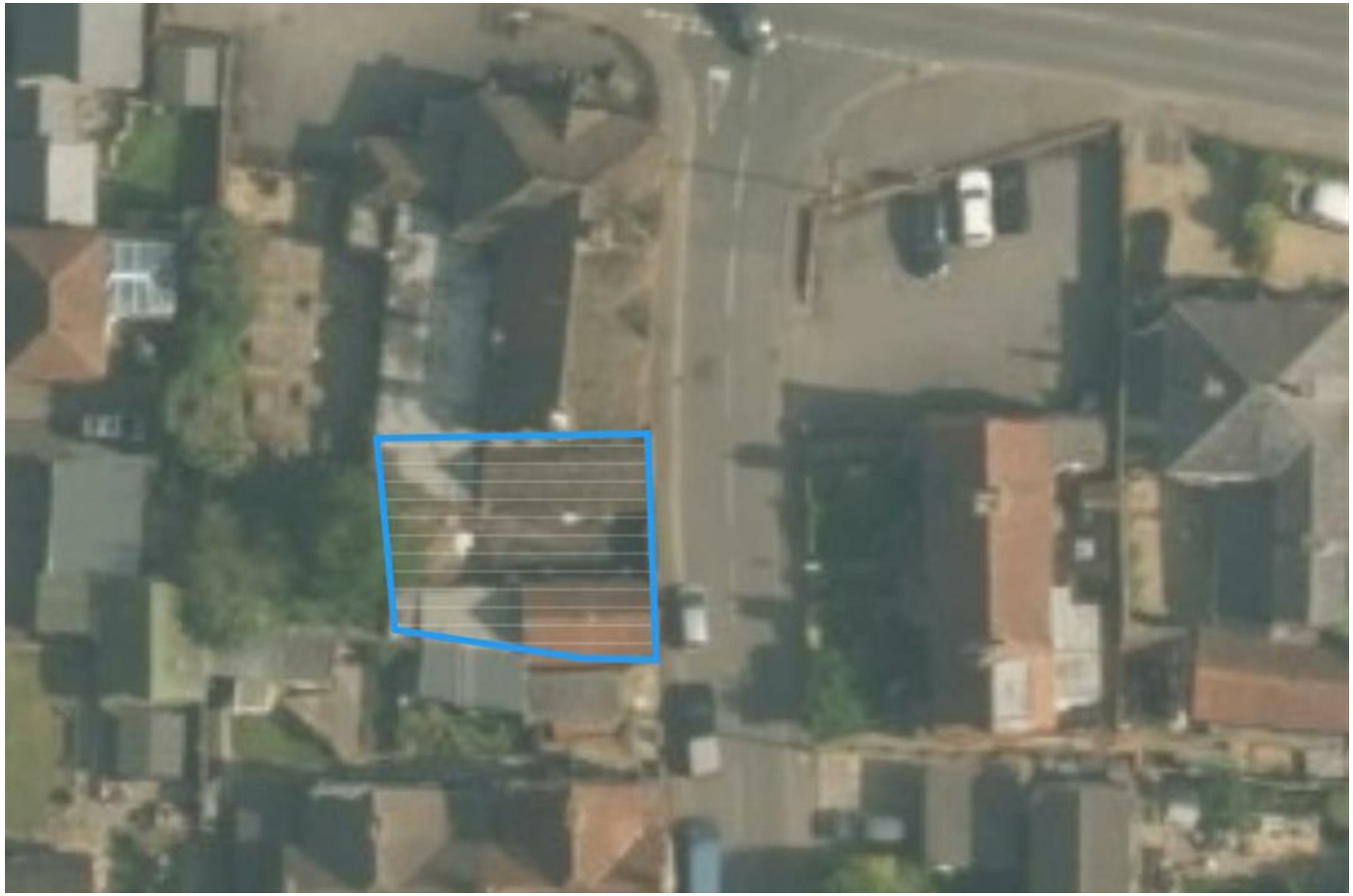


Building Plot at Marsh Lane, Rowde, Devizes, Wiltshire, SN10 2PN

Auction Guide £70,000



- For Sale by Online Auction
- Thursday 3rd December 2026
- Lot 16
- Guide Price £70,000+

Freehold

EPC Rating







LOT 16
FOR SALE BY ONLINE AUCTION
THURSDAY 3RD DECEMBER 2026
GUIDE PRICE £70,000+

Village building plot with consent for a 3 bedroom detached house with GIA about 119m² (1,280ft²). Popular village location adjoining new convenience store.

Planning consent was granted by Wiltshire Council under Application No PL/2025/02032 on the 4th September 2025. All pre-commencement conditions have been discharged. The site has been cleared with live water and electrical connections available.

The approved plans comprise on the ground floor; entrance hall, living room, kitchen/dining room, utility room and cloakroom. On the first floor; landing, principal bedroom with en-suite, 2 further bedrooms and a bathroom. Parking for 2 cars and a 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///pizzas.haggling.lilac

For further information please go to our auction site.

Situation
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
At any time by attending the site.

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.







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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