



📍 77/78 St. Philips Road, Swindon, Wiltshire, SN2 7QP

🔗 Auction Guide £235,000

- For Sale By Online Auction
- Thursday 21st May
- Lot 35
- Guide Price £235,000+

🏠 Freehold

📊 EPC Rating



LOT 35
FOR SALE BY ONLINE AUCTION
THURSDAY 21ST MAY 2026
GUIDE PRICE £235,000+

Development site with consent for 2 new build houses and conversion of existing cottages into annexes.

Planning consent was granted by Swindon Borough Council under Application No S/21/0729. Plot 1 has an internal floor area of about 200m² plus annex about 50m² and comprises lounge, 2 kitchen/dining rooms, utility room, cloakroom, garage, office, gym, 5 bedrooms and 3 bathrooms. Rear garden and parking spaces.

Plot 2 has an internal floor area of about 133m² plus annex about 50m² and comprises Lounge, 2 kitchen/dining room, office, gym, 4 bedrooms and 4 bathrooms. Rear garden and parking spaces.

what3words///points.blesses.revisits

For further information please go to our auction site.

Situation

Swindon has a wide range of amenities, mainline railway station and is within easy access of the M4 motorway and A419. Swindon is a large expanding town with a wide variety of shops, bars, restaurants, schools and leisure facilities.

Viewings

To arrange a viewing, contact: Auction 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

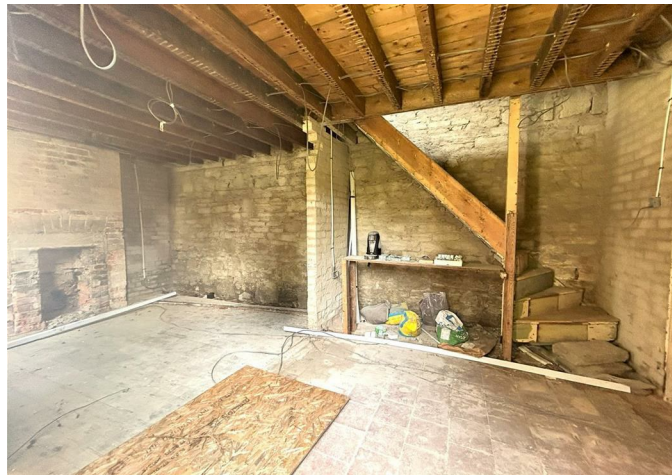
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When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.

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.

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.



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The logo for Strakers, featuring the word "strakers" in a lowercase, serif font. The letter 's' is stylized with a circular flourish above it.

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