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Barn for Conversion at Highway Farm Highway, Hilmarton, Calne, Wiltshire, SN11 8SR

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Auction Guide £175,000



- For Sale by Online Auction
- Thursday 3rd December 2026
- Lot 13
- Guide Price £175,000+

Freehold

EPC Rating







LOT 13
FOR SALE BY ONLINE AUCTION
THURSDAY 3RD DECEMBER 2026
GUIDE PRICE £175,000+

Barn conversion in a rural location. Consent for a 150m² dwelling with paddock extending in total to about 1.4 acre.

Prior approval for conversion of the agricultural building into a dwelling was granted by Wiltshire Council on the 28th July 2026 under App No PL/2026/03149. The approved plan provides for a single storey dwelling comprising; entrance hall, open plan kitchen/dining/living room, snug, utility room, cloakroom and 3 bedrooms all with en-suites.

Approached through the farmyard, there is ample parking and small garden at the front, proposed internal garden overlooking the paddocks and open countryside at the rear. The property is shown edged red on the aerial plan for information purposes only.

what3words///vase.destiny.broth

For further information please go to our auction site.

Situation
Hilmarton is an attractive rural village situated in north Wiltshire, approximately 2 miles north-east of Calne and 5 miles north-west of Avebury. Set amongst the rolling countryside of the North Wessex Downs, the village offers a peaceful rural setting whilst remaining conveniently located for nearby towns.

Calne provides a good range of everyday amenities including shops, supermarkets, schools, cafés, restaurants and leisure facilities, whilst the larger centres of Chippenham, Devizes and Swindon are also within easy travelling distance. The historic market town of Marlborough is approximately 10 miles to the east.

The area benefits from good road communications, with the A4 providing access towards Calne, Chippenham and Marlborough, whilst the M4 is accessible via Junction 16. The surrounding countryside offers excellent opportunities for walking, cycling and other outdoor pursuits.

Viewings
To arrange a viewing, contact: Chippenham 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.

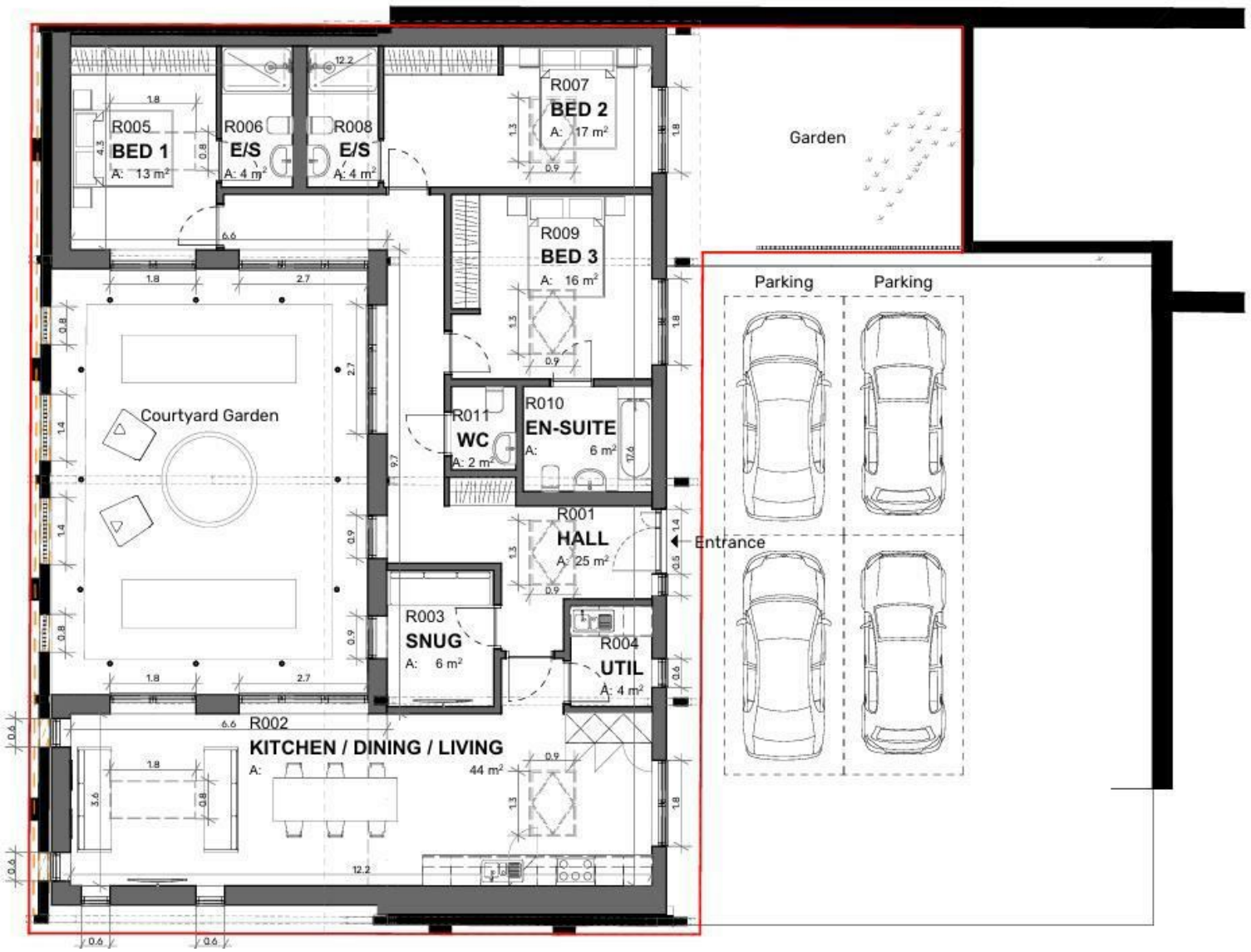
Online Auction
In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the 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.









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