



Quarry Hill, Box, Corsham  
Corsham, SN13 8LP



About 0.54 acre of Woodland at Quarry Hill, Box, Corsham, Wiltshire, SN13 8LP

Parcel of mature woodland situated on the outskirts of the village. The land is more open and mainly level with the remains of former buildings.

- For Sale By Online Auction
- Thursday 1st April 2021
- Lot 04
- Guide Price £10,000+
- Amenity Land
- Village Location

Offers In Excess Of £10,000



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THURSDAY 1ST APRIL 2021  
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#### Situation & Description

Parcel of mature woodland situated on the outskirts of the village. The land is more open and mainly level with the remains of former buildings.

This land which forms part of a larger wood is shown edged red on the plan and extends to about 0.54 acre.

An adjoining parcel of woodland is also being offered in the sale, listed as Lot 03.

Box is a popular Wiltshire village offering an excellent range of local facilities which include post office, general stores, newsagent, butchers, chemist, library, doctors surgery, public houses, church and local primary school. The Georgian City of Bath (circa 6 miles) offers a more comprehensive range of facilities. There are mainline railway links to London, Bristol and Swindon from Bath and Chippenham.

The woodland is designated a Box Mine Site of Special Scientific Interest (SSSI) and Bath & Bradford on Avon Bats Special Area of Conservation (SAC).

From Corsham/Rudloe direction proceed down Quarry Hill towards the village of Box. The woodland is on the left with this parcel at the end closest to the village.

#### 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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