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Land adjacent to, 1 Hungerford Road, East Grafton,
Marlborough, Wiltshire, SN8 3DG

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Land adjacent to, 1 Hungerford Road, East Grafton, Marlborough, Wiltshire, SN8 3DG

Auction Guide £65,000

- For Sale by Online Auction
- Thursday 3rd December 2026
- Lot 10
- Guide Price £65,000+

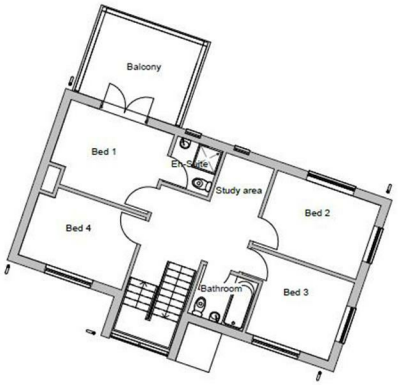
Freehold

EPC Rating





South Elevation





LOT 10
FOR SALE BY ONLINE AUCTION
THURSDAY 3RD DECEMBER 2026
GUIDE PRICE £65,000+

Potential development land (subject to consents) located on the edge of the village and adjoining residential properties. Views over farmland.

The land is triangular in shape and has a max width to Hungerford Road of about 25m and a maximum depth of about 28m. The extent of the land is shown edged red for identification purposes only on the aerial photo.

A positive pre-application response from Wiltshire Council is available to view via the auction website. The sellers have also prepared indicative plans for a detached 4 bedroom house for guidance purposes only.

what3words///private.thundered.release

For further information please go to our auction site.

Situation
East Grafton is an attractive rural village situated in the Vale of Pewsey, in the south-east of Wiltshire, approximately 4 miles south-east of Marlborough and 6 miles north-east of Pewsey. Surrounded by rolling countryside and farmland, the village enjoys a peaceful setting within the North Wessex Downs National Landscape.

The nearby market towns of Marlborough and Pewsey provide a range of shopping, educational, leisure and recreational facilities, including independent shops, cafés, public houses and schools. The larger centres of Swindon and Devizes are also within convenient travelling distance.

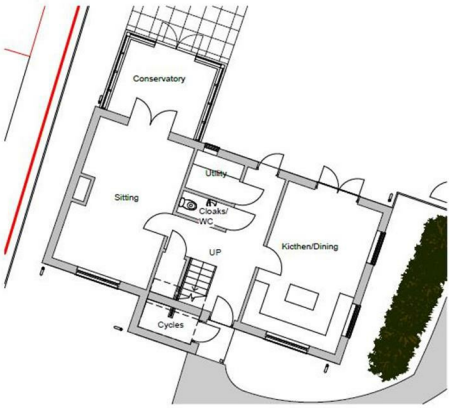
The area benefits from good road communications, with the A346 providing access towards Marlborough and the A338 connecting with the surrounding towns and villages. Pewsey railway station offers regular services to London Paddington, making the area suitable for commuters. The surrounding countryside provides excellent opportunities for walking, cycling and other outdoor pursuits.

East Grafton combines a traditional village atmosphere and attractive rural surroundings with convenient access to nearby market towns and the wider Wiltshire road network.

Viewings
You can view the land 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.





Proposed Ground Floor



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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