



Eden Grove, Whitley, Melksham  
Melksham, SN12 8QJ



## Building Plot adj 1 Eden Grove, Whitley, Melksham, Wiltshire, SN12 8QJ

Village building plot with planning consent for a detached bungalow. Good sized garden to three sides and two parking spaces. Close to open countryside.

- For Sale By Online Auction
- Thursday 8th December 2022
- Lot 14
- Guide Price £95,000+
- Building Plot
- Consent for detached bungalow

Auction Guide £95,000



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THURSDAY 8TH DECEMBER  
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#### Situation & Description

Village building plot with planning consent for a detached bungalow. Close to open countryside.

Whitley is a highly sought-after village with a real sense of community spirit. It has a good range of local facilities which include an excellent primary school, the Pear Tree Inn pub, a church, a village hall, a golf course and cricket club, and it is surrounded by beautiful countryside. The towns of Corsham, Melksham, and the Georgian heritage city of Bath are all within a short drive. Whitley has excellent bus links with all the above towns making it a very accessible village.

Outline planning consent was granted by Wiltshire Council under Application No PL/2022/05361 on the 5th October 2022.

The approved plans provide for a detached bungalow and indicative plans provide for an entrance hall, living room/kitchen, 2 bedrooms and a bathroom. Front, side and rear gardens and 2 parking spaces.

It is believed that main services of electric, water and drainage are either on-site or nearby but it is the responsibility of prospective purchasers to satisfy themselves as to the availability and suitability of such services by making all necessary enquiries of the relevant statutory authorities.

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

What3Words ///green.self.hiker

From Corsham/Melksham turn into Top Lane and take the second left into Eden Grove and the plot is immediately on the left.

#### Legal Pack

You can download the legal packs via our website [www.strakers.co.uk](http://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

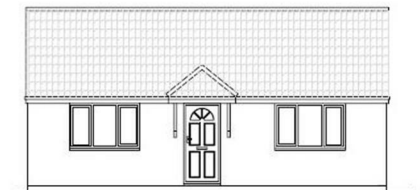
Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the 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 firm's 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.



Proposed Indicative (West) Elevation 1:100

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