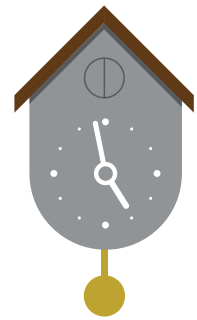


LAND AND PROPERTY AUCTIONS



July 2021

Online
Thursday 08 July



Welcome

July 2021



Welcome to Strakers July Land & Property Auction.

Whether this is your first look at buying at auction or you are one of our seasoned buyers, I have no doubt there is a small tingle of excitement when you see the property you are after. I must admit, even though as auctioneer and not buying anything, I still get a buzz when I see that one property which excites me or makes me wish I could just buy it.

I would really like to put together a short social media video about buying experiences, both successful and unsuccessful which we can share with others who are new to auction or looking to bid for the first time, if you have a story to tell or are happy to just answer a few questions in front of a camera, then please do get in touch.

There may not be many properties in this time round but I am excited about this months Lots and have my fingers crossed that we have our fourth 100% sale on the bounce. As always please don't hesitate to call myself or Tori if you wish to discuss any of the Lots in more detail.

Charlie Doel MNAVA
Director and Auctioneer



Charlie Doel MNAVA
Director and Auctioneer

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

01249 765 200
auctions@strakers.co.uk

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

Order of Sale

Online Thursday 08 July 2021 from 5pm

- | | | | |
|---|-----------|--|-----------|
| 01 13 Hartmoor Road
Devizes SN10 5HQ | £80,000+ | 07 Diamond Cottage
High Street, Bathampton, Bath BA2 6SX | £270,000+ |
| 02 23 Hobbes Close
Malmesbury SN16 0DA | £100,000+ | 08 5 Wick Bridge
Bremhill, Calne SN11 9LG | £110,000+ |
| 03 31 Cherry Orchard
Highworth, Swindon SN6 7AU | £165,000+ | 09 Land & Buildings at Hannington Wick
Swindon SN6 7RX | £75,000+ |
| 04 8 Lodowicks
Bremhill, Calne SN11 9LB | £150,000+ | 10 Former Methodist Chapel, Seend Cleeve
Seend, Melksham SN12 6PY | £250,000+ |
| 05 73 Beatrice Street
Swindon SN2 1BG | £150,000+ | 11 Barn for Conversion at Spin Hill
Market Lavington, Devizes SN10 4NR | £150,000+ |
| 06 Development Site at Bolwell Court
Devizes SN10 1DT | £140,000+ | 12 48 Spout Lane
Sells Green, Seend, Melksham SN12 6PF | £230,000+ |



Results and Highlights

May 2021

Total Sales £1,627,500

Once again our latest auction was held online and for the third time in 2021 we sold a fantastic 100% of lots offered. Viewing levels were again high, especially on the residential houses for modernisation. Two of particular note were Lot 02 in Colerne which made an excellent £163,000 from a guide of £120,000+ and Lot 14 in Melksham which had 54 bids from 8 different bidders and eventually sold for £187,500. With the increased busyness of the property market in recent months which has led to delays and frustrations with timescales between agreeing a sale and completion, Auction is a great way to buy and sell with a set timescale and with committed buyer/sellers.

Charlie Doel MNAVA Director and Auctioneer



Sold	100%	Residential	58%	Private	73%
Unsold	0%	Commercial	14%	Corporate	20%
		Development	14%	Probate	7%
		Amenity	14%		

01 63 Farriers Close Swindon SN1 2QX	£70,000+ Withdrawn	09 Development Site at Mayenne Place Devizes SN10 1QJ	£45,000+ £78,000
02 86 Pinewood Way North Colerne, Chippenham SN14 8QU	£120,000+ £163,000	10 Development Site at Bolwell Court Devizes SN10 1DT	£170,000+ July Auction
03 129 Top Lane Whitley, Melksham SN12 8QY	£220,000+ £241,000	11 12 Manor Crescent Swindon SN2 2LF	£145,000+ Withdrawn
04 Land at Preston Road Lynham, Chippenham SN15 4AP	£10,000+ £20,500	12 16 Market Place Chippenham SN15 3HW	£210,000+ Withdrawn
05 Land at John Rumble Court Devizes SN10 3AA	£10,000+ Sold After	13 9 New Road Marlborough SN8 1AH	£140,000+ £145,000
06 150 Gainsborough Close Salisbury SP2 9HJ	£135,000+ £160,500	14 44 Scotland Road Melksham SN12 8AJ	£130,000+ £187,500
07 Flat 1, 9 Bath Road Swindon SN1 4AS	£75,000+ Sold Prior	15 9 Tory Bradford-on-Avon BA15 1NN	£140,000+ Withdrawn
08 Unit 9, Coped Hall Business Park Royal Wootton Bassett SN4 8DP	£500,000+ Sold After		

14 44 Scotland Road
Melksham

Guide Price

🏠 **£130,000+**

Legal Pack Registrations

📄 **56**

Bidders

👤 **8**

Bids

👉 **54**

🏠 **£187,500+**



09 Development Site
Mayenne Place, Devizes

Guide Price

🏠 **£45,000+**

Legal Pack Registrations

📄 **41**

Bidders

👤 **7**

Bids

👉 **51**

🏠 **£78,000+**



“Charlie, Tori, Lizzie are the ‘A-Team’! From my first call to completion of the auction of my Mum’s property and all the challenges of selling during a pandemic, they were first class. I can’t thank them enough.”

Ashley Leat

Strakers are rated Excellent 4.8/5 based on 366 Reviews.

 **Trustpilot**



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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.

Auction process

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.

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.



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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.

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.

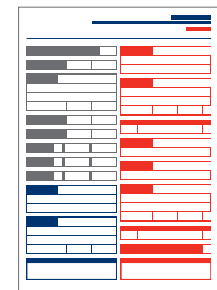
Proof of identification

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.



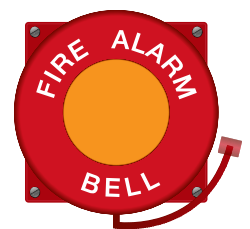
The contract

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.

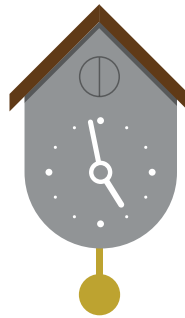
This is a straightforward process. Starting the registration includes filling out your personal details, verifying your email address, and accepting the Online Auction 'Terms and Conditions'. Once you have done this you will be able to search, 'watch' Lots and download legal documents.

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 08 July, 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.**

13 Hartmoor Road

Devizes, Wiltshire, SN10 5HQ

***Guide Price £80,000+ Plus Fees**

01



3 Bedroom semi-detached house of non-traditional 'Cornish' construction for modernisation and potential extension.

Situated in a residential area within walking distance of local amenities.

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

Outside there are front and rear gardens with scope to create parking.

In good order the property should achieve a rental income of about **£850 pcm** which equates to about **£10,200** per annum.

EPC Rating Band F

*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

02

23 Hobbes Close
Malmesbury, Wiltshire, SN16 0DA
***Guide Price £100,000+ Plus Fees**



3 Bedroom elevated end-terraced house of non-traditional PRC Cornish construction.

In need of some modernisation with a good sized garden offering scope to extend (subject to consents).

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

Outside there are gardens to the front and rear with a store.

In good order, the property should achieve a rental income of about **£775 pcm** which equates to about **£9,300pa**.

EPC Rating Band E

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

For further details please call:

01666 829 292 or visit strakers.co.uk

31 Cherry Orchard

Highworth, Swindon, Wiltshire, SN6 7AU

***Guide Price £165,000+ Plus Fees**

03



2 x 2 Bedroom apartments in need of modernisation or potential conversion back to a single dwelling.

Potential rental income in good order of about £1,500pcm which equates to about £18,000pa.

The flats have their own private entrances and separate services. The accommodation for each flat comprises; living room, kitchen, bathroom and 2 bedrooms.

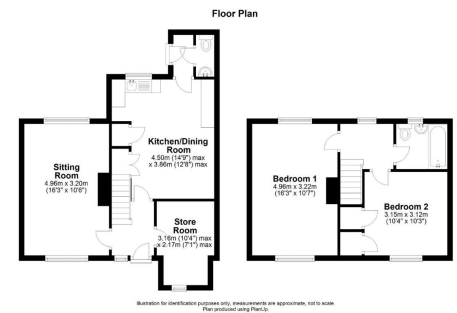
There is driveway parking to the front and a good-sized garden to the rear currently split into two sections with a garden shed.

EPC Rating Band D

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

For further details please call:

01249 765200 or visit strakers.co.uk



2 Bedroom house situated in a pleasant village position and in need of modernisation.

Potential income in good order of about **£800 pcm** which equates to about **£9,600pa**.

Accommodation comprises on the ground floor; entrance hall, living room, kitchen/diner, storeroom and cloakroom. On the first floor; landing, 2 bedrooms and a bathroom. The property has double glazing and oil-fired heating.

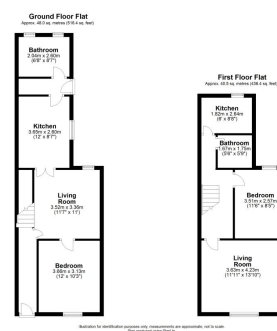
Outside there is an enclosed garden to the front and a pleasant rear garden laid to lawn with flower and vegetable borders plus a greenhouse. There is a pedestrian footpath at the rear providing access.

73 Beatrice Street

Swindon, Wiltshire, SN2 1BG

*Guide Price **£150,000+ Plus Fees**

05



Terraced property currently split into 2 x 1 bedroom flats. Only a short distance from local amenities.

In need of modernisation but could achieve an overall rental income of about £1,200 pcm (£14,400pa).

Accommodation comprises of 2 flats each with living room, kitchen, bedroom and bathroom. Both flats have their own electric supply and the ground floor flat has gas heating. The ground floor tenant has been given notice to vacate, the first floor flat is vacant.

There is a small courtyard to the front and a rear courtyard garden with a larger than average garage (5.1mx4.1m). On-road parking is available to the front.

EPC Rating Band D

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

For further details please call: 01249 765200 or visit strakers.co.uk



Development site for 4 dwellings in a central location only a short walk from the town centre.

Planning consent granted for redevelopment and part conversion in Dec 2018 under 18/10200/VAR.

Unit 1: Kitchen/living room, cloakroom, bedroom and bathroom about 516ft² (48m²)

Units 2&3: Kitchen/living room, bedroom and bathroom about 463ft² (43m²)

Unit 4: Kitchen/living room, 2 bedrooms and bathroom about 678ft² (63m²)

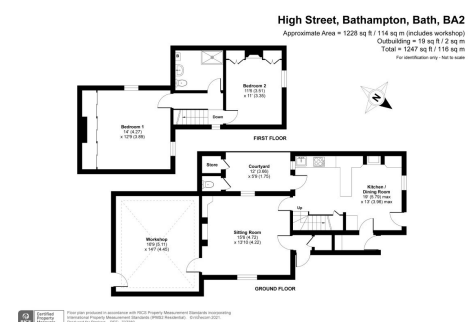
The extent of the property is shown edged red on the plan.

Diamond Cottage, High Street

Bathampton, Bath, BA2 6SX

***Guide Price £270,000+ Plus Fees**

07



Attractive 2 bedroom cottage for modernisation in a popular village location on the outskirts of Bath.

Great opportunity whether it be a renovation project, investment or your next home.

Accommodation comprises on the ground floor; kitchen/diner with large pantry, living room and rear store/workshop. On the first floor; landing, 2 bedrooms and a bathroom.

There is a courtyard front garden slightly elevated from the road. At the rear is a driveway and there is an enclosed side courtyard garden with two small stores.

EPC Rating Band E

*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



3 Bedroom semi-detached house in a large plot and of non-traditional construction.

In need of modernisation with outbuildings, front and rear gardens and views over the fields to the rear.

The accommodation comprises on the ground floor; entrance hall, living room and kitchen. On the first floor; landing, 3 bedrooms and bathroom. There is double glazing and oil-fired heating.

In good order the property could produce a rental income of about **£800 pcm** which equates to about £9,600 per annum.

Land & Buildings at Hannington Wick

Swindon, Wiltshire, SN6 7RX

***Guide Price £75,000+ Plus Fees**

09



Pony paddocks with buildings situated in a rural position accessed from a village lane.

The buildings comprise a mixture of useful barn/storage areas along with 4 stables that front onto a covered yard.

The two levels paddocks are located on either side of the access track that leads to the buildings.

The extent of the property is shown edged red on the aerial photo and extends to **about 5.9 acres**.

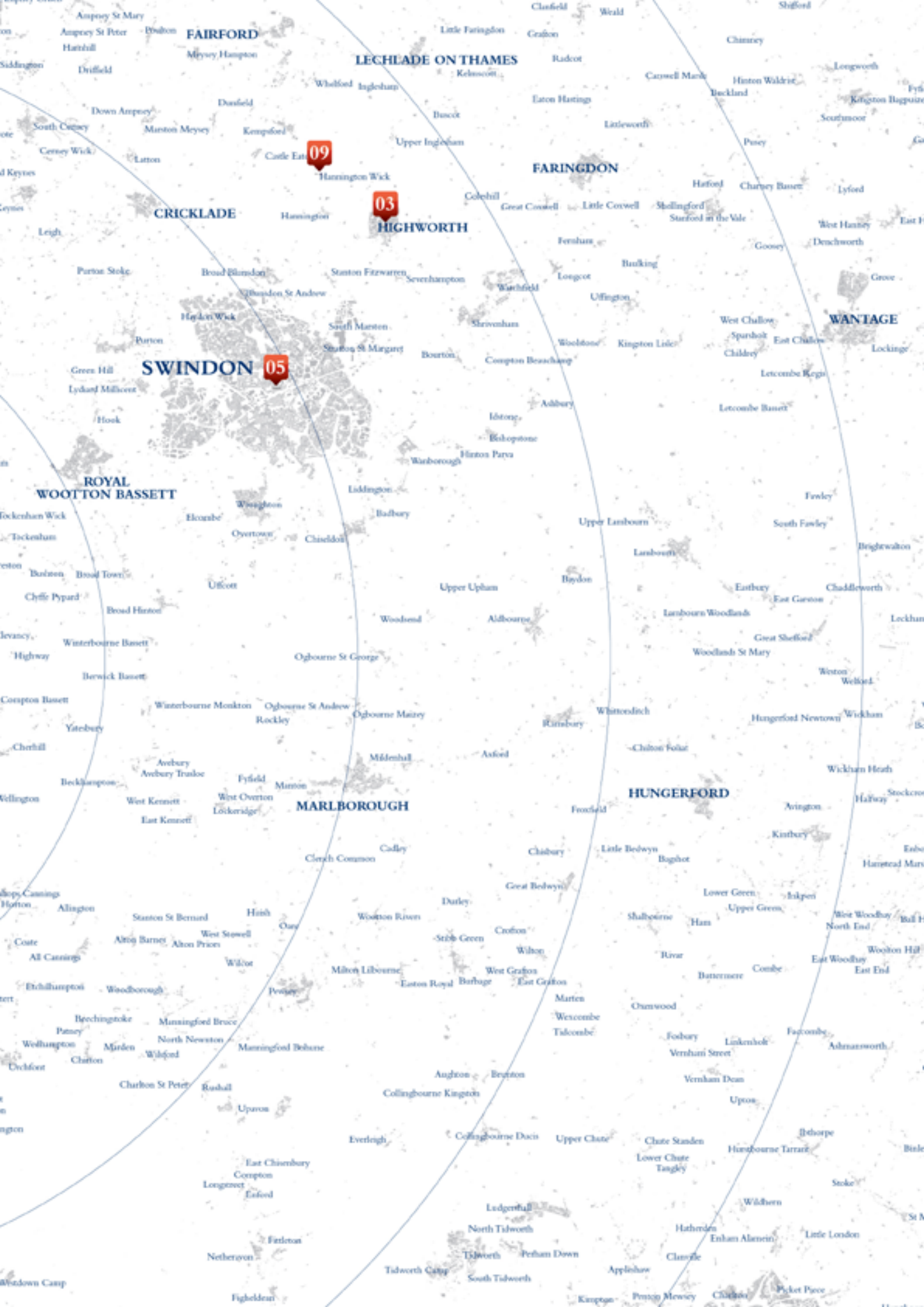
There is a metered water supply to the property.

EPC Rating Band N/A

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

For further details please call: 01249 765200 or visit strakers.co.uk





FAIRFORD

LECHEADE ON THAMES

FARINGDON

CRICKLADE

HIGHWORTH

WANTAGE

SWINDON

**ROYAL
WOOTTON BASSETT**

MARLBOROUGH

HUNGERFORD



Detached former chapel with consent for conversion and extension to create a stunning family home.

Also includes a double garage, good sized garden and views to the rear.
About 0.16 acre in total.

Planning consent was obtained via appeal about 10 years ago. The proposed accommodation comprises on the ground floor; entrance lobby, studio/spa, kitchen/breakfast/dining area, open plan lounge, utility room and bathroom.

On the first floor; 4 bedrooms, en-suite, further bathroom, study/gallery and a large reading area. The accommodation can be flexible and the buyer could alter to their own requirements.

Barn for Conversion at Spin Hill

Market Lavington, Devizes, Wiltshire, SN10 4NR

***Guide Price £150,000+ Plus Fees**

11



Rural detached barn with prior notice consent for conversion to a 2 bedroom dwelling.

Stunning south-facing views over farmland and within easy distance of local amenities.

The proposed accommodation comprises; entrance hall, kitchen/diner, living room, cloakroom, 2 bedrooms and a bathroom and has an internal floor area of about 960ft² (89m²).

There will be ample space to park and the extent of the property is shown edged red on the aerial photo and extends to **about 0.35 acre**.

EPC Rating Band N/A

*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



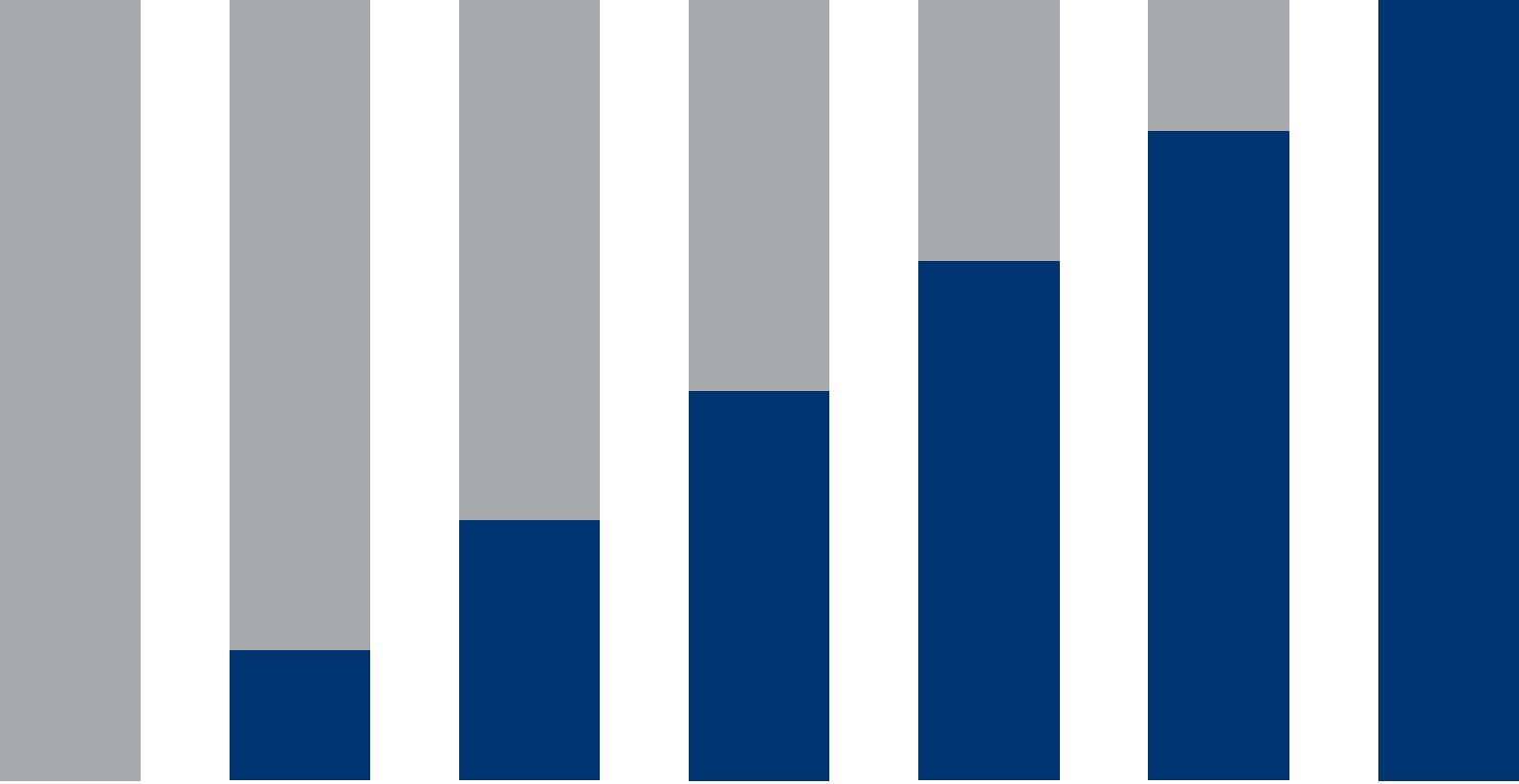
Attractive cottage in a semi-rural position in need of modernisation with potential to extend (stp).

The cottage is set back from the village lane and has excellent views over the farmland to the rear.

The accommodation comprises on the ground floor; living room, dining room, bathroom and kitchen. There are two staircases leading to 3 bedrooms on the first floor. There is excellent scope to rearrange the internal layout and also extend to the side and/or rear (stp).

There is parking at the front with good sized gardens to the front and side mainly laid to lawn with mature shrubs and trees.





Chartwell Funding can source the most competitive terms for mortgages that cannot be found on the High Street.

CHARTWELL
FUNDING LIMITED

We are experts at helping our clients with bridging, development finance and commercial mortgages.

Our clients had worked hard all their lives and retired to their large house with no mortgage. Eventually the upkeep of the house became too much for them and so they decided to sell up and downsize to something more manageable. They read up on their options and decided they would sell first, store most of their furniture, rent for a while and wait for their final home to become available and they could move at a pace to suit the vendor. Like most great plans they started well, and the house sold quickly. As expected, they were the top of the chain and unfortunately it was a lengthy chain. Then it was a case of sods law and they found their dream home but needed to complete by the March stamp duty deadline, at the request of the vendor.

We were able to secure temporary finance against the current property to buy the dream home in cash. From application to offer took four days and they were able to complete just three weeks later on their dream home. As expected, the rest of the chain proceeded as planned and the sale of the old property happened a few months later. The temporary finance was in place for just three months, the stamp duty discounts were enjoyed, and the dream house secured without affecting the sale price or their chain.

This is exactly what short term finance is designed for and with rates reducing of late, should be considered before discounting house prices for an immediate sale which could be subject to a chain.

If you would like to know more about how to make yourself a chain free buyer, please contact Chartwell Funding.



Contact Matt Jarrett
to find an affordable solution:

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Independent mortgage brokers

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APPOINTMENTS

Karen Elson Appointed Lettings Director

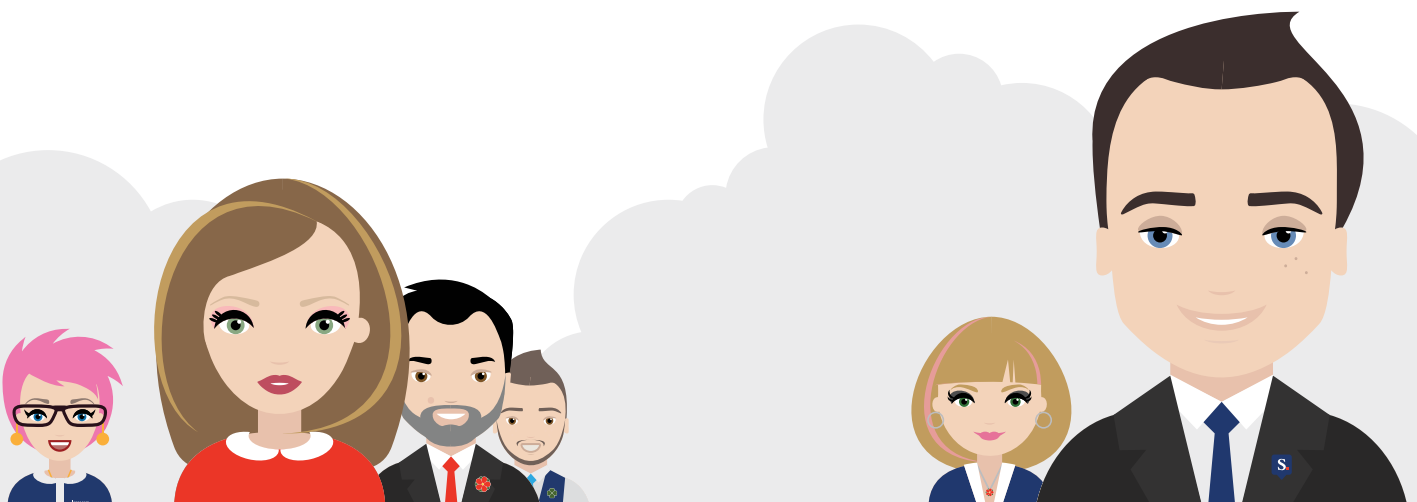


We are delighted to announce the appointment of Karen Elson on to the board of Directors. Karen joined Strakers in 2005 as a Lettings Negotiator and has risen through the ranks, formerly becoming Lettings Manager and then Associate Director in 2017. This next step further highlights the importance of our thriving Lettings Business and Karen's essential role at the helm.

Strakers Managing Director, Mark Hulse commented:

“In Karen, we are blessed to have a driven, highly committed and passionate leader of our Lettings Business – someone who has overseen enormous and sustained growth within her department and has consistently found new ways of improving our service despite the many challenges that are thrown at the sector each year. She is an incredible colleague and I'm delighted to welcome her to our Board – an appointment which I know will carry enormous value.”

I think we speak on behalf of the entire Strakers team and the Board of Directors when we say Congratulations Karen, a thoroughly well-deserved appointment.



Devizes to Westminster... and back!

On Wednesday 30 June 2021, 20 men will be commencing the challenge of running from the market cross in Devizes to Westminster Bridge and back again over four days.

Strakers auctioneer, Charlie Doel is one of the 20 men taking part in this journey covering 250 miles in total via the tow path of the Kennet Avon Canal and then following the River Thames into the centre of London.

The challenge is a run in a relay for four teams of five people, each leg will be around 5 miles in length and over the course of the event every runner will be covering at least 60 miles.

Charlie is taking part because in November 2019 he unfortunately lost one of his great friends, Tony Poole to a rare autoimmune blood disease called Haemophagocytic Lymphohistiocytosis (HLH). For this reason, he is taking on this challenge in support of Histiocytosis UK so that others can hopefully be able to overcome this illness in the future.

Follow the Strakers social media feeds to keep up to date on his progress and if you'd like to donate, click/enter the link below which will take you to his Just Giving page:

justgiving.com/fundraising/boonersboys



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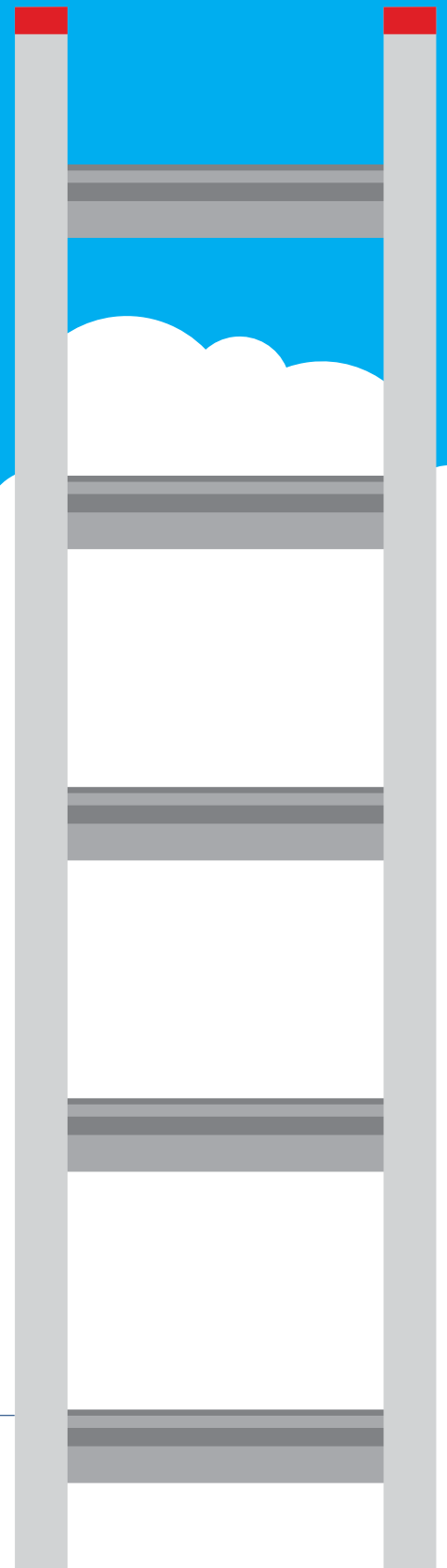


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Chippenham, Wiltshire SN15 3HP

CORSHAM

01249 712 039

corsham@strakers.co.uk

6 High Street

Corsham, Wiltshire SN13 0HB

DEVIZES

01380 723 451

devizes@strakers.co.uk

6/7 Market Place

Devizes, Wiltshire SN10 1HT

MALMESBURY

01666 829 292

malmesbury@strakers.co.uk

53 High Street

Malmesbury, Wiltshire SN16 9AG



Memorandum of sale

July 2021

Lot Number

Auction Date

Property Address

Agreement Date

Completion Date

Sale Price £

Deposit £

Balance £

Seller's Name(s)

Seller's Address

Buyer's Name(s)

Buyer's Address

Buyer's Phone Number

Buyer's Solicitors Firm

Buyer's Solicitors Contact Name

Buyer's Solicitors Address

Buyer's Solicitors Phone Number

Buyer's Administration Fee (Office use only)

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)

Signed by the Buyer (or, on behalf of the buyer)

ID Checklist (Office use only) Photographic Address Negotiator



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