



📍 Land off Haybrook Rise, Pewsey, Wiltshire, SN9 5FF

📄 Auction Guide £25,000

- For Sale by Online Auction
- Thursday 4th December 2025
- Lot 07
- Guide Price £25,000+

🏡 Freehold

🏠 EPC Rating



LOT 07
FOR SALE BY ONLINE AUCTION
THURSDAY 4th DECEMBER 2025
GUIDE PRICE £25,000+

Potential development land (subject to consents) located on the edge of the village and adjoining residential properties.

The land has a frontage to Haybrook Rise of about 55m (180ft) and a maximum depth of about 28m (91ft) which extends to about 0.31 acre. The extent of the land is shown edged red for identification purposes only on the aerial photo.

Planning consent for a small scheme has been refused in the past due to the land sitting outside the settlement boundary, even though it is within the Haybrook Rise development road. It is being sold without any overage.

What3Words:///report.reclined.divider

From the Pewsey-Marlbrough Road turn left into Old Hospital Road and bear round to the left into Haybrook Rise and the land is on the left.

Situation & Description

Potential development land (subject to consents) located on the edge of the village and adjoining residential properties.

Pewsey is a thriving Wiltshire village which caters for most day to day requirements with a range of local amenities including schooling, doctors, local stores, restaurants and pubs. Communications are excellent with a mainline rail station to Paddington and both the M4 (J15) and A303 providing fast road access to London and the West Country; nearby Marlborough has further excellent shopping facilities and the village is well placed for access to the larger regional centres of Swindon, Salisbury and Newbury, all within easy motoring distance.

The land has a frontage to Haybrook Rise of about 55m (180ft) and a maximum depth of about 28m (91ft) which extends to about 0.31 acre. The extent of the land is shown edged red for identification purposes only on the aerial photo.

Planning consent for a small scheme has been refused in the past due to the land sitting outside the settlement boundary, even though it is within the Haybrook Rise development road. It is being sold without any overage.

Viewings

You can view the land at any time.

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.



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.



For further details 01380 723451
devizes@strakers.co.uk

In branch | Online | On the move
strakers.co.uk