



The Lymers, Yatesbury, Calne  
Calne, SN11 8YQ

**STRAKERS**



## Land at The Lymers, Yatesbury, Calne, Wiltshire, SN11 8YQ

Parcel of land with a garage and shed with  
access drive situated in a semi-rural position  
and adjoining residential houses.

- For Sale By Online Auction
- Thursday 1st April 2021
- Lot 01
- Guide Price £15,000+
- Land & Garages
- Village Location

£15,000





LOT 01  
FOR SALE BY ONLINE AUCTION  
THURSDAY 1ST APRIL 2021  
GUIDE PRICE £15,000+

Parcel of land with a garage and shed with access drive situated in a semi-rural position and adjoining residential houses.

### Situation & Description

This level parcel of land is situated in a quiet residential road within the idyllic rural hamlet of Yatesbury set amongst unspoilt downlands. The hamlet is approximately two miles west of the World Heritage Site of Avebury within the North Wessex downs area - an area of outstanding natural beauty. The market towns of Devizes, Marlborough and Calne are all within a 9 mile radius and offer a comprehensive range of schools and amenities whilst the larger centres of Bath and Swindon are both within 25 miles. The M4 motorway is c.14 miles, accessed via junction 16, whilst a mainline rail station is c.12 miles.

The land is shown edged red on the aerial photograph and excluding the access has a depth of about 53ft (16.2m) and a width of about 51ft (15.5m).

There are 2 detached garages on the land.

It sides on to farmland and a footpath runs along the southern boundary.

Turn off the A4 signposted Yatesbury and after a distance turn sharp right into The Avenue. Continue past the Church and continue around to the left into The Street. Take the right hand turning into The Lymers and the land is in the far right-hand corner.

### 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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