



Building Plot at London Road

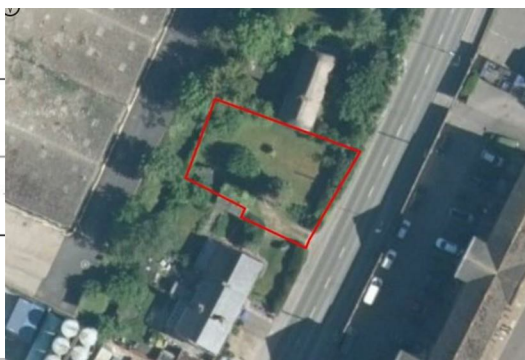
, Devizes, SN10 2EP

Auction Guide £120,000



LOT 23
FOR SALE BY ONLINE AUCTION
THURSDAY 20TH OCTOBER 2022
GUIDE PRICE £120,000+

Individual building plot in an established residential area. Consent for a 3 bedroom detached house with GIA about 1,342ft² (124.8m²) with ample parking and good sized garden.



Situation & Description

Individual building plot in an established residential area. Devizes is a historic market town with a wide range of shopping and entertainment facilities, a leisure centre and primary and secondary schools. There is a thriving weekly market and the Kennet & Avon canal runs through the town providing pleasant walks and fishing.

Consent for a 3 bedroom detached house with GIA about 1,342ft² (124.8m²) with ample parking and good sized garden.

Planning consent was granted by Wiltshire Council under Application No PL/2021/11234 on the 27th January 2022.

The approved plans comprise on the ground floor; entrance hall, living room, dining room, kitchen, bedroom with en-suite bathroom and a cloakroom. On the first floor; landing, 2 bedrooms and a bathroom. Front and rear gardens and parking for 2 cars.

What3Words///slacker.winded.prouder

On the A316 heading towards Devizes go straight over both of the roundabouts and the building plot can be found on the right hand side.

Viewings

At any time by attending on site.

Legal Pack

You can download the legal packs via our website www.strakers.co.uk and going to the auction home page by using the services heading at the top of the page. Click on the light blue tab under the next auction date displayed on the calendar. This will produce a lot list, select a lot of interest, this pulls up further details on the property - on the right under the photos click View Legal Documents - You will need to sign-up by entering your email address and creating a password the first time but this will stay valid for all of our future auctions. The legal pack may not be available straight away, but as long as you have registered to receive it you will be notified as soon as it is available.

Reserve & Guide Price

Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

+ Fees

If you are the successful bidder, you will then be asked to sign the auction contract and pay a 10% deposit and a buyers fee of £600 including VAT on any Lots purchased at or below £99,999 or £1,200 including VAT on any lots purchased at £100,000 or above.

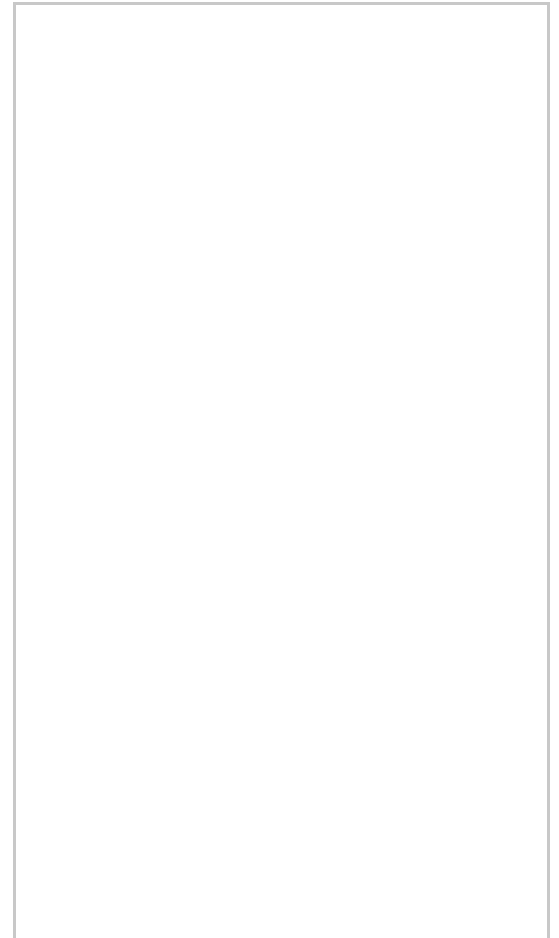
Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Area Map



Floor Plans



Energy Efficiency Graph

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