
estate agents auctioneers
hollis morgan
Blacksmiths Cottage + Bonus Land, Pye Corner, Box, Corsham, SN13 8ED
Auction Guide Price +++ £90,000

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY with PLANNING GRANTED to create a 2 BED COTTAGE (750 Sq Ft) with BONUS LAND (0.2 Acre)

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- DECEMBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED | 2 BED COTTAGE
- BONUS LAND + GARDEN (0.2 Acres)
- EXTENDED 8 WEEK COMPLETION

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | Blacksmiths Cottage, Pye Corner, Box, Corsham, Wiltshire SN13 8ED

Lot Number 20

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY
A Freehold two storey former blacksmiths dating from the 1840’s with a single storey extension occupying an elevated position located to the rear of a terrace of houses at Pye Corner in this popular village location.
In addition to the building is a private garden and bonus land (0.2 Acres / 8820 Sq Ft) across the byway – please refer to site plan.
The site is also located within the Green Belt and the Cotswolds National Landscape, formerly known as the Cotswolds Area of Outstanding Natural Beauty (AONB).
There is a fascinating online article outlining the local history - https://www.boxpeopleandplaces.co.uk/blacksmith-worthy-phelps.html
Sold with vacant possession

Tenure - Freehold
Services - Electric | Water | Dains - Refer to legal pack.

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

THE OPPORTUNITY
PLANNING GRANTED | 2 BED COTTAGE

Planning has been granted (PL/2026/04994) to convert the existing building into a charming 2 bed cottage (750 Sq Ft) with accommodation over 2 floors.

PROPOSED SCHEDULE OF ACCOMMODATION

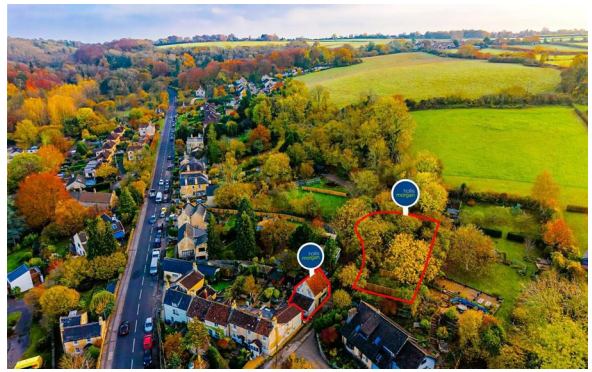
Ground Floor - Entrance Hall | Kitchen | Living Space | WC
First Floor - Bedroom 1 | Bedroom 2 | Bathroom

BONUS LAND + GARDEN

The lot includes a dedicated garden space for the cottage.
Plus a bonus parcel of land with scope for a range of possible uses including off street parking.
Interested parties to make their own investigations.

*All subject to gaining the necessary consents.



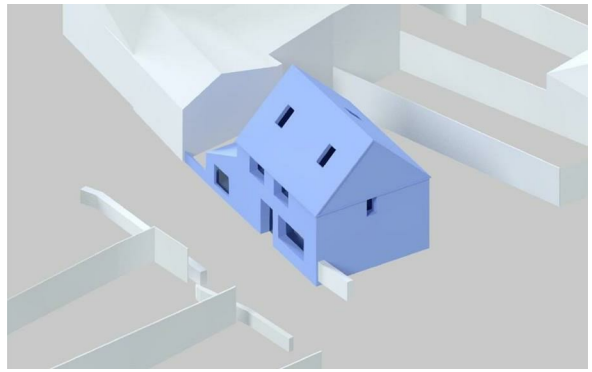


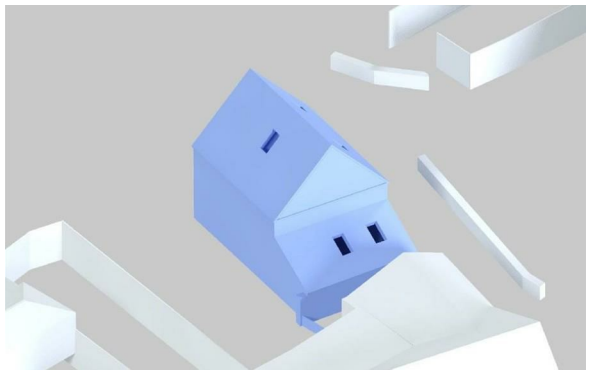




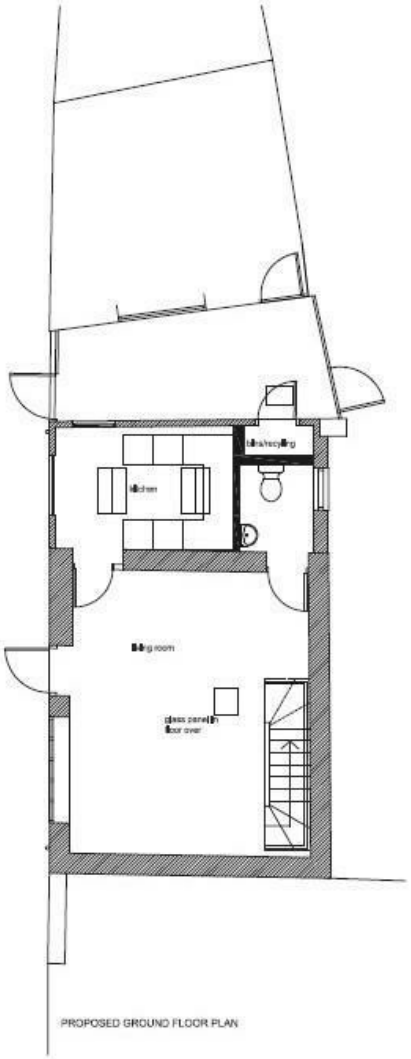


PROPOSED FRONT ELEVATION







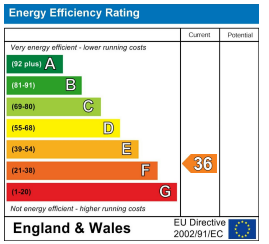


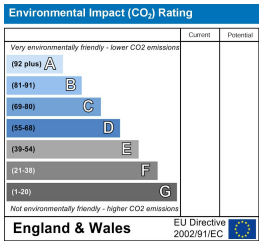
PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED ROOF PLAN

SCALE BAR 0 1 2 3 4 5 METRES





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