

## Land Opposite Trowbridge Lodge

### West Ashton Road Trowbridge BA14 6DW

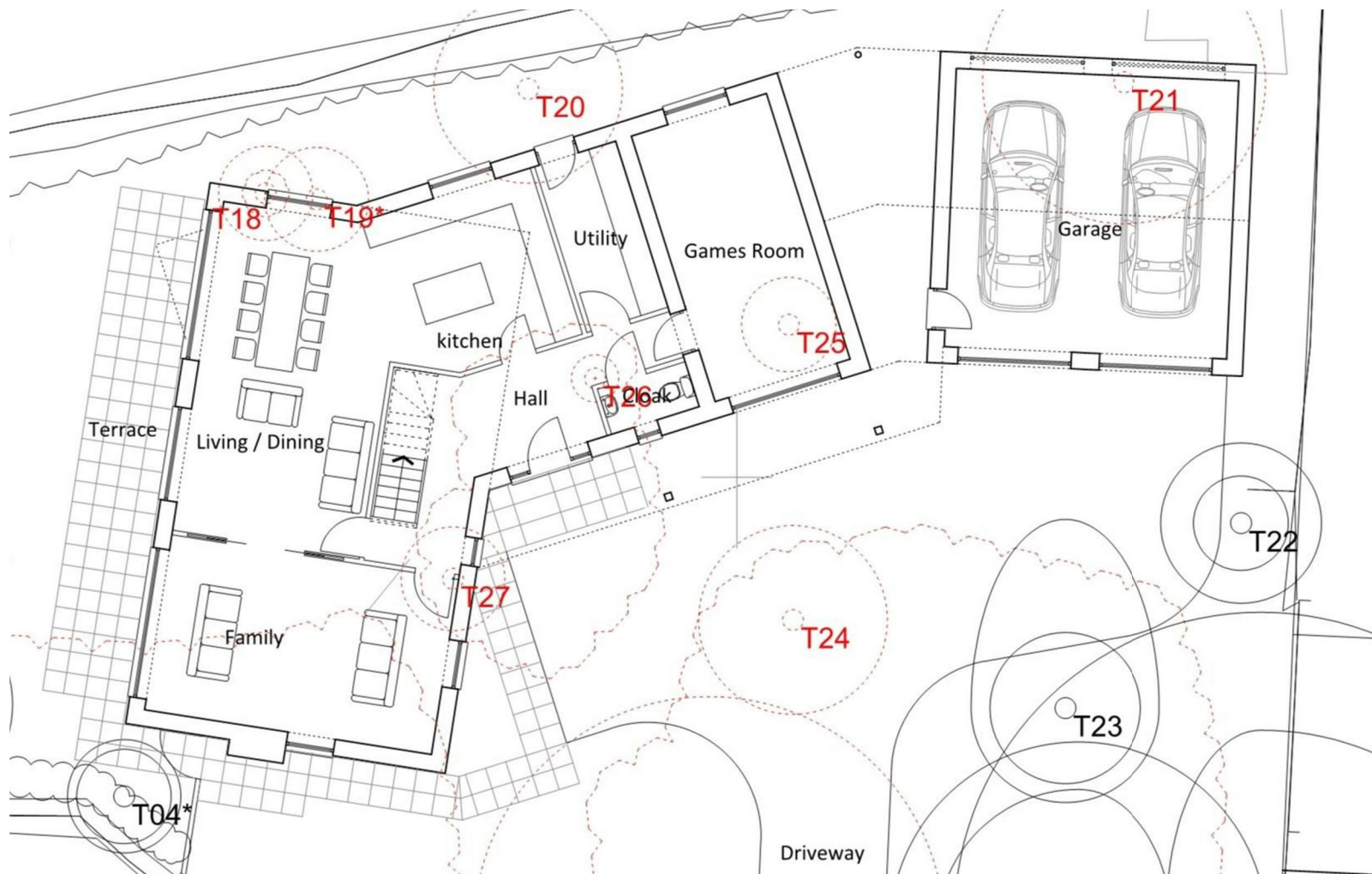
A building plot with full planning permission to construct a four double bedroom detached home with double garage. Three receptions, kitchen, utility, cloakroom, two en suites, shower room and bathroom. The plot is situated on the south-easterly outskirts of Trowbridge close to shops, primary schools and parkland & riverside walks. The site affords great vehicular/building access and close proximity to utilities. 2873sqft (267sqm). PL/2023/08711

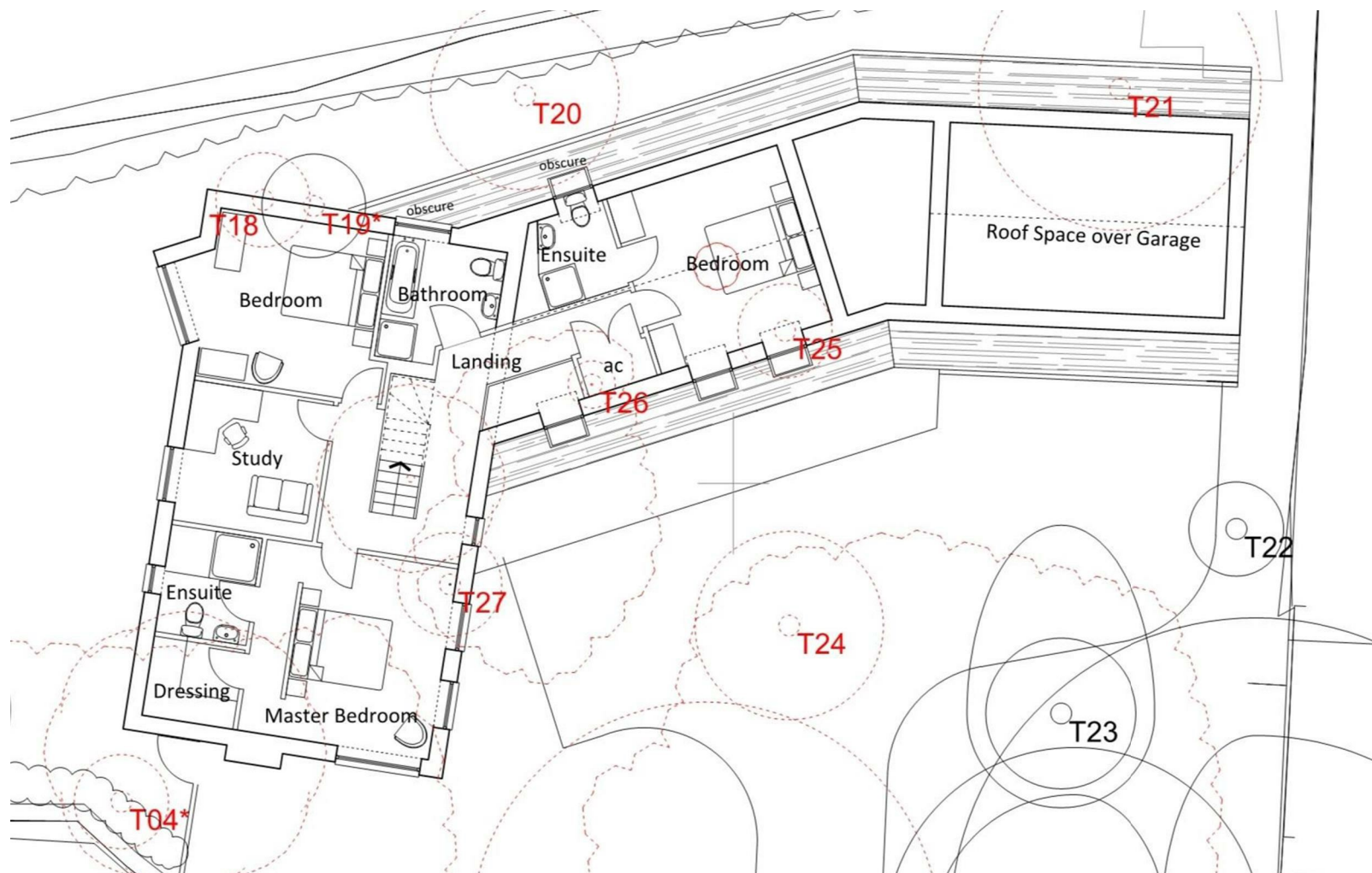
This land is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

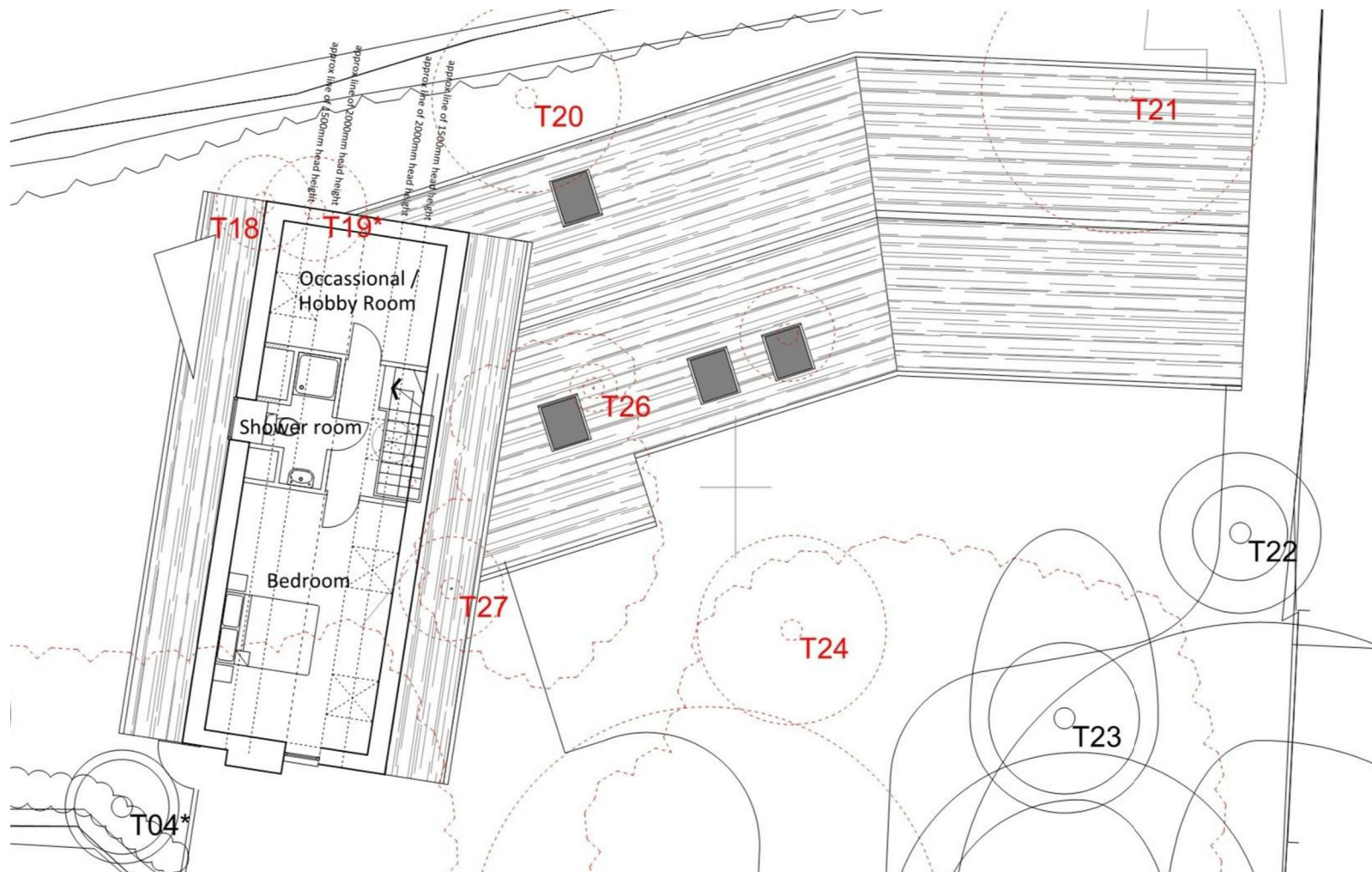
This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

**Auction Guide £135,000**









**KINGSTONS**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Tenure **Freehold**  
Council Tax Band **New Build**  
EPC Rating