



Pigott Close, Netheravon, Salisbury  
Salisbury, SP4 9QF



## Land at Pigott Close, Netheravon, Salisbury, Wiltshire, SP4 9QF

Parcel of land with lapsed planning consent for a detached house. Situated on the outskirts of the village.

- For Sale By Online Auction
- Thursday 1st April 2021
- Lot 02
- Guide Price £20,000+
- Parcel of Land
- Lapsed Planning
- Village location

£20,000



LOT 02  
FOR SALE BY ONLINE AUCTION  
THURSDAY 1ST APRIL 2021  
GUIDE PRICE £20,000+

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#### Situation & Description

Parcel of land with lapsed planning consent on the outskirts of the village and adjoining garden land. Close to residential properties and overlooking farmland.

Planning consent was previously granted in 1985 for a detached 3 bedroom house, copies of which are available from the auctioneers.

The land is shown edged red on the aerial photo and has a frontage to Pigott Close of about 19m and a depth of about 15m.

Netheravon is an attractive village situated on the edge of Salisbury Plain, five miles north of Amesbury with access to the A303 (M3). The village has a High Street with a mix of period houses, beautiful parish church, shop, primary school, renowned gastro pub and classic car garage. There is excellent walking or cycling immediately at hand in the wide and dramatic open spaces of Salisbury Plain. There are local buses running between Marlborough and Salisbury and Swindon further afield.

Amesbury or Pewsey are the nearest larger hubs, offering supermarkets, shops, chemists, doctors and dentists, and trains into London Paddington. There is also a rail service from Grateley into London Waterloo.

The cathedral city of Salisbury is 25 minutes by car, with its historic weekly market, theatres, restaurants, and outstanding state grammar schooling. The nearby towns of Devizes and Marlborough are 25 and 30 mins drive respectively.

The land is on the corner of Salisbury Road and Pigott Close.

#### Legal Pack

You can download the legal packs via our website [www.strakers.co.uk](http://www.strakers.co.uk) and going to the auction home page by using the services heading at the top of the page. Click on the light blue tab under the next auction date displayed on the calendar. This will produce a lot list, select a lot of interest, this pulls up further details on the property - on the right under the photos click View Legal Documents - You will need to sign-up by entering your email address and creating a password the first time but this 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.

#### Reserve & Guide Price

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.

#### + Fees

If you are the successful bidder, you will then be asked to sign the auction contract and pay a 10% deposit and a buyers fee of £600 including VAT on any Lots purchased at or below £99,999 or £1,200 including VAT on any lots purchased at £100,000 or above.

#### 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.



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