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Building Plot off High Street, Rowde, Devizes, Wiltshire, SN10 2PN

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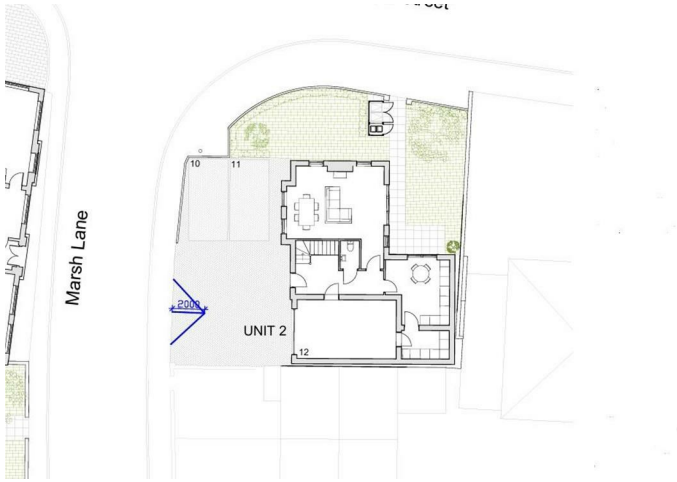
Auction Guide £95,000

- For Sale By Online Auction
- Thursday 3rd December 2026
- Lot 17
- Guide Price £95,000+

Freehold

EPC Rating









LOT 17
FOR SALE BY ONLINE AUCTION
THURSDAY 3RD DECEMBER 2026
GUIDE PRICE £95,000+

Village building plot with consent for a 4 bedroom detached house with GIA about 172m² (1,850ft²). Popular village location.

Planning consent was granted by Wiltshire Council under Application No PL/2025/02032 on the 4th September 2025. Development has commenced pursuant to the planning permission and the permission has therefore been implemented.

The approved plans comprise on the ground floor; entrance hall, living/dining room, kitchen, utility room and cloakroom. On the first floor; landing, 2 bedrooms with en-suites, 2 further bedrooms and a bathroom. Integral garage, two additional parking spaces and garden.

VAT will be payable on the purchase price. Interested parties are advised to take their own independent professional advice regarding the potential recovery of VAT, particularly in relation to the proposed construction of a residential dwelling.

what3words///hamper.funky.revisits

For further information please go to our auction site.

Situation & Description
Rowde is an attractive and well-regarded village situated in central Wiltshire, approximately 2 miles from the historic market town of Devizes. Set amidst attractive open countryside, the village enjoys a peaceful rural setting whilst benefiting from convenient access to the amenities of the nearby town.

Devizes provides a comprehensive range of facilities, including independent shops, supermarkets, cafés, restaurants, public houses, schools and leisure amenities. The larger centres of Chippenham, Melksham and Trowbridge are also within easy travelling distance, offering further shopping, educational and employment opportunities.

The area benefits from good road communications, with the A342 providing access towards Devizes and Chippenham, whilst the A361 and A350 connect with the wider regional road network. The Kennet & Avon Canal passes close to the village, providing attractive walking and cycling routes through the surrounding countryside.

Rowde combines a traditional village atmosphere and attractive rural surroundings with convenient access to Devizes and the wider Wiltshire area.

Viewings
You can view the site at anytime.

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.







Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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For further details 01380 723451
devizes@strakers.co.uk

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