

**GUIDE PRICE**  
**£225,000–**  
**£250,000**

**BIDDING DEPOSIT**  
**£3,500**

**DIGITAL AUCTION DATE**  
**16th December 2020**



## **Land at Greensend, Lydiard Green, Lydiard Millicent, Swindon, SN5 3LP**

Freehold vacant site of approximately 0.68 hectares (1.69 acres) offering potential for development, subject to planning

**Bid1.**



Property Summary

- On behalf of the Joint Fixed Charge Receivers
- Freehold vacant site
- Approximately 0.68 hectares (1.69 acres)
- Contains three derelict former agricultural buildings
- Development potential (subject to consents)
- Vacant possession

Location

Swindon lies immediately to the north of the M4 motorway about 40 miles east of Bristol and 30 miles south west of Oxford. It sits at the interchange of the M4 motorway (junction 15) and the A419 Cirencester Bypass as well as the A346, providing access to Marlborough and the south coast. Swindon railway station provides direct services to Bristol and South Wales to the West and London Paddington to the east.

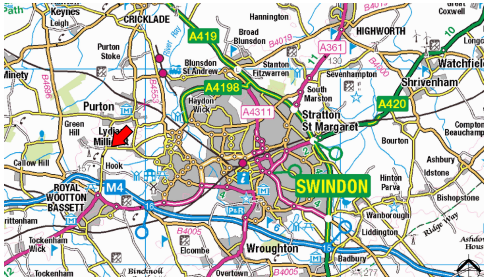
Lydiard Millicent is a village lying about 5 miles west of Swindon town centre and 3 miles north of junction 16 of the M4 Motorway. The site lies on the north side of Lydiard Green, which runs west from Greatfield at its junction with Greenhill on the western edge of the village.

Description

A largely rectangular shaped site totalling about 0.68 hectares (1.69 acres) The site contains three former agricultural buildings that were previously part converted to residential dwellings but which are now derelict. The site is level and largely cleared and may offer future development potential, subject to obtaining the necessary consents (refer to Planning note).

Planning

Planning permission was granted in November 2018 for the conversion of the existing buildings to create three new dwellings (Planning Ref: 18/08802/PNCOU). We understand that the conversion was not carried out in accordance with the approved consent and a retrospective planning consent was subsequently refused in January 2020 (Planning Ref: 19/10402/FUL). Prospective purchasers are advised to refer to the planning statement in the legal pack and make their own enquiries of Wiltshire Council (0300 456 0114) [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk).



Tenure

Freehold

VAT

Please refer to the legal pack

EPC

No EPC required

Address	Accommodation	Size
Site area	Vacant site	0.68 hectares (1.69 acres)
Barn 1	Former agricultural building	90.95 sq m (979 sq ft)
Barn 2	Former agricultural building	96.99 sq m (1,044 sq ft)
Barn 3	Former agricultural building	141.02 sq m (1,518 sq ft)

All areas have been provided by the vendor.

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