

1, CALLAS RISE, WANBOROUGH, SWINDON, SN4 0AQ

AUCTION GUIDE PRICE £160,000



Elevation A



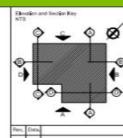
Elevation C



Elevation B



Elevation D



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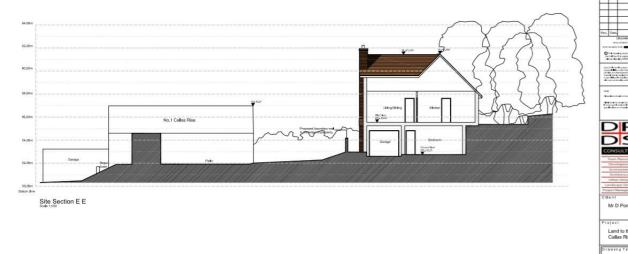
Land to the rear of No.1 Callas Rise, Wanborough

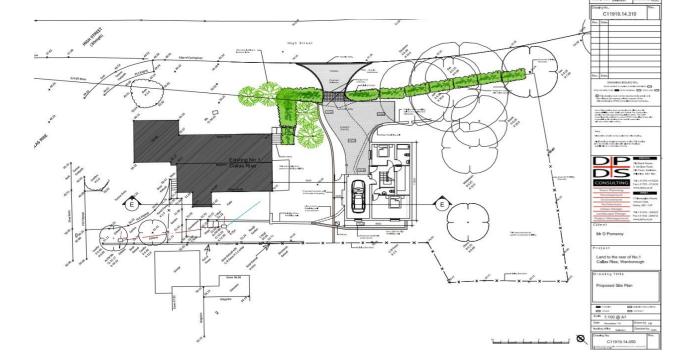
Elevations

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-	18000	CONTRACT.	
Score	1:100 @ A2		

Date Nov 14 Draws to Insuing office Swindon Charles

C11919,14,200





FOR SALE BY PUBLIC AUCTION

(unless sold prior). Building plot with detailed planning consent for a detached 4 bedroom house and garage. The new house will have a private entrance off the high street in Wanborough and a decent sized garden.

Auction / Legal Pack

This will be available by email from Kidson-Tirgg. The auctioneers will confirm this will be completed.

Auction Dates and Venue

TBC

Location

The plot is located on Wanborough High Street between 1 Callas Ride and Grovelands

Description

The new property will consist a 4 bedroom detached house with an integral garage, private drive, off street parking and gardens to the rear and side of the house.

Ground Floor Accommodation

Garage

Bedroom with en-suite Bathroom

Utility Room

Hallway

W/C

Double Bedroom

First Floor

Living / Dining Room with French Windows

Kitchen with French Windows

Double Bedroom

Double Bedroom

Landing

Family Bathroom

Link to Swindon Borough Council Page

http://pa1.swindon.gov.uk/publicaccess/applicationDetails.do?activeTab=summary&keyVal=NGF8B9PT97000

Wanborough

Wanborough is a popular village situated on the escarpment of the Lambourn and Marlborugh Downs. The village has a number of popular local pubs and great access to Swindon and the M4.

Distances

- 2.7 miles to Junction 15 M4
- 4.5 miles to Swindon Town Centre

Train - Swindon - Paddington - 1 hour approx.

Guide Price & Reserves

Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

Common Auction Conditions

The Common Auction Conditions 3rd Edition reproduced with consent of the RICS

Viewing

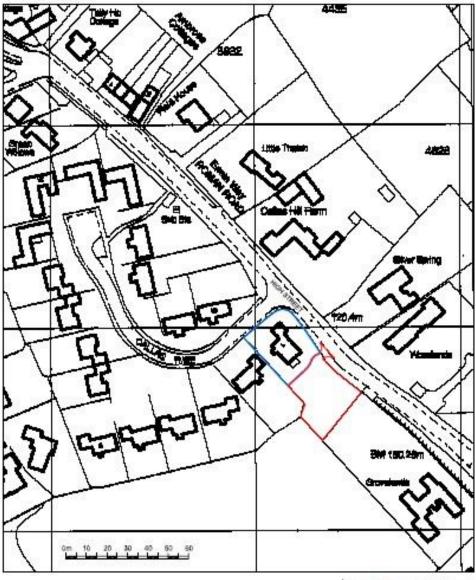
Strictly by appointment with the Agents Kidson-Trigg please contact Ramsbury 01672 520512 or Shrivenham 01793 781937

Legal Pack

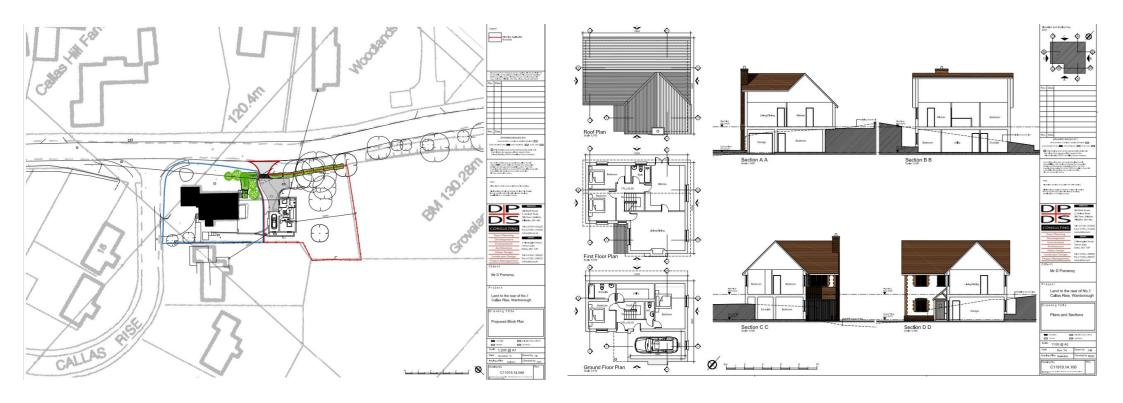
The legal pack will be available mid March 2016 and can be sent via e-mail after applicants have registered interest and their details through the agents.

Local Authority

Wiltshire Council







DISCLAIMER These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract. Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.