



📍 49-50 New Road, Chippenham, Wiltshire, SN15 1HL

📄 Auction Guide £120,000

- For Sale by Online Auction
- Thursday 10th July 2025
- Lot 20
- Guide Price £120,000+

🏠 Freehold

🏠 EPC Rating



LOT 20
FOR SALE BY ONLINE AUCTION
THURSDAY 10th JULY 2025
GUIDE PRICE £120,000+

Development opportunity with consent for conversion to 3 flats situated close to Chippenham town centre.

Planning consent was granted by Wiltshire Council under App No PL/2022/03918 on 24th March 2023 for conversion of the office to a residential flat comprising lounge, kitchen, 2 bedrooms and bathroom. Consent for demolition of the outbuildings and erection of 2 flats was granted under App No PL/2023/03837 with each flat comprising lounge, kitchen, bedroom and bathroom. Outside there is 3 parking spaces.

The flat above the office has been sold off on a long lease and has one parking space.

What3Words///lipstick.satellite.storybook

Situation & Description

Development opportunity with consent for conversion to 3 flats situated close to Chippenham town centre.

Chippenham is a large market town with a wide choice of schooling as well as varied shopping and leisure activities. There is a mainline railway station and access to J17 of the M4 motorway is only a short drive.

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Viewings

To arrange a viewing, contact: Chippenham Office on 01240 652717.

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.



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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