:chippenham@strakers.co.uk)

33/34 Market Place  
Chippenham, Wiltshire SN15 3HP

## CORSHAM

01249 712 039

[corsham@strakers.co.uk](mailto:corsham@strakers.co.uk)

6 High Street  
Corsham, Wiltshire SN13 0HB

## DEVIZES

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[devizes@strakers.co.uk](mailto:devizes@strakers.co.uk)

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## MALMESBURY

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53 High Street  
Malmesbury, Wiltshire SN16 9AG

## SWINDON

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[swindon@strakers.co.uk](mailto:swindon@strakers.co.uk)

Millgrove House, Redhouse Village Centre  
North Swindon, Wiltshire SN25 2FW









# Memorandum of sale

December 2020

Lot Number	<input type="text"/>	<input type="text"/>
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Auction Date	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Property Address	<input type="text"/>
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	

Agreement Date	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Completion Date	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Sale Price	£	<input type="text"/>	,	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Deposit	£	<input type="text"/>	,	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Balance	£	<input type="text"/>	,	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Seller's Name(s)	<input type="text"/>
<input type="text"/>	
<input type="text"/>	

Seller's Address	<input type="text"/>
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	

Buyer's Name(s)	<input type="text"/>
<input type="text"/>	
<input type="text"/>	

Buyer's Address	<input type="text"/>
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	
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<input type="text"/>	
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Buyer's Phone Number	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Buyer's Solicitors Firm	<input type="text"/>
<input type="text"/>	

Buyer's Solicitors Contact Name	<input type="text"/>
<input type="text"/>	

Buyer's Solicitors Address	<input type="text"/>
<input type="text"/>	
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<input type="text"/>	
<input type="text"/>	

Buyer's Solicitors Phone Number	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Buyer's Administration Fee (Office use only)	<input checked="" type="checkbox"/>
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The Seller acknowledges that he has agreed to sell and the Buyer acknowledges that he has agreed to buy the property mentioned above at the purchase price, subject to the Standard, General and Special Conditions of Sale.

Signed as Agent (for the seller)	<input type="text"/>
<input type="text"/>	

Signed by the Buyer (or, on behalf of the buyer)	<input type="text"/>
<input type="text"/>	

ID Checklist (Office use only)	Photographic <input checked="" type="checkbox"/>	Address <input checked="" type="checkbox"/>	Negotiator <input type="text"/>
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