



📍 Fir Tree Lodge 17 Highworth Road, Swindon, Wiltshire, SN3 4QL

🔗 Auction Guide £490,000

- For Sale by Online Auction
- Thursday 10th July 2025
- Lot 06
- Guide Price £490,000+

🏠 Freehold

📊 EPC Rating C



LOT 06
FOR SALE BY ONLINE AUCTION
THURSDAY 10th JULY 2025
GUIDE PRICE £490,000+

Spacious detached property recently used as a 13 bedroom B&B/hotel. In need of some modernisation with potential for conversion to a residential dwelling(s) (subject to consents).

The majority of the 13 bedrooms have en-suites, further accommodation in the 3 storey property comprises; entrance hall, landings, dining room, kitchen, utility room and shower room. Two of the bedrooms are located in a detached building at the rear. The property has double glazing and gas heating.

Set back from the road, there is ample parking at the front with side access to more parking at the rear. At the far end there is a lawned garden and seating area. About 0.20 acre in total.

what3words:///fuzz.debating.guitars

From the A419 (Stratton/South Marston) turn right at the Rat Trap roundabout onto Highworth Road and the property is on the right.

Situation & Description

Spacious detached property recently used as a 13 bedroom B&B/hotel. In need of some modernisation with potential for conversion to a residential dwelling(s) (subject to consents).

The property is situated in northern Swindon within reach of various amenities, the mainline railway station and within easy access of the M4 motorway and A419. Swindon is a large expanding town with a wide variety of shops, bars, restaurants, schools and leisure facilities.

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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.

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.





Total area: approx. 258.0 sq. metres (2777.1 sq. feet)

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