



📍 Paddock at Nettleton Shrub, Nettleton, Chippenham, Wiltshire, SN14 7NN

📄 Auction Guide £70,000

- For Sale by Online Auction
- Thursday 15th October 2026
- Lot 23
- Guide Price £70,000+

🏡 Freehold

🏠 EPC Rating



LOT 23
FOR SALE BY ONLINE AUCTION
THURSDAY 15th OCTOBER 2026
GUIDE PRICE £70,000+

Pony paddock measuring about 2.8 acres in total with barn about 51m² (543ft²).
Situating on the edge of Nettleton and close to residential properties

The land is accessed from the village lane into a large hardstanding area with a detached barn/workshop measuring about 10.6m x 4.8m. The paddock is enclosed by a mix of stone wall and fencing and has water available. There are 2 field shelters on the land.

The extent of the land is shown edged red for identification purposes only on the aerial photograph.

what3words:///ranges.stirs.animates

For further information please go to our auction site.

Situation

Nettleton is a peaceful rural village situated in north-west Wiltshire, within the attractive countryside of the Cotswolds and close to the popular market town of Chippenham. The village enjoys a picturesque setting surrounded by open countryside, while offering convenient access to the wider road network and neighbouring towns and villages.

Viewings

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers. The entrance gate is padlocked and there is a horse occupying the paddock.

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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