

LAND AND PROPERTY AUCTIONS



October 2021

Online
Thursday 14 October



Welcome

October 2021



It is a pleasure to provide you with Strakers October Land and Property Auction catalogue. As usual there is a wide selection of lots from building plots and renovations to investments and a hotel/restaurant. One of the things I love most about this job is rarely are two Lots the same and in one day I can see such a variety of properties, some easy to value whilst others have you pondering for days. I do find that, for the latter property, this is where selling by auction really comes into its own. Many times I have said to a client, if you had 10 agents out, you would likely get 10 different prices, in some instances I have been called out as there are a couple of hundred thousand pounds difference between agents valuation figures. In these cases, I often say, trust the auction process and if you start sensible the market will find its level and you will achieve the best price from a buyer that can actually proceed. Now I appreciate for some this is a massive gamble but in general for those that take this advice they are usually pleasantly surprised! If you do ever need an alternative view, regardless of the property, I am always happy to provide my thoughts.

Hopefully there is a lot enclosed that is of interest and I look forward to seeing you bid come the 13th/14th.

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
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Order of Sale

Bidding opens midday 13 October
closes from 17:00 14 October

01	23 Adcroft Street Trowbridge BA14 8PF	£110,000+ Closes 17:00	10	15 Brookfield Rise Whitley, Melksham SN12 8QP	£235,000+ Closes 17:45
02	1 Station Road Swindon SN1 2BD	£65,000+ Closes 17:05	11	Regent Hotel, 151-152 Victoria Road Swindon SN1 3BU	£350,000+ Closes 17:50
03	53 & 53a Eastleigh Road Devizes SN10 3EH	£160,000+ Closes 17:10	12	55 Northgate Street Devizes SN10 1JJ	£100,000+ Closes 17:55
04	5 West End Westbury BA13 3JE	£125,000+ Closes 17:15	13	107 Station Road Westbury BA13 4HN	£180,000+ Closes 18:00
05	3 Dora Walk Gloucester GL1 4PP	£85,000+ Closes 17:20	14	Building Plot at Priors Hill Wroughton, Swindon SN4 0RW	£95,000+ Closes 18:05
06	76 High Street Malmesbury SN16 9AT	£150,000+ Closes 17:25	15	29/29a Bond Street Trowbridge BA14 0AS	£350,000+ Closes 18:10
07	86 Southbrook Street Extension Swindon SN2 1HH	£215,000+ Closes 17:30	16	Ground Floor at Spring Hill House Nailsworth, Stroud GL6 0LT	£95,000+ Closes 18:15
08	21 Tintern Road Devizes SN10 5ED	£235,000+ Closes 17:35			
09	2c Stokes Road Corsham SN13 9AA	£65,000+ Closes 17:40			



Results and Highlights

August 2021

Total Sales £2,412,500

The property market of 2021 continues to surprise me, the appetite for residential property doesn't seem to have abated with intense competition for all the lots on offer. For the first time I can remember in a long while, every single sold lot sold for in excess of its reserve price meaning we had multiple bidders across the board. Viewing levels were extremely high with Lot 10 – 4 Turnpike Cottages, Biddestone having about 90 viewings over the marketing period which certainly keeps our residential teams busy.

One of the things I love about auction is how some lots keep you in suspense as the bidders wait until the last minute. Lot 04 – 87 Ramsbury Ave, Swindon still didn't have a bid with less than 5 minutes to go (I thought this isn't going to sell!) and then 28 bids from 5 customers smash through the reserve in a blink of the eye.

Charlie Doel MNAVA Director and Auctioneer



Sold	92%	Residential	50%	Private	63%
Unsold	8%	Commercial	19%	Corporate	25%
		Development Land	12%	Probate	12%

01 37 Newtown Trowbridge BA14 0BD	£165,000+ £190,500	09 Allotment Land at Weavers Cottages Seend, Melksham SN12 6NN	£15,000+ £26,500
02 Former Lopes Arms Market Place, Westbury BA13 3DQ	£550,000+ Withdrawn	10 4 Turnpike Cottages Biddestone, Chippenham SN14 7DN	£170,000+ £308,000
03 377 Longleaze Lane Melksham SN12 6QJ	£140,000+ £215,000	11 22 Upton Scudamore Warminster BA12 0AG	£160,000+ £206,000
04 87 Ramsbury Avenue Swindon SN2 5NY	£120,000+ £140,500	12 133 & 134 Potters Walk, High Street Royal Wootton Bassett SN4 7AY	£625,000+ Sold After
05 51 Chestnut Road Sutton Benger, Chippenham SN15 4RP	£170,000+ £287,000	13 1 Station Road Swindon SN1 2BD	£85,000+ Postponed
06 Development Site at Saxon Rise Collingbourne Ducis SN8 3HQ	£135,000+ Postponed	14 17 High Street Calne SN11 0BS	£90,000+ £151,000
07 48 Dogridge Purton, Swindon SN5 4DL	£75,000+ £86,000	15 55 Northgate Street Deveses SN10 1JJ	£160,000+ Postponed
08 Garages at Dogridge Purton, Swindon SN5 4DL	£165,000+ £232,000	16 33 & 33a Silver Street Warminster BA12 8PT	£295,000+ Unsold

10 4 Turnpike Cottages
Biddestone

Guide Price

🏠 **£170,000+**

Legal Pack Registrations

📄 **130**

Bidders

👤 **6**

Bids

👉 **59**

🏠 **£308,000**



14 17 High Street
Calne

Guide Price

🏠 **£90,000+**

Legal Pack Registrations

📄 **61**

Bidders

👤 **7**

Bids

👉 **57**

🏠 **£151,000**



“Great auction company to sell your house. Always kept in touch when necessary, no issues at all with how Strakers completed the auction process, stress free. Cannot ask for more!”

Strakers are rated Excellent 4.8/5 based on 388 Reviews.

 **Trustpilot**



IN THE KNOW

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ON THE MOVE



SELLING AT AUCTION

Auctions offer quick sales and high certainty!

We have a very diverse range of sellers, from housing associations to deceased estates and each need something slightly different. Regardless of whether you have a property to sell, a parcel of land/building plot or a block of garages, the most important thing to do is to get Auctioneer, Charlie Doel out for a free, no obligation valuation.

Honesty is the best policy and if we don't think the property suits auction, we will advise on the best course of action and can put you in touch with our residential team to sell on the private treaty if needed.

The valuation you receive will be straight to the point and honest. There is no point in outing anything into the auction with an unrealistic price tag as it won't sell.

Whilst we can't say that we will be able to sell 100% on the night (although we have a few times this year), the majority of lots offered will sell if priced correctly, wither on the auction night itself, or will be tied up in the following days.

The whole auction process from the point of marketing through to completion is 8 weeks, so auctions tend to attract clients who need a quick sale.

Top Tips

- Present the property in its best light to boost value
- Get paperwork organised in advance
- Building plots sell well at auction

If you're thinking about selling at auction, get in touch with the team today.

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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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.

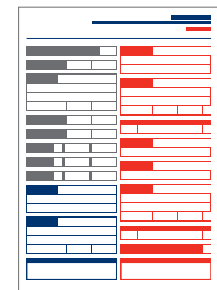
Proof of identification

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.



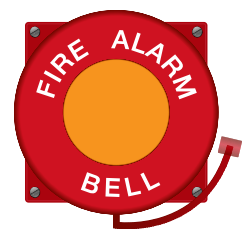
The contract

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.

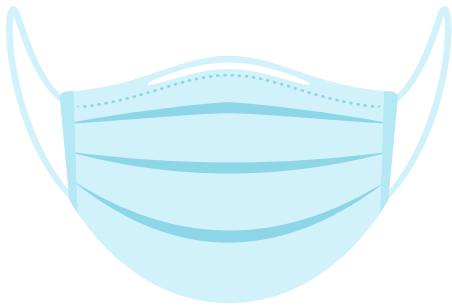
Please note: 1. All measurements shown are approximate.

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.

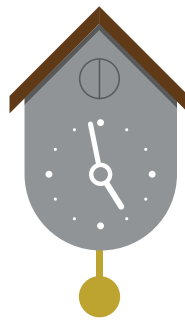
This is a straightforward process. Starting the registration includes filling out your personal details, verifying your email address, and accepting the Online Auction 'Terms and Conditions'. Once you have done this you will be able to search, 'watch' Lots and download legal documents.

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 14 October, 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.**

23 Adcroft Street

Trowbridge, Wiltshire, BA14 8PF

***Guide Price £110,000+ Plus Fees**

01



2 Bedroom terraced house for renovation in a cul de sac position.

Ideal first time or investment buy with a potential income in good order of about £800pcm which equates to about £9,600pa.

Accommodation comprises on the ground floor; living room, dining room, kitchen and bathroom. On the first floor; 2 double bedrooms. There is double glazing and gas heating.

There is a courtyard garden to the front and a garden to the rear.

The Grade II listed property is within walking distance of Sainsbury's and the town centre.

EPC Rating Band C

*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



1 Bedroom first floor flat and single garage situated only a stone's throw away from the train station.

Currently tenanted and producing a combined rent of £590pcm which equates to £7,080 per annum.

Accommodation comprises ground floor entrance hall with staircase to landing, living room, kitchen, bedroom and bathroom.

The property is in need of some minor repairs and re-decoration but has gas heating and double glazing.

The flat is held on a 999-year lease from 1907 with a ground rent of £1.50 per annum.

53 & 53a Eastleigh Road

Devizes, Wiltshire, SN10 3EH

***Guide Price £160,000+ Plus Fees**

03



Residential investment opportunity comprising of 2 flats in an established area of the town.

In need of modernisation and improvement. Potential income of about £12,000 per annum.

The ground floor flat comprises of an entrance hall, kitchen/living room, bedroom and bathroom. The first floor flat comprises of an entrance hall, kitchen/living room, 2 bedrooms and a bathroom.

There is a front garden with scope to create parking and a good sized enclosed rear garden mainly laid to lawn. There are useful brick outbuildings which could be incorporated into the property.

EPC Rating Band C

*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



2 Bedroom cottage with additional loft room only a short walk from the town centre.

Ideal buy to let with potential income of about £650pcm which equates to about £7,800pa.

Accommodation comprises on the ground floor; entrance porch, living room, rear hall and kitchen. On the first floor; landing, 2 bedrooms, bathroom and cloakroom. There is a second floor loft room.

The Grade II listed property is in fair condition and has gas central heating along with some attractive features. To the rear is a garden/parking area with access from the lane to the side.

3 Dora Walk

Gloucester, Gloucestershire, GL1 4PP

***Guide Price £85,000+ Plus Fees**

05



3 Bedroom terrace house in need of modernisation and improvement.

Ideal first time or investment buy with a potential rental income in good order of about £750pcm which equates to about £9,000pa.

Accommodation comprises on the ground floor; kitchen and living room. On the first floor; landing, 3 bedrooms and bathroom. There is gas heating.

At the front is a parking area with a side passage leading to the rear garden.

The property is situated in a cul-de-sac position and is within walking distance of local amenities.

EPC Rating Band C

*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



Attractive 2 bedroom period cottage requiring extensive restoration and in the heart of town.

The Grade II listed cottage retains a wealth of character to include exposed ceiling beams and stonewalling.

Accommodation comprises on the ground floor; living room and kitchen and on the first floor; landing, 2 bedrooms and a bathroom.

To the rear is an enclosed courtyard garden.

The cottage would make an excellent first-time property or ideal investment with a potential rental income in good order of about £850pcm (£10,200pa).

86 Southbrook Street Extension

Swindon, Wiltshire, SN2 1HH

***Guide Price £215,000+ Plus Fees**

07



3 Bedroom semi-detached house in need of modernisation. Good-sized plot with potential for extension (stp).

Situated on a no through road in a popular residential area.

Accommodation comprises on the ground floor; porch, hallway, living room, dining room, kitchen and internal door to garage. On the first floor; landing, 3 bedrooms, cloakroom and bathroom.

At the front is a garden and driveway leading to a garage. Side access to a good-sized enclosed rear garden mainly laid to lawn.

EPC Rating Band C

*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



4 Bedroom detached house in a cul-de-sac position and in need of renovation throughout.

Would make a great family home with scope for extension (subject to consents).

Accommodation comprises on the ground floor; entrance hall, living/dining room, kitchen, utility room and study. On the first floor; landing, 4 bedrooms and a bathroom.

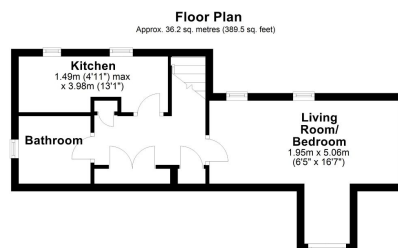
At the front, there is a garden and a driveway leading to a garage. Side access leads to a good-sized enclosed garden with mature trees and a pond. There is scope to extend to the side/rear (subject to planning).

2c Stokes Road

Corsham, Wiltshire, SN13 9AA

***Guide Price £65,000+ Plus Fees**

09



Total area: approx. 36.2 sq. metres (389.5 sq. feet)
Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.



Second floor studio apartment in need of modernisation and within walking distance of the town centre.

Ideal investment opportunity with potential income of about £500pcm which equates to about £6,000pa.

Accommodation comprises communal entrance hall, first floor lobby, landing, kitchen, living/bedroom and bathroom. There is gas heating.

To the front is a shared parking area and there is also communal outside space.

The flat is on a long 125 year lease and further details will be available in the legal pack.

EPC Rating Band C

*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



2 Bedroom detached bungalow with good sized accommodation and in need of modernisation.

Situated in a cul-de-sac position amongst similar style properties in a popular Wiltshire village.

Accommodation comprises of an entrance hall, living room, kitchen, rear utility room, 2 bedrooms and bathroom. There is gas central heating, however, the bungalow would benefit from refurbishment.

To the front is a driveway leading to a single garage and a lawn area. At the rear is an enclosed garden, currently overgrown with patio area and pond.

Regent Hotel, 151-152 Victoria Road

Swindon, Wiltshire, SN1 3BU

***Guide Price £350,000+ Plus Fees**

11



Substantial Hotel/Restaurant about 7,691ft² (714m²) overall. Scope for residential or HMO's (subject to consents).

Large car park and garden area, in total about 0.31 acre.

The accommodation includes, on the ground floor; Bar and restaurants area, kitchen with stores off, customer wc's, utility room, store/cellar and office.

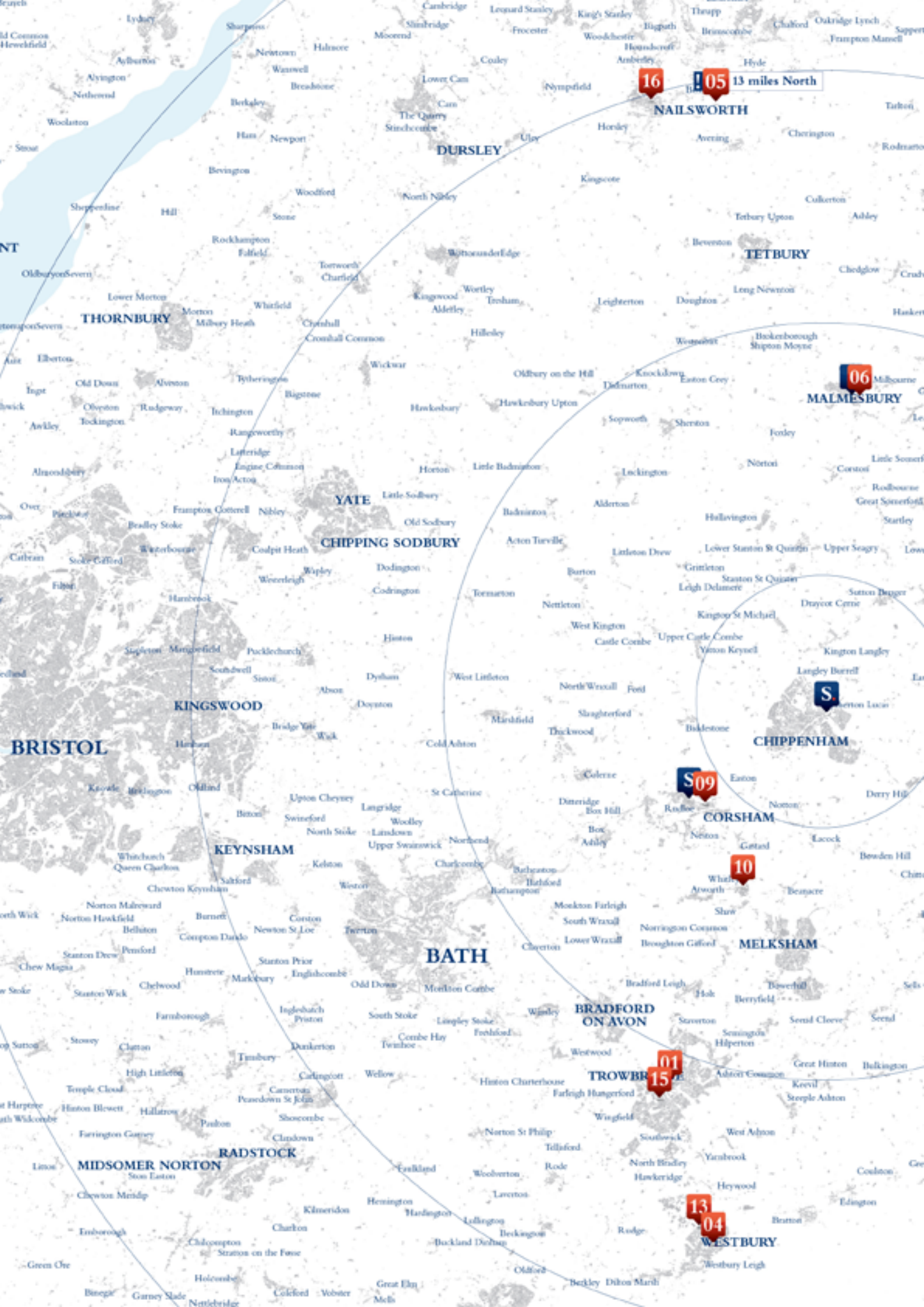
On the first and second floor; 17 letting rooms, managers flat, 3 shower rooms and a separate wc.

Sold with vacant possession on completion.

EPC Rating Band TBC

*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



Old Common
Hewfield

NT

BRISTOL

MIDSOMER NORTON

THORNBURY

KINGSWOOD

KEYNSHAM

RADSTOCK

DURSLEY

YATE

CHIPPING SODBURY

BATH

BRADFORD ON AVON

TROWBRIDGE

NAILSWORTH

TETBURY

MALMESBURY

CHIPPENHAM

CORSHAM

MELKSHAM

WESTBURY

16

05

06

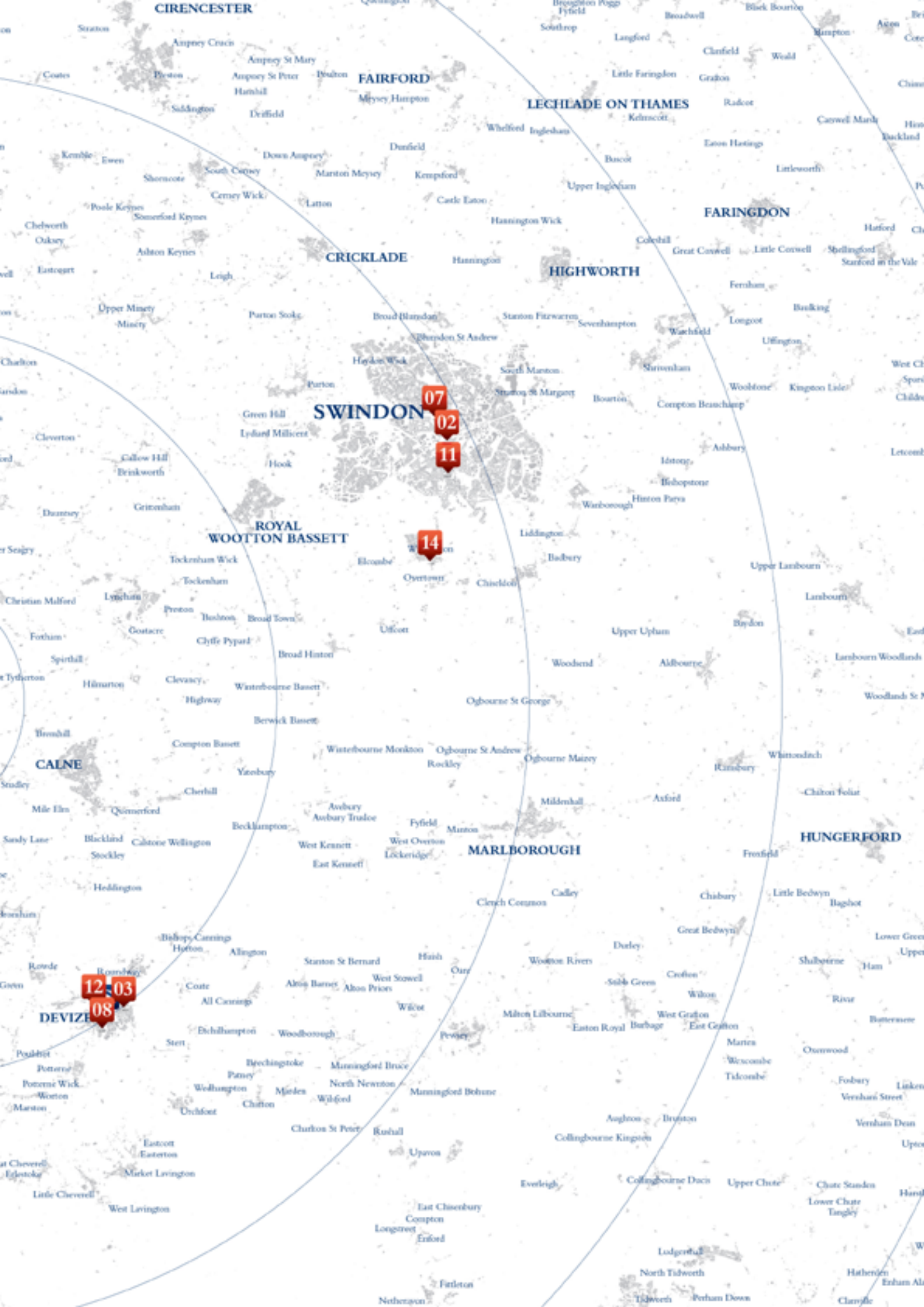
S09

10

01
15

13
04

13 miles North



SWINDON

ROYAL
WOOTTON BASSETT

MARLBOROUGH

HUNGERFORD

DEVIZES

07

02

11

14

12

03

08



Town centre commercial building with positive pre-app advice with regards to conversion to residential.

Courtyard and two parking spaces accessed from the rear.

Potential residential scheme comprising on the ground floor; lounge, dining room, kitchen, utility and W.C. On the first floor; landing, 2 bedrooms and a bathroom with a further bedroom on the second floor.

The Grade II listed property has an internal floor area of about 1,132ft² (105.2m²).

107 Station Road

Westbury, Wiltshire, BA13 4HN

***Guide Price £180,000+ Plus Fees**

13



4 Bedroom detached house with only minor updating required.

Excellent investment opportunity within walking distance of the train station and local amenities.

Accommodation comprises on the ground floor; entrance hall, open plan living room through to dining room, kitchen, utility area, rear hall, bathroom and conservatory. On the first floor; landing and 4 bedrooms.

The house has double glazing and gas heating.

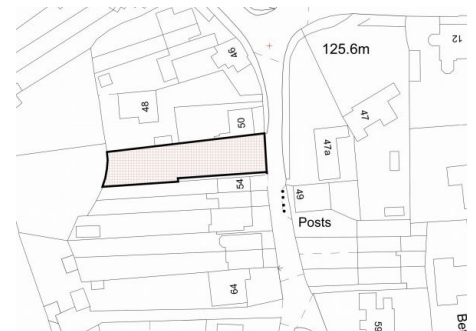
Front courtyard and side access to an enclosed courtyard garden at the rear.

EPC Rating Band F

*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



Village building plot with consent for a 4 bedroom detached house with GIA about 1163ft² (108m²).

Situated towards the outskirts of the village in a residential area and elevated from the village road.

Planning consent was granted by Swindon Borough Council under Application No S/20/0974 on the 22nd June 2021.

The approved plans comprise on the ground floor; entrance hall, lounge, kitchen/dining/family room, utility and cloakroom. On the first floor; master bedroom with en-suite, 3 further bedrooms and bathroom. Front and rear gardens.



Residential investment comprising 8 flats with an overall income of £61,880 per annum including utilities.

Close to local amenities and within walking distance of the town centre and railway station.

The flats are a mix of studio apartments and 1 bedroom flats. Some are accessed at the rear with the majority accessed via the front, flat 8 has its own access and a basement room. Overall they are in fair condition with some updating required.

Each flat has its own boiler with shared electric and water services. To the rear is a private courtyard and a further shared area with access to the road.

16

Ground Floor at Spring Hill House

Nailsworth, Stroud, Gloucestershire, GL6 0LT

***Guide Price £95,000+ Plus Fees**



Ground floor premises with positive pre-app for conversion to residential apartments (subject to planning).

Part of a stunning Grade II★ listed property with 5 additional apartments and a large parking area to the front.

The former dentist surgery occupies either side of an imposing entrance hall. There has been a positive response from the Council for the conversion to a studio apartment about 312ft² (29m²) and a 1 bedroom apartment about 430ft² (40m²) plus basement area.

The property is **freehold** with the leasehold apartments providing ground rents of £100pa each. A schedule is available from the Auctioneers.

EPC Rating Band N/A

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

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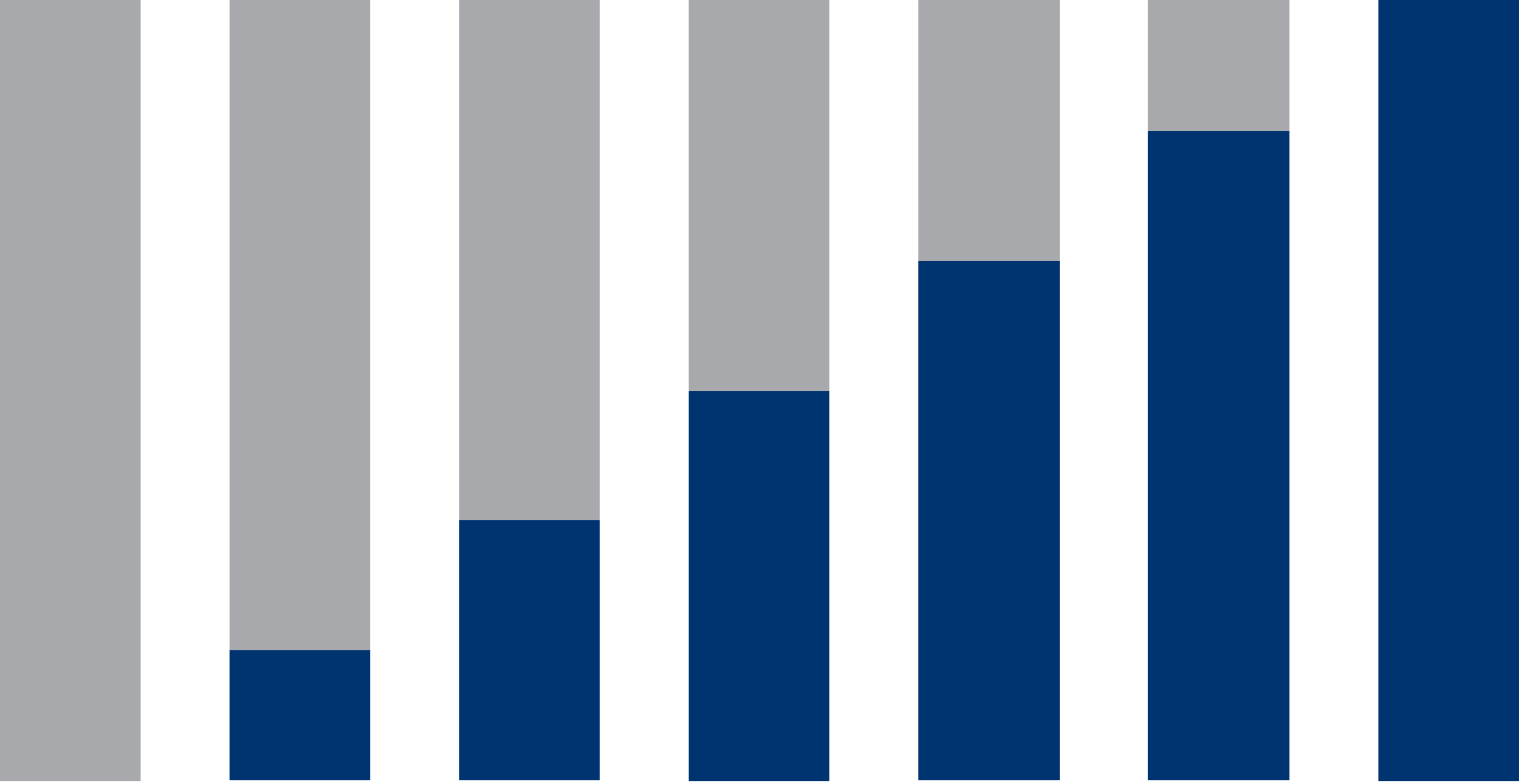
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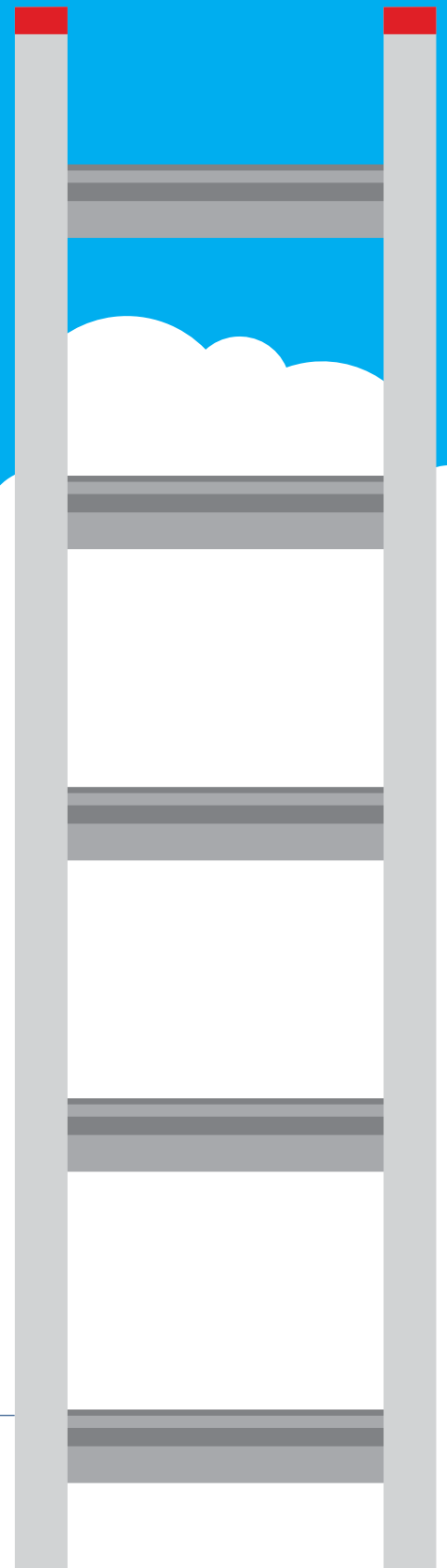
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MALMESBURY

01666 829 292

malmesbury@strakers.co.uk

53 High Street

Malmesbury, Wiltshire SN16 9AG



Memorandum of sale

October 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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