





📍 Land/Pond at Gipsy Lane, Swindon, Wiltshire, SN2 8DH

📄 Auction Guide £2,000

- For Sale by Online Auction
- Thursday 22nd May 2025
- Lot 05
- Guide Price £2,000+

🏡 Freehold

🏠 EPC Rating





LOT 05  
FOR SALE BY ONLINE AUCTION  
THURSDAY 22nd MAY 2025  
GUIDE PRICE £2,000+

Pond and amenity land situated in the heart of Swindon close to commercial and residential properties and a football pitch.

Swindon is a large and expanding town with a wide range of shopping, entertainment and leisure facilities. There is a mainline railway station and access to the M4 motorway. The house is within walking distance of local amenities.

The extent of the land is shown edged red on the aerial photograph and measures about 0.8 acre.

Note - The land is enclosed by high fencing and there will not be any viewings/access provided prior to the auction. The buyer will pay the sellers legal and auctioneers costs as listed in the special conditions.

The land is accessed from Gipsy Lane through Wickes parking area and loading bay.

What3Words [///heats.dress.legs](https://www.what3words.com/heats.dress.legs)

As you turn into Wickes, park on the right hand side past the burger van. The land is accessed via the loading area for Wickes, please take care if you are walking down to the land.

#### **Situation and Description**

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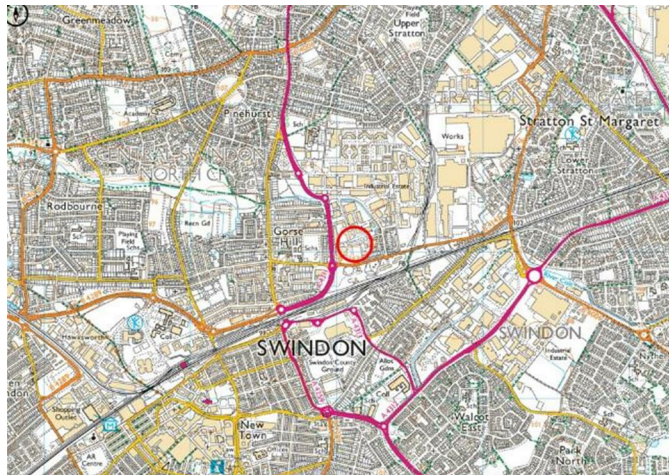
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#### **Viewings**

To arrange a viewing, contact: Auction Office on 01249 765200

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

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.





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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