





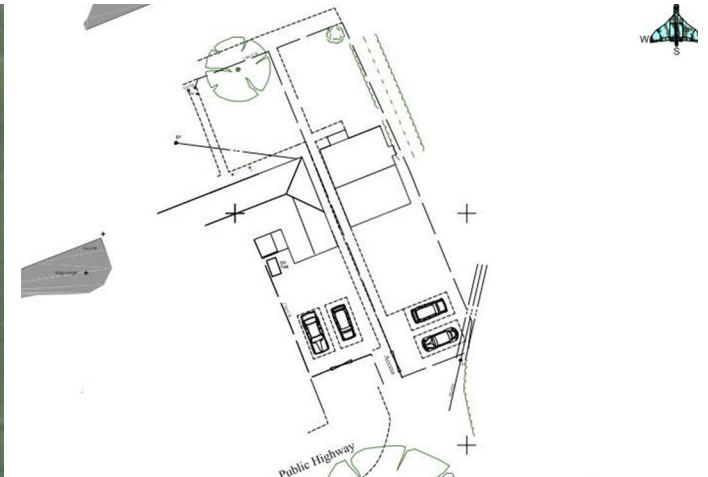
📍 Building Plot adjoining 11 Winkins Lane, Great Somerford, Wiltshire, SN15 5HY

📄 Auction Guide £90,000

- For Sale By Online Auction
- Thursday 23rd May
- Lot 17
- Guide Price £90,000+

🏠 Freehold

📊 EPC Rating





LOT 17  
FOR SALE BY ONLINE AUCTION  
THURSDAY 23rd MAY 2024  
GUIDE PRICE £90,000+

Village building plot with consent for a 3 bedroom detached house with GIA about 1,188ft<sup>2</sup> (110.5m<sup>2</sup>). Popular village location and the plot sides onto open countryside.

Planning consent was granted by Wiltshire Council under Application No PL/2024/00862 on the 27 March 2024.

The approved plans comprise on the ground floor; entrance hall, lounge, kitchen/diner and cloakroom. On the first floor; landing, bedroom 1 with en-suite, 2 further bedrooms and a bathroom. Front and rear gardens and ample parking.

#### Situation & Description

Village building plot with consent for a 3 bedroom detached house with GIA about 1,188ft<sup>2</sup> (110.5m<sup>2</sup>). Popular village location and the plot sides onto open countryside.

Great Somerford offers amenities including a village shop/Post Office, a public house, primary school and pre-school. A more comprehensive range of amenities can be found in the nearby towns of Malmesbury and Chippenham, the latter offering mainline railway services to London Paddington, Bath and Bristol. The M4 motorway is within easy reach for excellent commuting access to the major centres of Bath, Bristol, Swindon and London.

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#### Viewings

To arrange a viewing, contact: Malmesbury office on 01666 829292

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

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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.

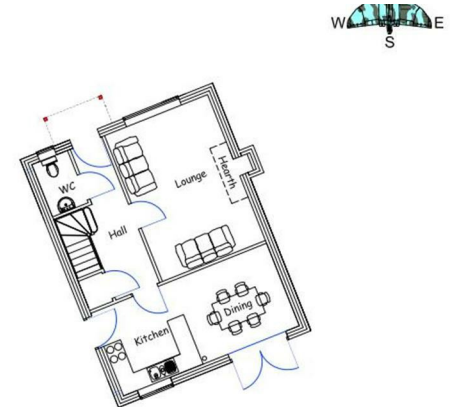
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Proposed North Western Elevation



Proposed South Eastern Elevation



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