



📍 Plot 1, The Old Builders Yard Heath Road Startley, Chippenham, Wiltshire, SN15 5HG

🔗 Auction Guide £170,000

- For Sale by Online Auction
- Thursday 2nd April 2026
- Lot 32
- Guide Price £170,000

🏠 Freehold

📊 EPC Rating



LOT 32
FOR SALE BY ONLINE AUCTION
THURSDAY 2nd APRIL 2026
GUIDE PRICE £170,000+

Semi-rural building plot with consent for a 4 bedroom detached bungalow overlooking fields to the rear.

Planning consent was granted for the demolition of the outbuildings and erection of 2 dwellings by Wiltshire Council under application no PL/2023/02788. The development must commence prior to 26th July 2027.

The plans for Plot 1 provide for an internal floor area of about 180m² (1,936ft²) and comprise entrance hall, open plan living/dining/kitchen, utility, WC, 2 bedrooms with en-suites, 2 further bedrooms and a bathroom.

Shared entrance with ample parking space and large garden. The extent of the property is show edged red on the plan.

what3words///cured.imparts.dating

For further information please go to our auction site.

Situation

Startley is a small hamlet located approximately three miles from the ancient town of Malmesbury. The neighbouring village of Great Somerford, about a mile away has an excellent village store/post office, a public house and primary school. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, Malmesbury boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, there are excellent independent shops, charming cosy pubs, a Waitrose, friendly cafes, regular farmers' markets and a busy local events schedule. Good road networks radiate to the towns of Cirencester, Chippenham, Swindon, Bath and Bristol, with the M4 readily accessible at either Junction 17 or 16. Train links are available at Chippenham (8 miles) and Swindon with a direct link to London Paddington in around 1 hour 15 minutes.

Viewings

At any time by attended the site. We do have access to the locked workshops and an open day will be organised nearer the auction day.

Some of the buildings are in poor condition and viewers are advised to not climb on or attempt to enter these buildings.

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.

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.



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