

auction



lots of interest

Welcome to Strakers October Land & Property Auction catalogue. The summer is now behind us and with the children back at school, it is that traditional time for buyers to look to the property market for the next challenge or stepping block to get ahead on the ladder. Following on from some great catalogues already this year, we have a bumper selection of property all over the County. There is a wide range from a back lane in Swindon for £1+ to a stunning farmhouse just outside Devizes for £700,000+.

In between we have development opportunities galore with the usual residential conversions, but also some interesting gambles such as The Former Library in Durrington at £40,000+ and the Land & Barn at Dauntsey offered at £225,000+. I can see both looking very different in the future. The viewing schedule has been a challenge for Courtney this time round, but hopefully there will be a suitable slot for you. I look forward to hearing from you over the course of the month.

Charlie Doel MNAVA
Director and Auctioneer

Please note the bidding process will open at 08:00 on the day of the auction. Bidding will close for Lot 01 at 17:00, with Lot 02 closing a minimum of 5 minutes after Lot 01 and all subsequent Lots will follow this timescale. Further information on how to bid online is available from the Auctioneers.

05 December
Closing for entry 01 November

2025

13 February
Closing for entry 10 January

03 April
Closing for entry 28 February

22 May
Closing for entry 18 April

10 July
Closing for entry 06 June

28 August
Closing for entry 25 July



					
01	5 Haden Road Trowbridge BA14 7AX	£140,000+	22	47 Windsor Road Swindon SN3 1JU	£295,000+
02	18 Preston Lane Lyneham, Chippenham SN15 4AR	£190,000+	23	Kings Farm North Bradley, Trowbridge BA14 0TX	£525,000+
03	Garage rear of 19 Montagu Street Swindon SN2 2HL	£7,000+	24	3 Sycamore Grove Westbury BA13 3NE	£110,000+
04	Garage rear of 1 Somerset Road Swindon SN2 1NE	£5,000+	25	2 Marshall Street Chippenham SN14 0ED	£155,000+
05	9 Tuners Lane Crudwell, Malmesbury SN16 9EN	£135,000+	26	3 Anthony Close Sherston, Malmesbury SN16 0NR	£115,000+
06	14 Danvers Road Corsham SN13 9LR	£190,000+	27	4 Providence Lane Corsham SN13 9DJ	£295,000+
07	21 Lambrok Road Trowbridge BA14 9HF	£155,000+	28	134 Bath Road Atworth, Melksham SN12 8LA	£190,000+
08	11 Thackeray Crescent Melksham SN12 7NH	£105,000+	29	1 Manor Farm Cottages High Street, Rowde, Devizes SN10 2ND	£210,000+
09	1 Cherry Orchard Codford, Warminster BA12 0PN	£155,000+	30	10 Colemans Close Caine SN11 8NJ	£90,000+
10	1 Maunditts Old Cottages Little Somerford, Chippenham SN15 5BL	£225,000+	31	Land and Barn at Sodom Lane Dauntsey, Chippenham SN15 4JA	£225,000+
11	62 The Dene Warminster BA12 9ER	£135,000+	32	329 Cheney Manor Road Swindon SN2 2PE	£350,000+
12	Land opposite Savernake Manor Savernake, Marlborough SN8 3AY	£50,000+	33	59 Wick Hill Bremhill, Calne SN11 9LQ	£225,000+
13	25 Methuen Avenue Melksham SN12 7AH	£135,000+	34	32 New Park Street Devizes SN10 1DZ	£140,000+
14	27 Woodland Road Patney, Devizes SN10 3RD	£185,000+	35	6 Broadleaze Upper Seagry, Chippenham SN15 5EY	£165,000+
15	Eastfield House Plough Lane, Marston, Devizes SN10 3SR	£700,000+	36	Former Library at Bulford Road Durrington, Salisbury SP4 8EU	£40,000+
16	Lane rear of Wootton Bassett Road Swindon SN1 4NQ	£1+	37	Stable Block Conversion at Kings Road Eastertori, Devizes SN10 4PS	£145,000+
17	Land off Marlborough Road Swindon SN3 1NP	£10,000+	38	38 Frampton Court Trowbridge BA14 9HL	£140,000+
18	34-35 Commercial Road Swindon SN1 5NS	£275,000+	39	Chinchivi 93 Winsley Hill, Limpley Stoke, Bath BA2 7JL	£350,000+
19	3 Bliss Close Upton Scudamore, Warminster BA12 0AT	£150,000+	40	61 Somerset Crescent Melksham SN12 7LX	£120,000+
20	7 St. Marys Close Bradenstoke, Chippenham SN15 4ET	£220,000+	41	74 Reids Piece Purton, Swindon SN5 4AZ	£100,000+
21	Former Caretaker's Lodge Westminster Road, Salisbury SP2 7DG	£215,000+	42	52 Manor Road Chippenham SN14 0LH	£150,000+

🕒 August results

Our August auction was a busy affair, no doubt buoyed by the recent interest rate reduction. We sold 18 properties much to the delight of our vendors and I have no doubt the buyers are pretty pleased too. The parcels of land all sold, whether amenity, paddock or building plot and further proves that auction is a fantastic mechanism for both getting a great price along side an exchange. Lot 10: 86-87 Kington St Michael was the star lot, we unfortunately didn't manage to sell it in July at £225,000+ but with a reduced guide price of £185,000+ this time, we generated huge interest and it eventually sold for £281,000, well above expectations. It is moments like this that cement my love of selling via auction.

Charlie Doel MNAVA
Director and Auctioneer

🔍	Total sales	Property type	%
	£3,361,500		
🕒	Percentage sold	Residential	73
	82%	Commercial	4
📄	Legal pack registrations	Development	4
	576	Amenity	19
👤	Registered bidders	Vendor	%
	159		
🏠	Lot with most bids	Private	37
	62 (Lot 10)	Probate	22
		Corporate	41

🔍	🕒	🔍	🕒	🔍	🕒	🔍	🕒
01	10 Poston Way Winsley, Bradford-on-Avon BA15 2NJ	£195,000+ £254,000		15	11 Cherry Orchard Codford, Warminster BA12 0PN	£135,000+ £145,000	
02	Land adjoining 8 Stevens Lane Frome BA11 4AY	£8,000+ £25,500		16	Garages at Moor View Close Meare, Glastonbury BA6 9TB	£88,000+ £78,000	
03	The Old Forge Broad Well, Market Lavington SN10 4DZ	£225,000+ £235,000		17	66 Haydon Street Swindon SN1 1DT	£150,000+ Available	
04	10 Cherry Orchard Codford, Warminster BA12 0PN	£135,000+ £149,000		18	Sunny Holm 34 Westwells, Neston, Corsham SN13 9RJ	£265,000+ £326,000	
05	55 Hill Rise Chippenham SN15 1AY	£110,000+ £115,000		19	6 Budbury Place Bradford-on-Avon BA15 1QF	£435,000+ Postponed	
06	Old Chapel Farm 5 Marsh Lane, Cherhill, Calne SN11 8XT	£650,000+ £692,000		20	Meadow View 1 Cuttle Lane, Biddestone SN14 7DF	£250,000+ £280,000	
07	44 Bouverie Avenue Salisbury SP2 8DT	£475,000+ Postponed		21	11 Bath Road Chapmanslade, Westbury BA13 4AF	£190,000+ £200,000	
08	1 Cherry Orchard Codford, Warminster BA12 0PN	£155,000+ Postponed		22	11 Thackeray Crescent Melksham SN12 7NH	£105,000+ Postponed	
09	Paddock off Kings Road Easterlon, Devizes SN10 4PX	£46,000+ £54,000		23	40 Martins Croft Colerne, Chippenham SN14 8DT	£150,000+ £164,000	
10	86-87 Kington St. Michael Chippenham SN14 6HX	£185,000+ £281,000		24	Land rear of 17 Highfield Bromham, Chippenham SN15 2HN	£8,000+ £10,000	
11	1 Savernake Manor Savernake, Marlborough SN8 3AY	£495,000+ Available		25	14 Keyford Terrace Frome BA11 1JL	£195,000+ Available	
12	45 Awdry Avenue Melksham SN12 7AG	£140,000+ £169,000		26	11 Harris Road Ashton Keynes, Swindon SN6 6PQ	£205,000+ Available	
13	292 Sandridge Common Melksham SN12 7QS	£95,000+ Postponed		27	Building Plot at Thornhill Road South Marston, Swindon SN3 4RY	£135,000+ £150,000	
14	Land opposite Laura Place Box Hill, Corsham SN13 8HL	£20,000+ £34,000					



five stars

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We encourage our customers to share their experiences
to help others make better choices and provide
transparency of our services. We value feedback and
feel our reviews are a testament to our level of service.

strakers

trusted partners

Together with understanding our customers' unique positions and values, we believe our brand is fundamentally built on the integrity of our team. We continually strive for excellence in delivering success and happiness for all our customers.



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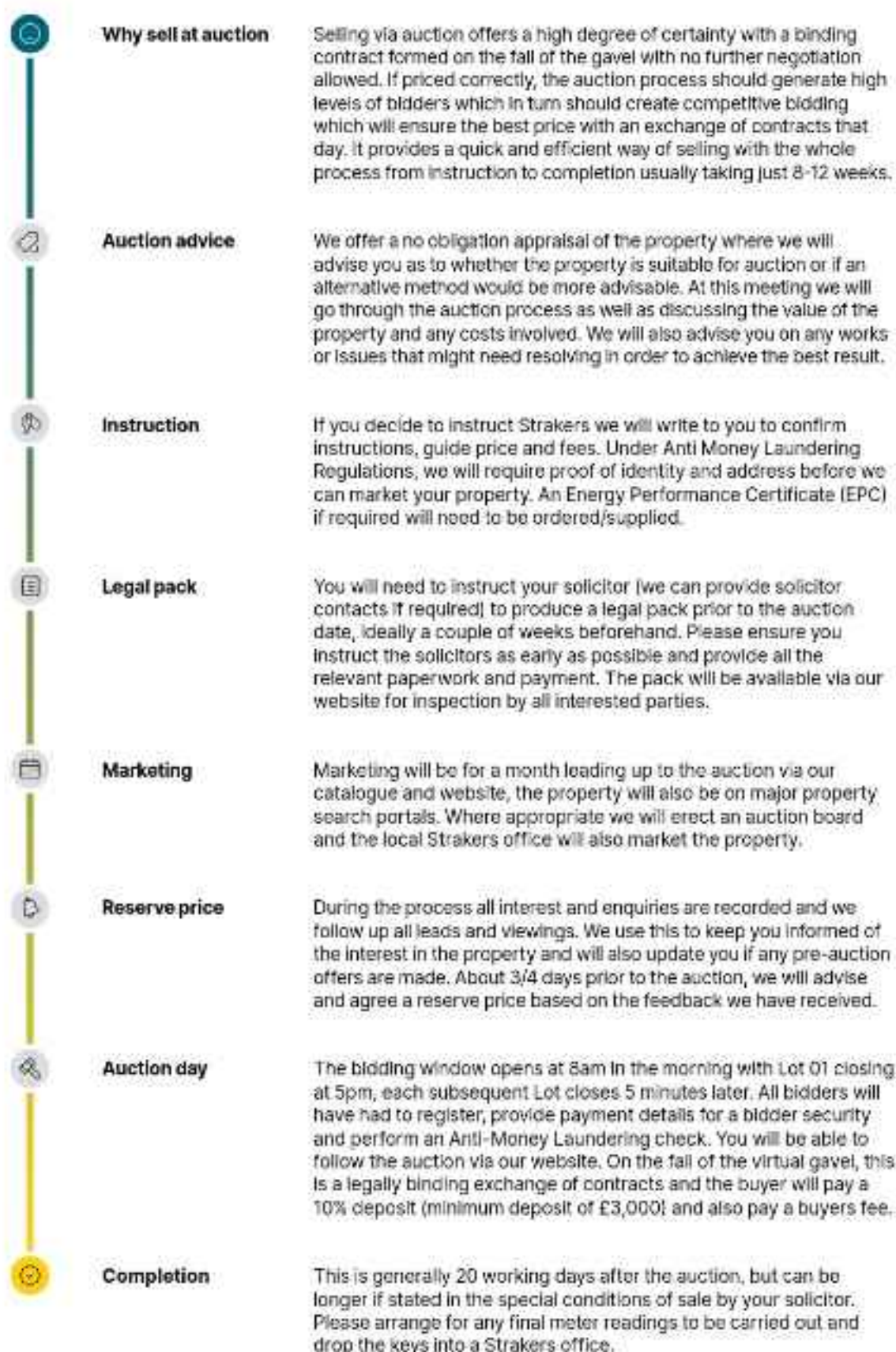


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instruct us



buyers steps



View the property

Once you have found a property you are interested in, we recommend you always inspect it prior to bidding. Please contact a Strakers office to arrange a viewing, there are usually 6-8 open days in the build-up to the auction.



Survey

If you decide to have a survey, we will try to arrange access for this purpose. If you require recommendations for surveyors, please don't hesitate to ask the auction team.



Legal documents

Please ensure you register and download the legal documents prepared by the sellers' solicitor. We recommend that you always seek professional advice as Strakers cannot advise on the contents of the legal pack, please always check the special conditions for any additional costs payable in addition to the purchase price. You can register for the legal documents via the link on the Lot webpage. Any addendums added by the auctioneers will be listed here too.



Arrange finance

If you need to raise finance it is recommended that you obtain an offer in principle from your lender prior to the auction. Please ensure your financial advisor is aware of the auction date and completion date. If you require financial advice, please speak with the auction team and we will put you in contact with an independent financial advisor.



Bidding

You can register to bid through our auction website, the auction team will endeavour to help you through the process. You will need to comply with all anti Money Laundering Regulations and you will need to enter your payment details for your £1,000 Bidder Security (only taken if you are the successful bidder), you will not be able to bid until you have completed all of your registration. On auction day the bidding window opens at 8am and Lot 01 of the auction will close at 5pm with each subsequent Lot ending 5 minutes later. A more comprehensive guide to bidding can be found on our website.



Winning bidder

If you are the successful bidder on the fall of the virtual gavel, this will be a legally binding exchange of contracts. Your Bidding Security will automatically be taken and a member of the auction team will contact you to confirm the contract details and arrange the payment of the remainder of the 10% deposit and the buyer's fee.



Completion

Completion is generally 20 working days after the auction or as stated in the contract and once we have had confirmation of completion, the keys will be available from the relevant Strakers office.

Buying at auction is a simple process but you need to be well prepared before you bid. The General Conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking normal precautions you do so at your own risk.

The particulars and other information

We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are for your information but you must not solely rely on them. They do not form part of any contract between the seller and the buyer. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction. All measurements shown are approximate. No systems or appliances relating to the property have been tested.

Tenure

Unless otherwise stated we are advised that all properties are freehold.

Plans, maps and photographs

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***Guide prices**

Where guide prices or guide ranges are given then prices are not to be taken as an opinion of the value of the lot or necessarily figures at which a lot will sell. They are only intended to be an indication. The price achieved at auction may be more or less. Guide prices or ranges may be altered prior to the sale day.

Reserve price

Unless stated otherwise each lot is subject to a reserve price which we expect will be set near the guide price and no more than 10% above a single figure guide. This is a confidential figure set between the vendor and the auctioneer just prior to the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price.

Pre-auction offers

Offers made on any lot included in the auction may be accepted by the vendor prior to the auction. Offers will only be acceptable if you are in a position to exchange contracts prior to the auction date.

Proof of identification

In order to comply with recent legislation, any person bidding at auction must complete all AML requirements. If you are bidding on someone's behalf we will require their ID along with a letter of authority allowing you to bid on their behalf.

The contract

If you make a successful bid for a lot you are obliged to buy that lot on the terms of the sale memorandum. The price will be the amount you bid plus VAT (if applicable). If bidding on someone else's behalf you are personally liable to buy even if you are acting as an agent. It is your responsibility to obtain an indemnity from the person for whom you are the agent. Where the buyer is a company, you warrant that the buyer is properly constituted and able to buy the lot and can provide proof of position within the company.

Insurance

Unless otherwise indicated, the seller will continue to be responsible for insuring the property until completion.

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prime listings

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Our address: **strakers.co.uk**

strakers



3 Bedroom semi-detached house in need of modernisation with scope for extension at the rear (subject to consents).

Accommodation comprises on the ground floor; entrance hall, living room and kitchen. On the first floor; landing, 3 bedrooms and a bathroom. There is double glazing and gas heating.

At the front there is garden with lawn and shrubs. To the rear is a good sized garden with gravel and patio areas along with lawn. Potential to create off-road parking at the far end.

01

5 Haden Road
Trowbridge, Wiltshire BA14 7AX

£140,000+
Guide Price (Plus Fees*)



02

18 Preston Lane
Lyneham, Chippenham, Wiltshire SN15 4AR

£190,000+
Guide Price (Plus Fees*)

2 Bedroom semi-detached house believed to be Wimpey no-fines construction in need of modernisation with large garden providing scope for extension (subject to consents).

The accommodation comprises on the ground floor; hallway, lounge and kitchen/diner. On the first floor; landing, 2 bedrooms, large cupboard and a bathroom. There is double glazing and gas central heating and an outside store.

Large garden to the front, side and rear mainly laid to lawn with gated off road parking. Possible future development (subject to consents). The plot has a frontage of about 21.5m and depth of about 32m and extends to about 0.17 acre.

Energy Performance Certificate
Band D

For further details visit
strakers.co.uk or call 01249 652 717

* Please refer to the auction guide with regards to guide and reserve prices.



Single lock-up garage situated in a residential area with limited parking available.

The garage is situated off the lane to the rear of Montagu Street and accessed from Jennings Street. It has an up and over door to the front and pitched roof. It measures internally about 7.72m deep and 3.41m wide. There is a small forecourt to the front.

Currently let on license at £75 per calendar month which equates to £900 per annum.

03

Garage rear of 19 Montagu Street
Swindon, Wiltshire SN2 2HL

£7,000+

Guide Price (Plus Fees*)

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01249 765 200

* Please refer to the auction guide with
regards to guide and reserve prices.



Single lock-up garage situated in a residential area with limited parking available.

The garage is situated off the lane to the rear of Somerset Road and accessed from Bessemer Road West. It has an up and over door to the front and flat roof. It measures internally about 5.06m deep and 3.06m wide. There is a small forecourt to the front.

Currently let on license at £40 per calendar month which equates to £480 per annum.

04

Garage Rear of 1 Somerset Road
Swindon, Wiltshire SN2 1NE

£5,000+

Guide Price (Plus Fees*)

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01249 765 200

* Please refer to the auction guide with
regards to guide and reserve prices.



05

9 Tuners Lane
Crudwell, Malmesbury, Wiltshire SN16 9EN

£135,000+
Guide Price (Plus Fees*)

1 Bedroom end-terraced bungalow situated in a semi-rural position with an open outlook to the front. In need of modernisation. Popular village only a few miles from Malmesbury.

Accommodation comprises entrance hall, living room, kitchen, bedroom and bathroom. There is double glazing and electric heating.

Good sized plot with lawned garden to the front with shrub border. Side access to a gravelled parking area and further garden at the rear. Potential to extend at the rear (subject to consents).

Energy Performance Certificate
Band D

For further details visit
strakers.co.uk or call 01666 829 292

* Please refer to the auction guide with
regards to guide and reserve prices.



3 Bedroom semi-detached house in need of modernisation with scope for extension to the side and/or rear (subject to planning). Situated in a popular cul-de-sac and within walking distance of good schools.

The accommodation comprises on the the ground floor; entrance hall, lounge/dining room and kitchen. On the first floor; landing, 3 bedrooms, bathroom and W.C., plus large airing cupboard. The property is partially double glazed and has solid fuel central heating.

There is a front garden and driveway parking for up to three cars leading to the garage. Good sized rear garden laid mainly to lawn.

06

14 Danvers Road
Corsham, Wiltshire SN13 9LR

£190,000+
Guide Price (Plus Fees*)



07

21 Lambrok Road
Trowbridge, Wiltshire BA14 9HF

£155,000+
Guide Price (Plus Fees*)

3 Bedroom end-terraced house in need of modernisation and towards the outskirts of town.

The accommodation comprises on the ground floor; entrance hall, living room, study and kitchen. On the first floor; landing, 3 bedrooms, bathroom and a W.C. The study appears to have been created from the side passage and could be reverted. There is double glazing and gas central heating.

At the front is a hardstanding area for parking but no dropped kerb. At the rear is an enclosed garden with patio area and lawn area.

Energy Performance Certificate
Band C

For further details visit
strakers.co.uk or call 01249 765 200

* Please refer to the auction guide with regards to guide and reserve prices.



3 Bedroom mid-terrace house of non-standard 'Cornish' construction in need of modernisation with potential for extension to the rear (subject to planning).

The accommodation comprises on the ground floor; entrance hall, living room, dining room and kitchen. On the first floor; landing, 3 bedrooms and a bathroom. There is double glazing and gas heating.

Outside there is a garden at the front which could provide future parking. A covered passage leads to a large enclosed garden mainly laid to lawn with useful outside store.

08

11 Thackeray Crescent
Melksham, Wiltshire SN12 7NH

£105,000+
Guide Price (Plus Fees*)



09

1 Cherry Orchard
Codford, Warminster, Wiltshire BA12 0PN

£155,000+
Guide Price (Plus Fees*)

2 Bedroom semi-detached house in need of minor modernisation with scope for extension (subject to consents).

The accommodation comprises on the ground floor; entrance porch, hallway, lounge and kitchen. On the first floor; landing, 2 bedrooms and a bathroom. There is double glazing and an air source heat pump.

Garden to the front, side and rear mainly laid to lawn with off road parking for a couple of cars.

Ideal investment opportunity or suitable for first time buyer.

Energy Performance Certificate
Band D

For further details visit
strakers.co.uk or call 01249 765 200

* Please refer to the auction guide with regards to guide and reserve prices.



3 Bedroom end-terrace house in a semi-rural position and in need of renovation. Scope for extension to the side and/or rear (subject to planning).

The accommodation comprises on the ground floor; living room, kitchen/dining room, rear lobby and bathroom. On the first floor; landing and 3 bedrooms. There is propane gas heating and mains drainage.

Ample parking available at the front with driveway down the side providing more parking. At the rear is a former garage and a long rear garden about 55m in length mainly laid to lawn and backing onto open countryside.

10

1 Maunditts Old Cottages
Little Somerford, Chippenham, Wiltshire SN15 5BL

£225,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
Band E

For further details visit
strakers.co.uk or call 01666 829 292

*Please refer to the auction guide with
regards to guide and reserve prices.



11

62 The Dene
Warminster, Wiltshire BA12 9ER

£135,000+
Guide Price (Plus Fees*)

3 Bedroom mid-terrace house on the outskirts of town and in need of modernisation.

Accommodation comprises on the ground floor; entrance porch, hallway, living room, kitchen and store room. On the first floor; landing, 3 bedrooms and a bathroom. There is double glazing and gas heating.

There is a garden area to the front mainly laid to lawn. At the rear is a good-sized enclosed garden mainly laid to lawn with some trees. Gated access at the rear providing off road parking.

In good order, it would be an ideal investment property with a potential income of about £875pcm (£10,500pa).

Energy Performance Certificate
Band C

For further details visit
strakers.co.uk or call 01249 765 200

* Please refer to the auction guide with regards to guide and reserve prices.



Parcel of land in a rural position but near residential properties, and could have future potential (subject to consents).

This level parcel of land was formerly the car park to the hotel opposite and is fully enclosed. It is shown edged red on the aerial photograph and extends to about 0.65 acre. It has a frontage to the road of about 45m (148ft).

The land has a gated access from the lane and it is believed there is water to the land. The village of Burbage is only a short distance as are the larger towns of Pewsey and Marlborough.

12

Land opposite Savernake Manor
Savernake, Marlborough, Wiltshire SN8 3AY

£50,000+
Guide Price (Plus Fees*)



13

25 Methuen Avenue
Melksham, Wiltshire SN12 7AH

£135,000+
Guide Price (Plus Fees*)

3 Bedroom terraced house on the outskirts of town with an open outlook to the front. In need of modernisation.

The accommodation comprises on the ground floor; entrance hall, lounge, dining room, kitchen and store room. On the first floor; landing, 3 bedrooms and a bathroom. There is double glazing but no heating at present.

There is lawned garden to the front and at the rear and enclosed garden. On street parking is available to the front with the potential to create off-road parking in the future (subject to consents).

Energy Performance Certificate
Band F

For further details visit
strakers.co.uk or call 01249 712 039

* Please refer to the auction guide with
regards to guide and reserve prices.



3 Bedroom end-terrace cottage situated in a popular village with large garden and in need of renovation.

Accommodation comprises on the ground floor; porch, hall, living room, kitchen, bathroom and cloakroom. On the first floor; landing and 3 bedrooms. The cottage has been stripped back to the walls and kitchen and bathroom removed. New windows and doors inserted and also a new log burner with boiler.

There is a garden to the front, side and rear which extends to about 0.27 acre and adjoins farmland. There is ample parking to the front and scope to extend to the side and/or rear (subject to consents). There is an overage on part of the garden with details available from the Auctioneers.

14

27 Woodland Road
Patney, Devizes, Wiltshire SN10 3RD

£185,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
Band G

For further details visit
strakers.co.uk or call 01380 723 451

* Please refer to the auction guide with
regards to guide and reserve prices.



Attractive 4 bedroom farmhouse in rural location set in about 4 acres of gardens and paddock. In need of modernisation.

Eastfield House occupies an attractive and unspoilt rural setting in a small sought after hamlet. Marston is close to the village of Worton which has a public house and a primary school and lies four miles south west of the market town of Devizes which has a comprehensive range of shopping, transport and leisure facilities; the Kennet and Avon canal runs through the town, there is a swimming pool, cinema, schooling for all ages, museum and thriving twice-weekly market.

The major centres of Bath, Swindon and Salisbury, and the country towns of Trowbridge and Chippenham, are all

within a thirty mile radius. Dauntsey's school, Marlborough College and St Marys Calne are easily accessible. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury.

Parts of this Grade II listed house date back to the 15th century and it has a wealth of character features that include exposed timber and brickwork as well as fireplaces. It has mains electricity, water and drainage as well as oil heating.

The accommodation comprises on the ground floor; entrance hall with store off, living room, sitting room, dining room, inner hall, kitchen, utility, cloakroom and covered patio. On the first floor; landing, 4 bedrooms and family bathroom.

Externally, the house sits towards the front of the plot with a front lawn. At the side is a courtyard with ample space for parking and a double garage and track access to the paddock at the rear which measures about 3.5 acres and would make an ideal pony paddock.

At the rear of the house is an enclosed garden mainly laid to lawn. The gardens are all overgrown at present but provide great scope to landscape into a wonderful space.

The extent of the property is shown edged red for identification purposes only on the aerial photo.



15 

Eastfield House Plough Lane 
Marston, Devizes, Wiltshire SN10 5SR

£700,000+ 
Guide Price (Plus Fees*)

* Please refer to the auction guide with regards to guide and reserve prices.



16

Lane rear of Wootton Bassett Road
Swindon, Wiltshire SN1 4NQ

£1+
Guide Price (Plus Fees*)

Accessway along the rear of Wootton Bassett Road.

The lane runs along the rear of the properties from no35 to no52. There are numerous garages and parking areas off. The stretch of lane is shown edged red on the attached plan and is about 105m long.

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

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01249 765 200

* Please refer to the auction guide with regards to guide and reserve prices.



17

Land off Marlborough Road
Swindon, Wiltshire SN3 1NP

£10,000+
Guide Price (Plus Fees*)

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.

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01249 765 200

* Please refer to the auction guide with regards to guide and reserve prices.



Mixed use, freehold, town centre investment with an income of £48,640 per annum.

The double fronted ground floor retail shop has an internal floor area of about 165m² and is let until June 2027 at £24,000 per annum.

The first floor comprises self contained offices with an internal floor area of about 165m². It is let to solicitors who are holding over at £16,000 per annum.

On the second floor is a self-contained flat comprising lounge, kitchen, 2 bedrooms and bathroom. Let on an AST at £720 per calendar month.

18

34-35 Commercial Road
Swindon, Wiltshire SN1 5NS

£275,000+
Guide Price (Plus Fees*)



19

3 Biss Close

Upton Scudamore, Warminster, Wiltshire BA12 0AT

£150,000+

Guide Price (Plus Fees*)

2 Bedroom mid-terrace bungalow situated on the outskirts of the this popular village. In need of some modernisation.

The accommodation comprises; entrance hall, lounge, kitchen, utility room, 2 bedrooms and a bathroom. There is double glazing and electric heating.

There is a small garden at the front overlooking the village green area. At the rear is an enclosed garden mainly laid to lawn with well stocked shrubs and borders. There is a rear pedestrian access. On-street parking available nearby.

Energy Performance Certificate
Band F

For further details visit
strakers.co.uk or call 01249 765 200

* Please refer to the auction guide with
regards to guide and reserve prices.



4 Bedroom semi-detached house situated in a cul-de-sac position in the small but popular village of Bradenstoke. The house is in need of renovation throughout with space to extend (subject to consents).

The accommodation comprises on the ground floor; living room, kitchen, utility room and further room (former garage). On the first floor; landing, 4 bedrooms and a bathroom. There is double glazing and oil fired heating.

The house benefits from a larger than usual plot with ample parking area to the side with sheds and garage/workshop. Good-sized rear garden with patio area.

20

7 St. Marys Close
Bradenstoke, Chippenham, Wiltshire SN15 4ET

£220,000+
Guide Price (Plus Fees*)



21

Former Caretaker's Lodge Westminster Road
Salisbury, Wiltshire SP2 7DG

£215,000+
Guide Price (Plus Fees*)

Detached 3 bedroom house situated in the school grounds and in need of some minor improvements. Potential for extension (subject to consents).

The accommodation comprises on the ground floor; entrance hall, lounge and kitchen and on the first floor; landing, 3 bedrooms and bathroom. There is double glazing and gas heating.

There is an enclosed garden to the front, side and rear mainly laid to lawn with outbuildings. The existing garage will need to be removed with parking created to the front of the house. Potential to create a new access to the rear.

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

Energy Performance Certificate
TBC

For further details visit
strakers.co.uk or call 01249 765 200

* Please refer to the auction guide with regards to guide and reserve prices.



3 Bedroom detached house in need of modernisation with scope to extend (subject to consents). Situated in a sought-after street close to local amenities.

The accommodation comprises on the ground floor; entrance porch, hallway, living room, dining room, kitchen, utility room, conservatory and cloakroom. On the first floor; landing, 3 double bedrooms and a bathroom. There are 2 useful loft rooms.

There is ample parking at the front leading to a carport and a single garage. At the rear is a low-maintenance enclosed garden.

22

47 Windsor Road
Swindon, Wiltshire SN3 1JU

£295,000+
Guide Price (Plus Fees*)



This exceptional 5 bedroom former farmhouse is situated within the popular village of North Bradley. It requires some modernisation but would be a lovely family home.

North Bradley provides amenities including a very popular village primary school as well as access to excellent countryside walks. The town of Trowbridge is within easy reach, with excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (3 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 13 miles away, famed for its shopping, period buildings and many places of cultural interest.

The impressive Grade II listed property is believed to date back to approximately 1663 and offers attractive features including open fireplaces, exposed timber beams, solid oak doors and windows and underfloor heating.

The ground floor of the property comprises of a spacious farmhouse family kitchen with breakfast room off, 3 further reception rooms and a downstairs cloakroom. On the first floor is a good-sized landing leading to the two stunning large bedrooms with high beamed ceilings, sharing a luxurious Jack and Jill bathroom, a further two double bedrooms and the family bathroom. On the second floor is the fifth double bedroom.

The property is accessed over a shared gravel drive leading to a parking area for numerous cars and a lawned garden. At the front of the house is a pleasant paved courtyard with feature well and low brick walling.

At the side is a further patio courtyard which leads round to a good-sized enclosed rear garden mainly laid to lawn with mature shrubs and trees.

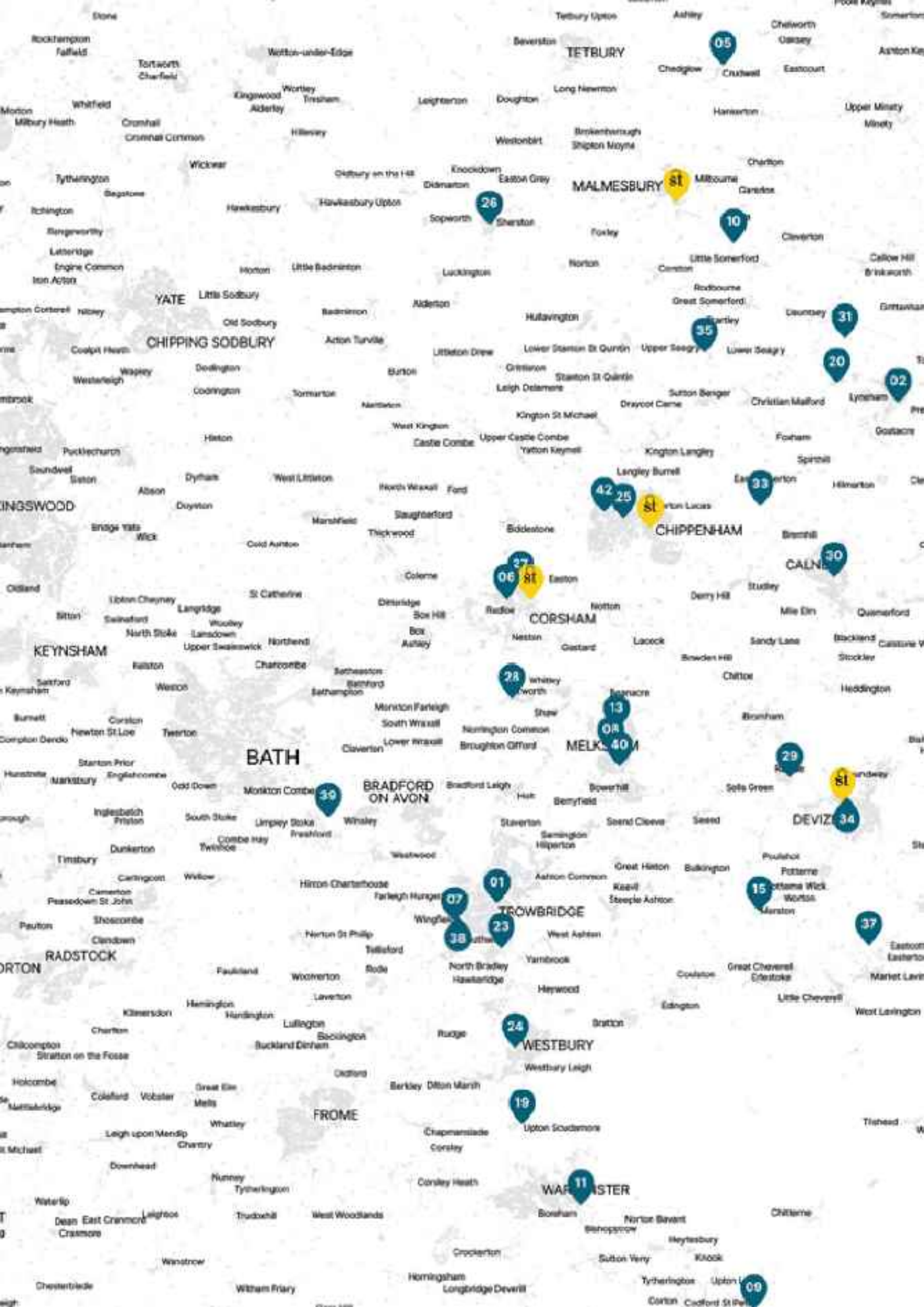


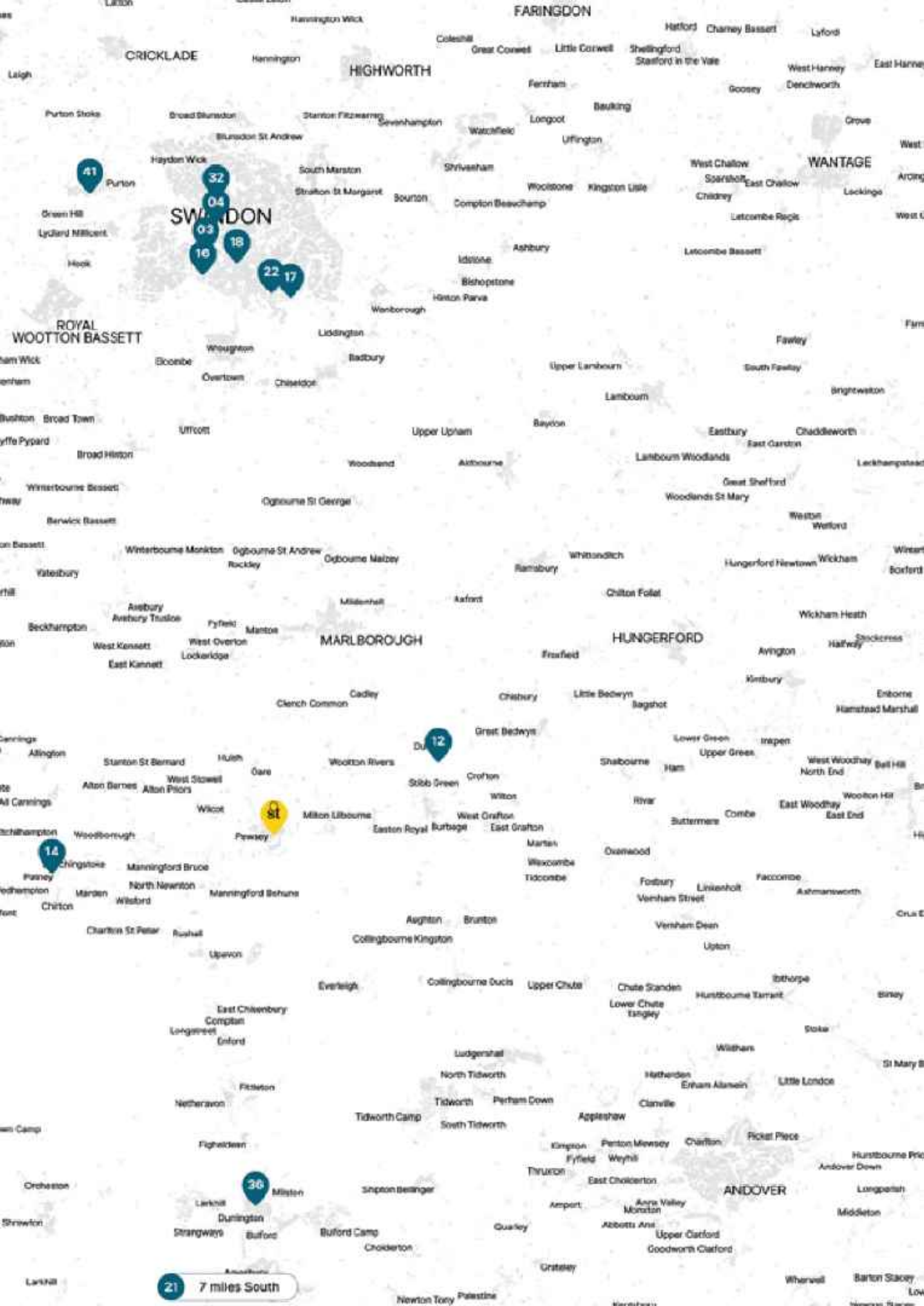
23

Kings Farm 6 Little Common
North Bradley, Trowbridge, Wiltshire BA14 0TX

£525,000+
Guide Price (Plus Fees*)

* Please refer to the auction guide with regards to guide and reserve prices.





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21 7 miles South



24

3 Sycamore Grove
Westbury, Wiltshire BA13 3NE

£110,000+
Guide Price (Plus Fees*)

2 Bedroom semi-detached house situated in a cul-de-sac position and in need of modernisation. Scope for extension to the side and/or rear (subject to consents).

The accommodation comprises on the ground floor; entrance hall, lounge and kitchen and on the first floor; landing, 2 bedrooms and a bathroom. There is double glazing and gas heating.

Garden area at the front and side leading to a good sized rear garden mainly laid lawn with sheds. Potential to create off-road parking at the front.



3 Bedroom semi-detached house in need of modernisation within walking distance of the town centre. Scope to extend to the side and/or rear (subject to consents).

The accommodation comprises on the ground floor; entrance hall, lounge and kitchen/breakfast room. On the first floor; landing, 3 bedrooms and a bathroom. There is double glazing and gas heating.

Garden to the front, side and rear mainly laid to lawn with off road parking.

Ideal investment opportunity or suitable for first time buyer.

25

2 Marshall Street
Chippenham, Wiltshire SN14 0ED

£155,000+
Guide Price (Plus Fees*)



26

3 Anthony Close
Sherston, Malmesbury, Wiltshire SN18 0NR

£115,000+
Guide Price (Plus Fees*)

1 Bedroom end-terraced bungalow situated in the heart of this popular village only a short walk from local amenities and the High Street. In need of modernisation.

Accommodation comprises entrance porch with store/study off, hall, living room, kitchen, bedroom and bathroom. There is double glazing and electric heating.

There is parking available on a first come first served basis and there is ample communal gardens and patio both to the front and rear of the property.

Ideal first time buy or investment property.

Energy Performance Certificate
Band D

For further details visit
strakers.co.uk or call 01666 829 292

* Please refer to the auction guide with regards to guide and reserve prices.



Extended 4 bedroom semi-detached house located along a popular lane only a short walk from the town centre. In need of modernisation with signs of subsidence under the extension.

The accommodation comprises on the ground floor; entrance porch, hallway, living room, dining room, family room, kitchen and cloakroom. On the first floor; landing, 4 bedrooms, bathroom and W.C. There is double glazing and gas heating.

Parking at the front for a couple cars in front of a garage with useful workshop behind with power and light. At the rear is a pleasant rear garden mainly laid to lawn with seating areas and shrubs.

27

4 Providence Lane
Corsham, Wiltshire SN13 9DJ

£295,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
Band D

For further details visit
strakers.co.uk or call 01249 712 039

*Please refer to the auction guide with
regards to guide and reserve prices.



28

134 Bath Road
Atworth, Melksham, Wiltshire SN12 8LA

£190,000+
Guide Price (Plus Fees*)

Delightful 3 bedroom terraced cottage, formally an Oast House and in need of modernisation.

The accommodation comprises on the ground floor; entrance porch, hallway with pantry off, sitting room, kitchen and utility room. On the first floor; landing, 3 bedrooms and a bathroom.

The cottage is accessed via a path with a long front garden enclosed by stone walls and mainly lawn. There is a shed, greenhouse and summer house, also a variety of shrubs and flower borders.

The property has been in the same family ownership for almost 100 years.



3 Bedroom semi-detached cottage situated in a good-sized plot on the outskirts of the village. In need of modernisation with potential for extension (subject to planning).

The accommodation comprises on the ground floor; entrance hall, sitting room, kitchen, rear lobby and bathroom. On the first floor; landing and 3 bedrooms. There is double glazing.

The house sits centrally in a good sized plot which is shown edged red for identification purposes on the aerial photo. It measures about 0.25 acre and fronts onto the village road. There is a useful outbuilding and scope to extend to the side and/or rear and to also create off-road parking to the front.

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

Energy Performance Certificate TBC

For further details visit strakers.co.uk or call 01380 723 451

* Please refer to the auction guide with regards to guide and reserve prices.

29

1 Manor Farm Cottages High Street
Rowde, Devizes, Wiltshire SN10 2ND

£210,000+
Guide Price (Plus Fees*)



 **30**

 **10 Colemans Close**
Calne, Wiltshire SN11 8NJ

 **£90,000+**
Guide Price (Plus Fees*)

1 Bedroom end-terrace bungalow in a residential area of similar properties and in need of modernisation. Walking distance to the town centre.

The accommodation comprises entrance hall, lounge, kitchen, bedroom and bathroom. There is double glazing and electric heating. On-street parking available nearby.

There is an enclosed garden with outbuilding.

Ideal investment opportunity or first time buy.

 Energy Performance Certificate Band E

 For further details visit strakers.co.uk or call 01249 652 717

* Please refer to the auction guide with regards to guide and reserve prices.



Large agricultural barn set in about 7.28 acres and close to residential properties. May have future development potential (subject to consents).

There is an access off the village road leading up to the barn which has 5 bays and measures about 24m x 13m. There is a pond which could be a feature.

The level paddock stretches away from the barn and is bordered by woodland and the M4 motorway.

The extent of the property is shown edged red for identification purposes only on the aerial photo (on website) with the barn and surrounds measuring about 1.45 acres and the paddock about 5.83 acres.

31

Land and Barn at Sodom Lane
Dauntsey, Chippenham, Wiltshire SN15 4JA

£225,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01249 652 717

*Please refer to the auction guide with regards to guide and reserve prices.



32

329 Cheney Manor Road
Swindon, Wiltshire SN2 2PE

£350,000+
Guide Price (Plus Fees*)

Substantial detached house converted into 5 flats with communal kitchen and dining area. Currently vacant and was producing about £48,000 per annum.

Over 3 floors; each flat comprises a living room, bedroom and shower room. They are in generally good condition throughout. There is double glazing and gas heating.

There is a paved courtyard to the front with side access to a good-sized enclosed rear garden mainly laid to lawn with trees and shrubs. At the rear of the garden is a useful block of 3 garages/workshops with access from the lane behind.

Energy Performance Certificate
Band E

For further details visit
strakers.co.uk or call 01249 765 200

* Please refer to the auction guide with regards to guide and reserve prices.



Attractive 3 bedroom semi-detached house in a rural position and in need of modernisation. Potential for extension (subject to consents).

The accommodation comprises on the ground floor; entrance hall, living room, kitchen, rear lobby and bathroom. On the first floor; landing and 3 bedrooms. There is double glazing and electric heating.

The house sits centrally in a good-sized plot adjoining fields to the side and rear. There is vehicular access from the lane with ample parking. The garden is overgrown but provides an opportunity to extend the cottage to the side and/or rear.

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

33

59 Wick Hill
Bremhill, Calne, Wiltshire SN11 9LQ

£225,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
TBC

For further details visit
strakers.co.uk or call 01249 652 717

* Please refer to the auction guide with regards to guide and reserve prices.



34

32 New Park Street
Devizes, Wiltshire SN10 1DZ

£140,000+
Guide Price (Plus Fees*)

Development opportunity comprising 3 bedroom Grade II listed house situated close to town centre. In need of complete renovation with consent to convert to flats.

Currently laid out as a house consent was granted by Wiltshire Council under Application No E/2012/1515/FUL for conversion to 2 flats each with their own entrance. The project has commenced and recorded with the Council.

Ground floor flat comprising living room, dining area, cellar, kitchen, bedroom and bathroom. First floor flat 2 bedrooms, 2 bathrooms, living/dining room and kitchen.

There is a covered passage to the side leading to a rear enclosed courtyard garden.

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01380 723 451

* Please refer to the auction guide with regards to guide and reserve prices.



2 Bedroom semi-detached house in a popular village cul-de-sac location and requiring modernisation.

The accommodation comprises on the ground floor; entrance hall, lounge and kitchen, there is a side extension providing an additional reception room. On the first floor; landing, 2 bedrooms and a bathroom. There is double glazing and electric heating.

There is a good sized front garden with side access to the rear garden which is mainly laid to lawn. Potential to extend to the side and/or rear (subject to consents).

35

6 Broadleaze

Upper Seagry, Chippenham, Wiltshire SN15 5EY

£165,000+

Guide Price (Plus Fees*)



 **36**

 **Former Library at Bulford Road**
Durrington, Salisbury, Wiltshire SP4 8EU

 **£40,000+**
Guide Price (Plus Fees*)

Single storey building in the heart of the village adjoining a doctors surgery and a bungalow. Future development potential.

The detached prefabricated building was used as a library and sits at the rear of the site with an internal floor area of about 177m² (1,704ft²) comprising library room, office and utility/cloakroom.

The extent of the site is shown edged red for identification on the aerial photo and has a frontage to the village road of about 10.5m and a depth of about 33m. There is a covenant restricting development within 10m of the road.

Potential for a pair of semi-detached houses or a slightly larger dwelling (subject to consents).

 Energy Performance Certificate
N/A

 For further details visit
strakers.co.uk or call 01249 765 200

*Please refer to the auction guide with regards to guide and reserve prices.



Stable block on the outskirts of Easterton with planning consent to convert to a residential dwelling. About 0.25 acres.

Consent was granted by Wiltshire Council on the 13th December under Application No PL/2022/08428. The approved plans provide for the conversion of the existing stable block to provide an open plan kitchen/dining/living room, principal bedroom with en-suite, further bedroom and bathroom. The property has an internal floor area of about 1,107ft² (103m²).

The property is approached over a shared access with the stable sitting at the rear of the plot with its garden space in front. The property has a lovely view over the open countryside to the front.

37

Stable Block Conversion at Kings Road
Easterton, Devizes, Wiltshire SN10 4PS

£145,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01380 723 451

*Please refer to the auction guide with regards to guide and reserve prices.



 **38**

 **38 Frampton Court**
Trowbridge, Wiltshire BA14 9HL

 **£140,000+**
Guide Price (Plus Fees*)

3 Bedroom end-terrace house in a residential area of similar properties and in need of modernisation.

The accommodation comprises on the ground floor; entrance hall, lounge, kitchen, rear lobby and utility. On the first floor; landing, 3 bedrooms, bathroom and separate cloakroom. There is double glazing and electric heating.

Small grassed area to the front and enclosed rear garden mainly laid to lawn with rear pedestrian access. On-street parking available nearby.

Ideal investment opportunity or first time buy.

 Energy Performance Certificate
Band D

 For further details visit
strakers.co.uk or call 01249 765 200

*Please refer to the auction guide with regards to guide and reserve prices.



Detached bungalow at the end of a no-through road in a sought after location. Potential to demolish and replace with a larger dwelling (subject to consents).

The bungalow sits at the top of the plot and comprises entrance hall, lounge, kitchen, bedroom, bathroom, cloakroom, large store and conservatory. There is double glazing and some electric heating.

There is a gated entrance to a parking area and the south facing garden gently slopes away from the bungalow down towards the woods. Whilst overgrown there is evidence of mature trees and shrubs as well as ponds and seating areas. The extent of the property is shown edged red for identification purposes on the aerial photo and extends to about 0.30 acre.

39

Chinchivi 93 Winsley Hill
Limpley Stoke, Bath, BA2 7JL

£350,000+

Guide Price (Plus Fees*)

Energy Performance Certificate
TBC

For further details visit
strakers.co.uk or call 01249 712 039

* Please refer to the auction guide with
regards to guide and reserve prices.



40

61 Somerset Crescent
Melksham, Wiltshire SN12 7LX

£120,000+
Guide Price (Plus Fees*)

3 Bedroom mid terrace house in an area of similar properties and requiring modernisation.

The accommodation comprises on the ground floor; entrance hall, lounge, kitchen and utility room. On the first floor; landing, 3 bedrooms, bathroom and separate cloakroom. There is double glazing and no heating.

There is a parking area to the front and a good sized enclosed rear garden which is currently overgrown.

Ideal investment opportunity or first time buy.

Energy Performance Certificate
Band C

For further details visit
strakers.co.uk or call 01249 712 039

* Please refer to the auction guide with regards to guide and reserve prices.



2 Bedroom semi-detached bungalow of non-standard construction, situated on a corner plot and in need of modernisation. Within walking distance of local amenities.

The accommodation comprises entrance hall, lounge, kitchen, 2 bedrooms and a bathroom. There is double glazing and electric heating.

Good sized plot with garden to the front, side and rear, mainly laid to lawn with trees, shrubs and seating areas. Outside store. There is off-street parking available nearby.

41

74 Reids Piece
Purton, Swindon, Wiltshire SN5 4AZ

£100,000+
Guide Price (Plus Fees*)



42

52 Manor Road
Chippenham, Wiltshire SN14 0LH

£150,000+
Guide Price (Plus Fees*)

2 Bedroom semi-detached house overlooking local park and in need of modernisation.

The accommodation comprises on the ground floor; entrance hall, lounge and kitchen. On the first floor; landing, 2 bedrooms and a bathroom. There is double glazing and electric heating.

The property is accessed via a footpath with on-street parking available nearby. There is a long front garden laid to lawn with gated side access to a good-sized rear garden with useful store.

Ideal investment opportunity or first time buy.

Energy Performance Certificate
Band D

For further details visit
strakers.co.uk or call 01249 652 717

* Please refer to the auction guide with regards to guide and reserve prices.

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IN DEVIZES



outstanding

Recognised by the judges for their outstanding levels
of customer service, our Devizes team has won
Best Agent in Devizes at The British Property Awards.

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a taste of devizes

Devizes is a historic market town with a colourful Medieval past, wealth of history and architectural heritage with more than 500 listed buildings and a large Market Place in the heart of the town. This can all be enjoyed as you discover the wide range of traditional independent shops or peruse the Thursday market, therefore whatever your reason for visiting Devizes, there is lots to explore.

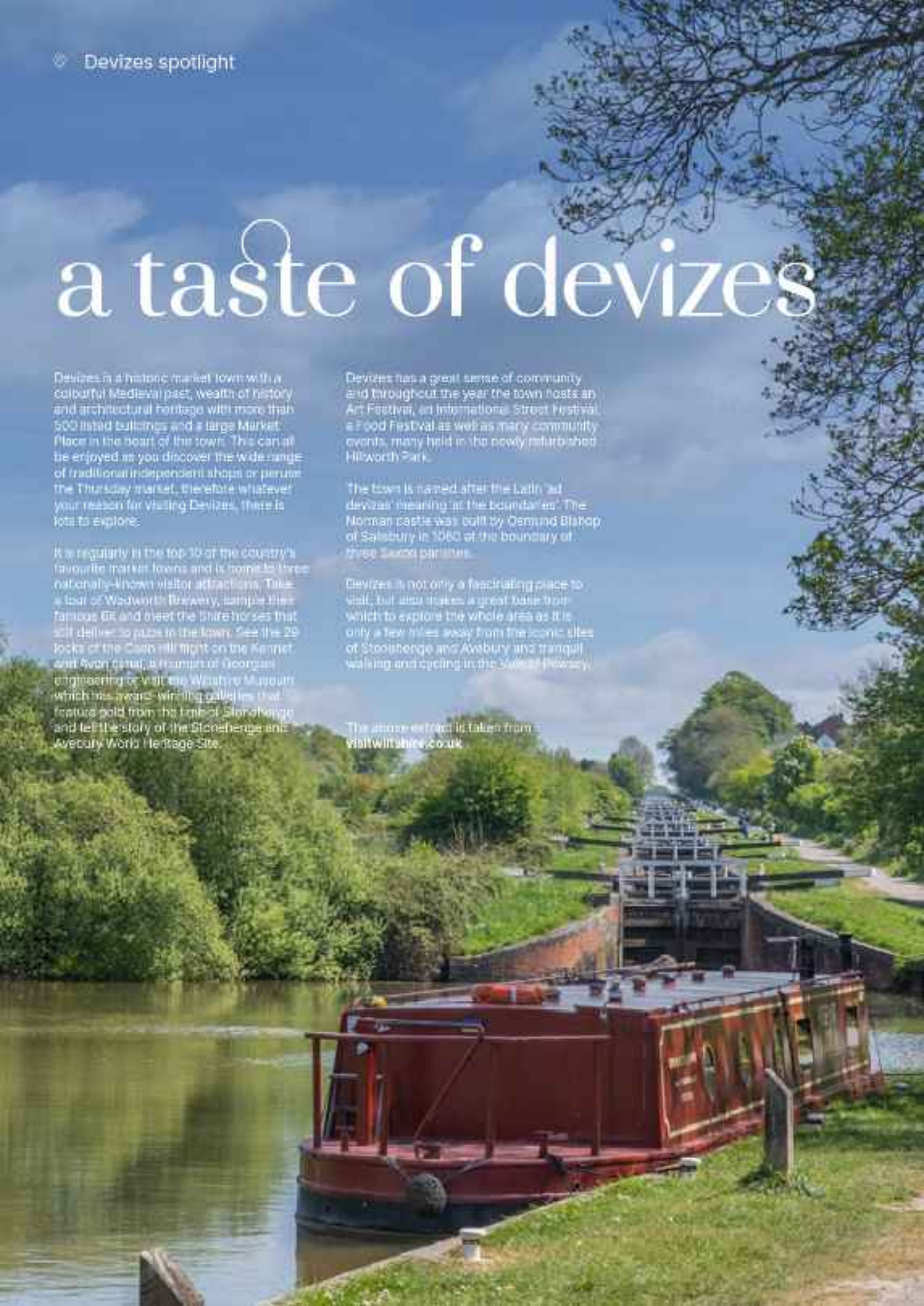
It is regularly in the top 30 of the country's favourite market towns and is home to three nationally-known visitor attractions. Take a tour of Wootton Bassett Brewery, sample their famous OR and meet the Shire horses that still deliver to pubs in the town. See the 29 locks of the Great Ouse flight on the Kennet and Avon canal, a triumph of Georgian engineering or visit the Wiltshire Museum which has award-winning galleries that feature gold from the tomb of Stonehenge and tell the story of the Stonehenge and Avebury World Heritage Site.

Devizes has a great sense of community and throughout the year the town hosts an Art Festival, an International Street Festival, a Food Festival as well as many community events, many held in the newly refurbished Hillworth Park.

The town is named after the Latin 'ad devizas' meaning 'at the boundaries'. The Norman castle was built by Osmund Bishop of Salisbury in 1060 at the boundary of three Saxons parishes.

Devizes is not only a fascinating place to visit, but also makes a great base from which to explore the whole area as it is only a few miles away from the iconic sites of Stonehenge and Avebury and tranquil walking and cycling in the Vale of Pewsey.

The above extract is taken from a visitwiltshire.co.uk





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going the distance

Capturing your property at its best to target the right audience is fundamental to a successful marketing campaign. We will discuss suitable options with you on how best to package your property for sale.

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LAST THREE REMAINING



Aubreys Yard is a collection of nine beautifully crafted homes occupying a wonderful rural setting in the village of Poulshot, near Devizes. The development offers a range of house types from two to four bedroom houses and a four bedroom bungalow, presenting the finest quality of finish.

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An new collection of individually designed 2, 3 and 4 bedroom homes. Set in picturesque countryside and just a stones throw from the beautiful thriving market town of Chippenham, with its excellent transport connections, you can enjoy the very best of town and country living. Prices from £382,000.



LACKHAM PLACE
CHIPPENHAM

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sustainable

Sometimes we just need a little push. Almost all of our marketing materials (including this catalogue) are now produced on material manufactured using 100% recycled 'post consumer' waste and carbon balanced at source. Maybe small steps, but we feel it's an important part of our growing responsibility as well as just being better neighbours.

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INTRODUCTION

The Joint Real Auction Conditions are designed for open sealed auctions, to be used in a contract of sale of immovable property, that is in the following cases, if which are commonly used when closing:

Glossary (Comments)

The glossary will specify the terms to complete with in the Auction.

Auction Conduct Conditions (Comments)

The Auction Conduct Conditions govern the actual trading between the auctioneer and anyone who participates in the auction. They apply whenever the property is auctioned, and cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part auction document, with the remaining voluntary material, which auctioneers can tailor to their needs - and contain the auction conduct conditions and any other auction conduct conditions.

Sale Conditions

These conditions, comprising template forms specified in the Sale Conditions apply only to property that is sold "as is", and cover all the aspects of the auctioneer's obligations to the buyer, the specific obligations of the seller, and the terms of the specific contract of sale, warranty and transfer, contracts and sale documents. They should be used in other standard conditions apply.

The A&S have the copyright in the conditions of the Common Auction Conditions (CAC), but permit the free use of Tables A to E below.

- Table A to E may be added to the CAC and the CAC will be used.
- Agree that if a buyer fails to pay the bid sum, the seller will not be liable to anyone who claims or relies on the CAC.
- Represent the voluntary addition of the CAC without any changes, except as stated in the text.
- Acknowledge that the CAC are reproduced with the consent of the A&S.
- Refer to the conditions as the Common Auction Conditions (Table A to E).

The A&S reserve the right to withdraw the consent to use the conditions and any associated material.

GLOSSARY

The glossary applies to the auction conditions, conditions and the A&S conditions. It is a compulsory section of the common auction conditions.

Where it may be used

- Anywhere where it may be used in the CAC, and where it may be used.
- A "where it may be used" includes a reference to the CAC.
- Where it may be used in the CAC, and where it may be used.
- Where it may be used in the CAC, and where it may be used.
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Where it may be used in the CAC, and where it may be used.

ADDITIONAL

The additional conditions may be added to the CAC, and where it may be used.

APPROVED COMPLETION DATE

The approved completion date is the date by which the property must be completed.

APPROVED FINANCIAL INSTITUTION

The approved financial institution is the institution to which the property must be completed.

ARTS

The arts are the arts that are included in the CAC, and where it may be used.

ARTS SCHEDULE

The arts schedule is the schedule of arts that are included in the CAC, and where it may be used.

AUCTION

The auction is the auction that is included in the CAC, and where it may be used.

AUCTION CONDUCT CONDITIONS

The auction conduct conditions are the conditions that govern the auction, and where it may be used.

AUCTIONEER

The auctioneer is the person who conducts the auction, and where it may be used.

BUSINESS DAY

The business day is the day on which the auction is conducted, and where it may be used.

BUYER

The buyer is the person who buys the property, and where it may be used.

CATALOGUE

The catalogue is the list of property that is included in the auction, and where it may be used.

COMPLETION

Completion is the date by which the property must be completed, and where it may be used.

CONDITION

The condition is the condition of the property, and where it may be used.

CONTRACT

The contract is the contract of sale, and where it may be used.

CONTRACT DATE

The contract date is the date of the contract, and where it may be used.

DOCUMENTS

The documents are the documents that are included in the auction, and where it may be used.

EXTRA GENERAL CONDITIONS

The extra general conditions are the conditions that are included in the auction, and where it may be used.

FINANCIAL CHARGE

The financial charge is the charge on the property, and where it may be used.

INTEREST RATE

The interest rate is the rate of interest on the property, and where it may be used.

LOT

The lot is the part of the property that is included in the auction, and where it may be used.

OLD ARTS

The old arts are the arts that are included in the auction, and where it may be used.

PARTICULARS

The particulars are the particulars of the property, and where it may be used.

PARTICULARS

The particulars are the particulars of the property, and where it may be used.

PRICE

The price is the price of the property, and where it may be used.

READY TO COMPLETE

The ready to complete is the date by which the property must be completed, and where it may be used.

SALE CONDITIONS

The sale conditions are the conditions that govern the sale, and where it may be used.

SALE MEMORANDUM

The sale memorandum is the memorandum of sale, and where it may be used.

SELLER

The seller is the person who sells the property, and where it may be used.

SPECIAL CONDITIONS

The special conditions are the conditions that are included in the auction, and where it may be used.

TERMINES

The termines are the terms of the property, and where it may be used.

TERMINES SCHEDULE

The termines schedule is the schedule of terms that are included in the auction, and where it may be used.

TRANSFER

The transfer is the transfer of the property, and where it may be used.

TYPE

The type is the type of the property, and where it may be used.

VAL

The val is the value of the property, and where it may be used.

VAL OPTION

The val option is the option to buy the property, and where it may be used.

WHERE TO USE THE CAC

The where to use the CAC is the place where the CAC is used, and where it may be used.

YOU ARE YOUR

You are your is the person who is included in the auction, and where it may be used.

Amendments and Additions to the Glossary**Amendments****Additions**

The additions are the additions to the glossary, and where it may be used.

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Lot Number

Auction Date

Property Address

Agreement Date

Completion Date

Sale Price

Deposit

Balance

Seller's Name(s)

Seller's Address

The Seller acknowledges that he has agreed to sell and the Buyer acknowledges that he has agreed to buy the property mentioned above at the purchase price, subject to the Standard, General and Special Conditions of Sale.

Signed as Agent (for the seller)

Buyer's Name(s)

Buyer's Address

Buyer's Phone Number

Buyer's Solicitors Firm

Buyer's Solicitors Contact Name

Buyer's Solicitors Address

Buyer's Solicitors Phone Number

Buyer's Administration Fee (Office use only)

Signed by the Buyer (or, on behalf of the buyer)

high street

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