



📍 Flat 1, Bailey House Forman Street, Calne, Wiltshire, SN11 8PG

🔗 Auction Guide £65,000

- For Sale by Online Auction
- Thursday 12th February 2026
- Lot 13
- Guide Price £65,000+

🏠 Leasehold

🏠 EPC Rating C



LOT 13
FOR SALE BY ONLINE AUCTION
THURSDAY 12th FEBRUARY 2026
GUIDE PRICE £65,000+

2 Bedroom lower ground floor flat in need of modernisation.

The accommodation comprises communal entrance hall with staircase down to the flat. Entrance hall, lounge, kitchen, 2 bedrooms and bathroom. It measures about 63m² and has double glazing and electric heating.

There is an enclosed garden area off the lounge which overlooks the communal grounds. There is no allocated parking but on street parking is available in the vicinity.

Leasehold. A new 999 lease will be created and further details will be available prior to the auction.

What3Words///respects.inflation.groom

For further information please go to our auction site.

Situation

Calne provides a good range of shopping, schooling and leisure amenities. The nearby town of Chippenham has a mainline railway station and access to the M4 motorway.

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.

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.

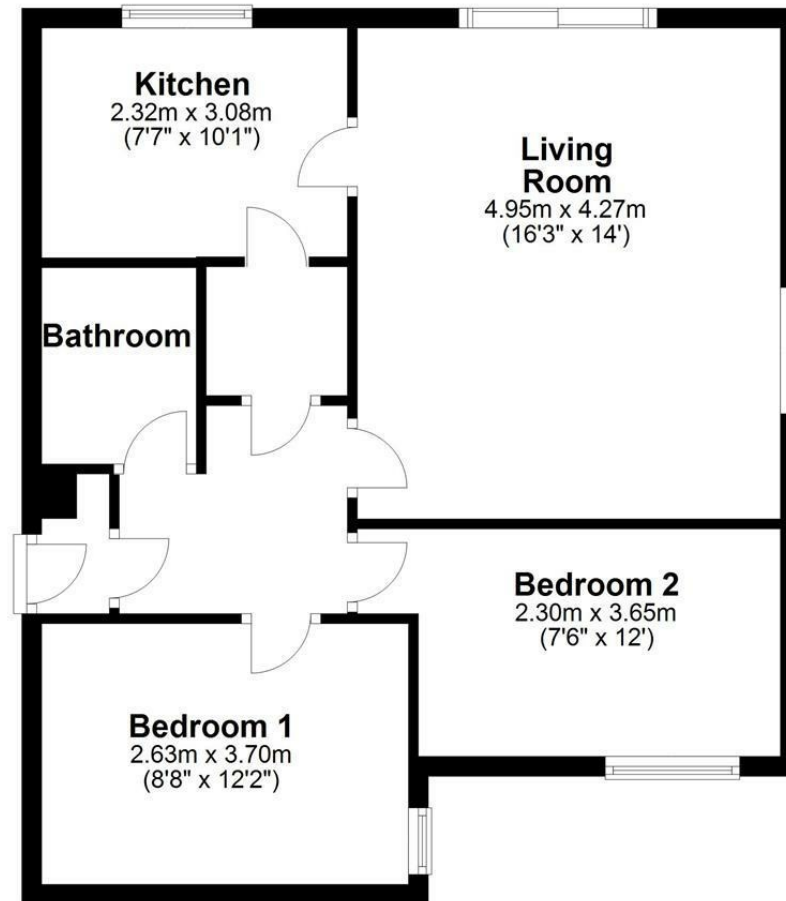
Legal Pack

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.



Floor Plan

Approx. 59.5 sq. metres (640.8 sq. feet)



Total area: approx. 59.5 sq. metres (640.8 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

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 firm's 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.