



📍 Class Q Barn, Highway Farm Highway, Hilmarton, Calne, Wiltshire, SN11 8SR

📄 Auction Guide £175,000

- For Sale by Online Auction
- Thursday 15th October 2026
- Lot 19
- Guide Price £175,000+

🏠 Freehold

🏠 EPC Rating



LOT 19
FOR SALE BY ONLINE AUCTION
THURSDAY 15th OCTOBER 2026
GUIDE PRICE £175,000+

Barn conversion in a rural location. Consent for a 150m² dwelling with paddock extending in total to about 1.4 acre.

Prior approval for conversion of the agricultural building into a dwelling was granted by Wiltshire Council on the 28th July 2026 under App No PL/2026/03149. The approved plan provides for a single storey dwelling comprising; entrance hall, open plan kitchen/dining/living room, snug, utility room, cloakroom and 3 bedrooms all with en-suites.

Approached through the farmyard, there is ample parking and small garden at the front, proposed internal garden overlooking the paddocks and open countryside at the rear. The property is shown edged red on the aerial plan for information purposes only.

what3words:///vase.destiny.broth

For further information please go to our auction site.

Situation

Viewings

To arrange a viewing, contact: Chippenham Office

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.

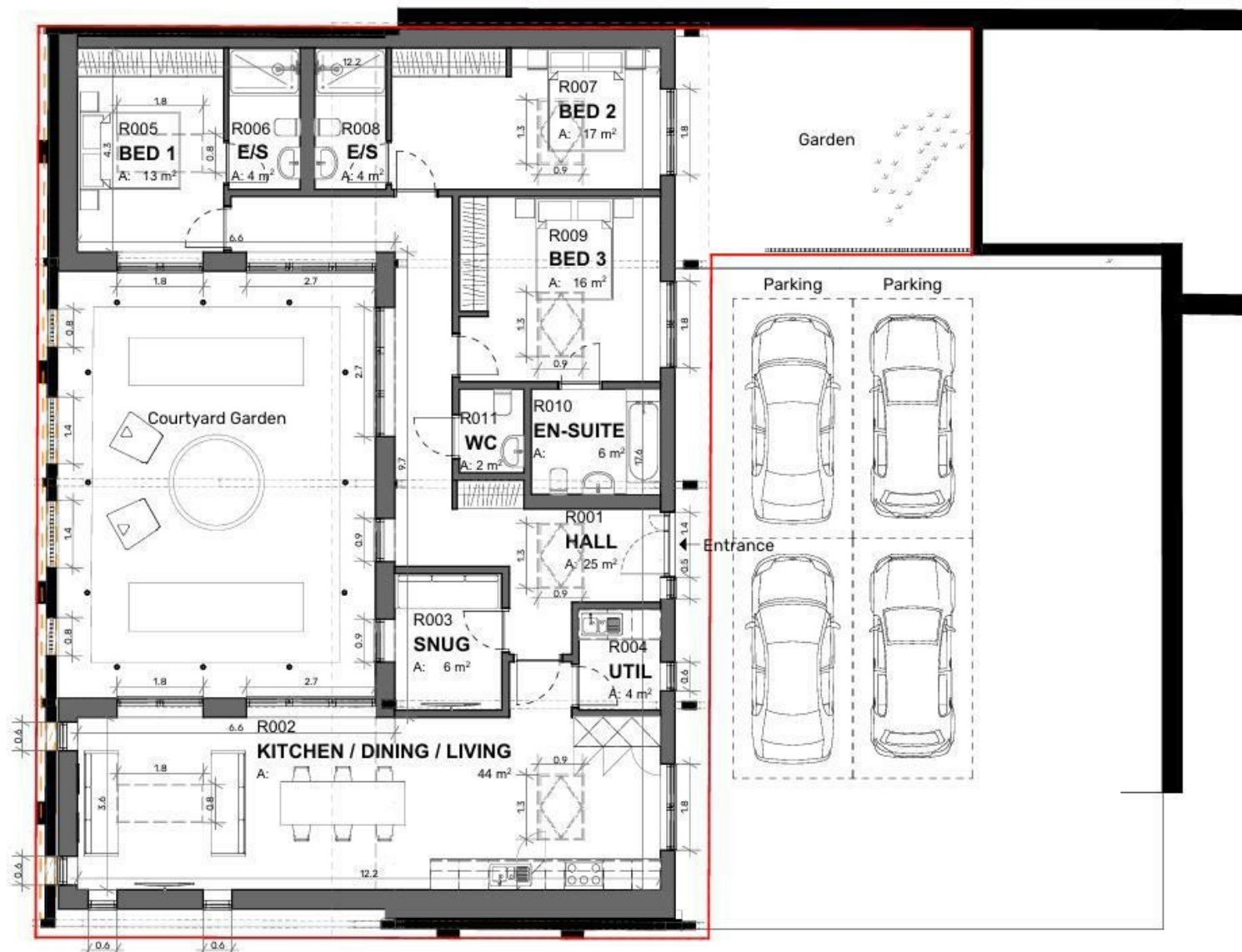
Legal Pack

You can download or pre-register for the legal packs via our website www.strakers.co.uk by using the 'Menu' at the top of the page and selecting 'Auctions', then 'Current Auction'. This will produce a lot list. Find the lot of interest and click 'View Legal Documents'. You will need to sign-up by entering your email address and creating a password the first time you use this, your log-in will stay valid for all of our future auctions. The legal pack may not be available straight away, but as long as you have registered to receive it you will be notified as soon as it is available.

Reserve & Guide Price

Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.





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