





📍 Land off Marlborough Road, Swindon, Wiltshire, SN3 1NP

🔗 Auction Guide £5,000

- For Sale by Online Auctions
- Thursday 17th October 2024
- Lot 17
- Guide Price £5,000+

🏠 Freehold

📊 EPC Rating





LOT 17  
FOR SALE BY ONLINE AUCTION  
THURSDAY 17th October 2024  
GUIDE PRICE £5,000+

Parcel of woodland situated to the rear of Marlborough Road and adjoining residential properties.

The land is accessed via a footpath and is covered by an abundance of trees. It has a maximum width of about 12m and a depth of about 62m.

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

Please refer to the special conditions in the legal pack for any additional costs.

#### **Situation & Description**

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#### **Viewings**

You can view the land at anytime. Please wear sensible footwear as the land is overgrown in areas.

#### **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](http://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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The logo for Strakers, featuring the word "strakers" in a lowercase, serif font. The letter 's' is stylized with a circular flourish above it.

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