



📍 Building Plot Adjacent to, 14 Clarkes Leaze, Yatton Keynell, Chippenham, SN14 7BT

🔗 Auction Guide £75,000

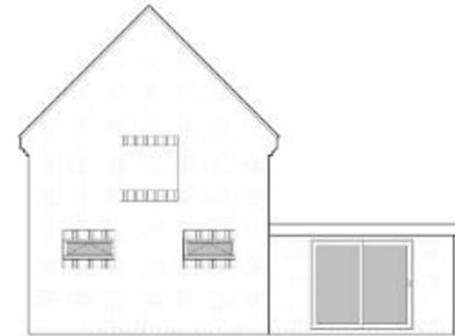
- For Sale by Online Auction
- Thursday 2nd April 2026
- Lot 24
- Guide Price £75,000+

🏠 Freehold

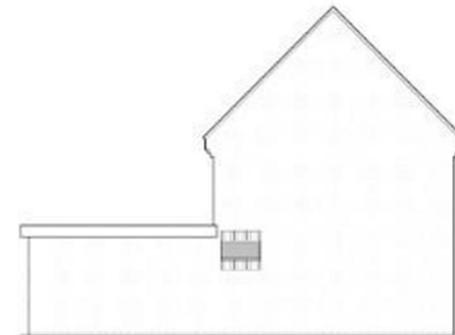
📊 EPC Rating



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



LOT 24
FOR SALE BY ONLINE AUCTION
THURSDAY 2nd APRIL 2026
GUIDE PRICE £75,000+

Village building plot with consent for a 3 bedroom detached house with GIA about 94 m² (1,000ft²). Popular village location.

Planning consent was granted by Wiltshire Council under App No PL/2025/04719 on the 15th January 2026. The approved plans provide on the ground floor; entrance hall, living room, kitchen/dining room, study and cloakroom. On the first floor; landing, principal bedroom with en-suite, 2 further bedrooms and a bathroom. There will be gardens and 2 parking spaces.

The extent of the plot is shown edged red for identification purposes only on the aerial photograph.

What3Words [///projects.uncle.altering](https://www.what3words.com/projects/uncle.altering)

For further information please go to our auction site.

Situation

The village of Yatton Keynell boasts an excellent range of amenities including a primary school, doctor's surgery, public house, shop/post office, church and village hall. There is also a regular bus service which gives access to nearby Chippenham and other local villages and towns. A more comprehensive range of amenities can be found in nearby Chippenham including mainline railway station (London-Paddington). The village offers excellent motor commuting with good access to the A420 and the M4 motorway at Junction 17 and 18 thus offering motor commuting to the major centres of Bath, Bristol, Swindon and London.

Viewings

At any time by attending on 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.

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.

Legal Pack

You can download or pre-register for the legal packs via our website www.strakers.co.uk by using the 'Menu' at the top of the page and selecting 'Auctions', then 'Current Auction'. This will produce a lot list. Find the lot of interest and click 'View Legal Documents'. You will need to sign-up by entering your email address and creating a password the first time you use this, your log-in 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.



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