



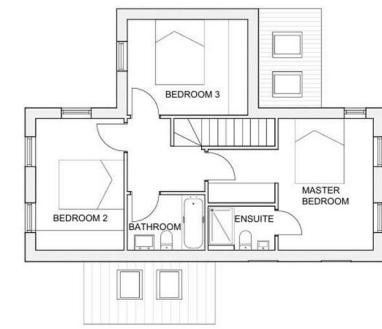
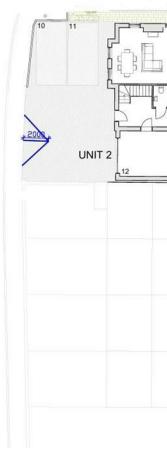
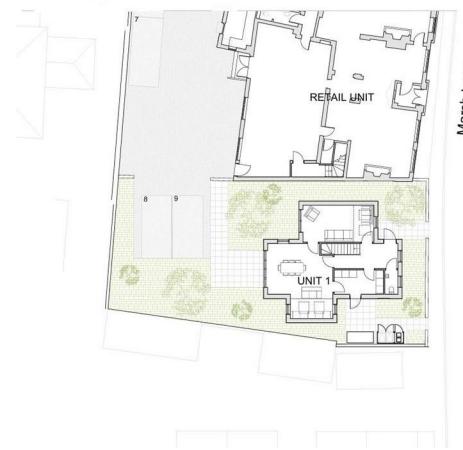
⑨ Building Plot rear of The Cross Keys High Street,  
Rowde, Devizes, Wiltshire, SN10 2PN

⌚ Auction Guide £90,000

- For Sale by Online Auction
- Thursday 12th February 2026
- Lot 37
- Guide Price £90,000+

❖ Freehold

⑩ EPC Rating



LOT 37

FOR SALE BY ONLINE AUCTION  
THURSDAY 12th FEBRUARY 2026  
GUIDE PRICE £90,000+

Village building plot with consent for a 3 bedroom detached house with GIA about 119m<sup>2</sup> (1,280ft<sup>2</sup>). Popular village location adjoining new convenience store.

Planning consent was granted by Wiltshire Council under Application No PL/2025/02032 on the 4th September 2025. All pre-commencement conditions have been discharged. The site has been cleared with live water and electrical connections available.

The approved plans comprise on the ground floor; entrance hall, living room, kitchen/dining room, utility room and cloakroom. On the first floor; landing, principle bedroom with en-suite, 2 further bedrooms and a bathroom. Parking for 2 cars and a garden.

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#### Situation & Description

Village building plot with consent for a 3 bedroom detached house with GIA about 119m<sup>2</sup> (1,280ft<sup>2</sup>). Popular village location adjoining new convenience store.

Rowde is a popular Wiltshire village which provides a junior school, two public houses and a church. Devizes town centre which offers a comprehensive range of shopping, transport and leisure facilities including a swimming pool, schools for all ages, a cinema, theatre, museum and thriving weekly market is just three miles away. The major centres of Chippenham, Salisbury, Swindon, Marlborough and Bath are all within a 25 mile radius.

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#### Viewings

At any time by attending the site.

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

#### Online Auction

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.



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