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Building Plot off High Street, Rowde, Devizes, Wiltshire, SN10  
2PN

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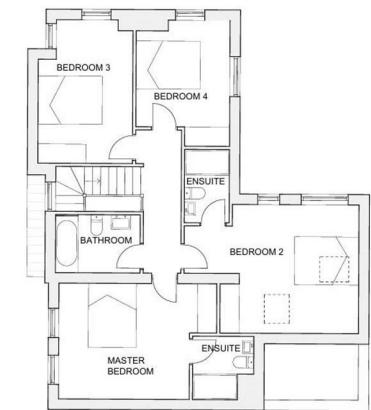
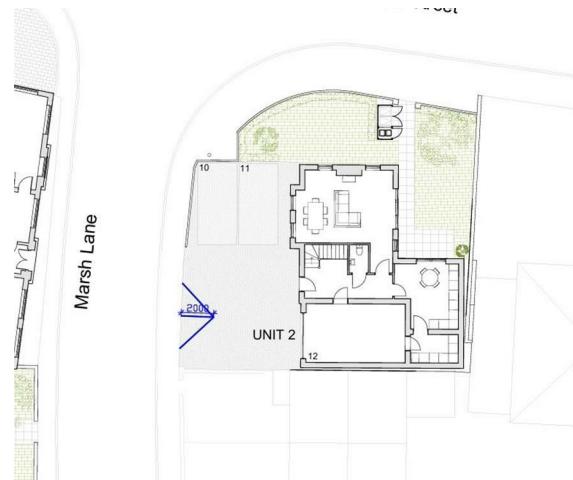
⑨ Building Plot off High Street, Rowde, Devizes,  
Wiltshire, SN10 2PN

⌚ Auction Guide £135,000

- For Sale By Online Auction
- Thursday 12th February 2026
- Lot 36
- Guide Price £135,000+

❖ Freehold

⑩ EPC Rating



LOT 36

FOR SALE BY ONLINE AUCTION  
THURSDAY 12th FEBRUARY 2026  
GUIDE PRICE £135,000+

Village building plot with consent for a 4 bedroom detached house with GIA about 172m<sup>2</sup> (1,850ft<sup>2</sup>). Popular village location.

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 approved plans comprise on the ground floor; entrance hall, living/dining room, kitchen, utility room and cloakroom. On the first floor; landing, 2 bedrooms with en-suites, 2 further bedrooms and a bathroom. Integral garage, driveway parking and garden.

[what3words://hamper.funky.revisits](http://what3words.com//hamper.funky.revisits)

#### Situation & Description

Village building plot with consent for a 4 bedroom detached house with GIA about 172m<sup>2</sup> (1,850ft<sup>2</sup>). Popular village location.

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

You can view the site at anytime.

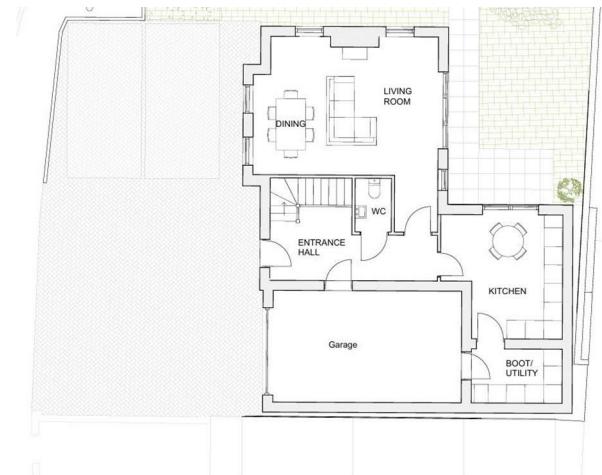
If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

#### 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.

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.



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.



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