

Auction

Friday 28 February 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3AB



Symonds & Sampson

Auction Notes

Prospective buyers are strongly advised to take note of the advice and information given in these important notes.

Important Notice

Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. The particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary Planning, Building Regulation or other consents, and Symonds & Sampson LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. This catalogue contains details about properties being sold at auction. The vendors reserve the right to sell their properties prior to auction and these details can be subject to change up to and including the day of the auction. Please check our website regularly at: www.symondsandsampson.co.uk and look out for any additional materials available on the day of the auction, in order to ensure you have all the up to date information.

Plans and Measurements

All room sizes, site measurements and distances are approximate and may have been scaled from architects, Land Registry or Ordnance Survey plans. They are there to assist buyers in identifying the lots offered and not guaranteed to be to scale or to indicate the full extent of the property being offered. Buyers are advised to view the Special Conditions and full legal documentation in respect of the precise interest to be sold.

Each lot will be sold in accordance with the title documentation as the location plans shown in the catalogue are for identification purposes only. Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue.

VAT

Prospective buyers should satisfy themselves as to whether VAT is chargeable on the price prior to the auction from the seller's solicitors.

Tenure

Freehold and vacant possession will be given on completion unless otherwise stated.

The Guide Price is an indication of the seller's current minimum acceptable price at auction. It is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. A guide price is different to a reserve price (see below). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

Purchaser's Administration Fee
The successful purchaser will be required to pay to the Auctioneers a Purchaser's Administration Fee of **£1,500 (£1,250 plus VAT)** payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply **per lot** and not per contract. The charge will apply to lots bought prior to and post auction.

In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Viewings

Should you wish to inspect a lot please arrange for an appointment with the Auctioneers. Prospective buyers view all lots entirely at their own risk and neither the Auctioneers, or the Sellers take responsibility for any damage or injury, however caused. It is advisable to wear appropriate footwear and clothing as some buildings, particularly those for refurbishment, may have uneven floors or missing floorboards. It may, in some cases, be advisable to bring a torch as electricity is not serviceable for safety reasons.

We do not guarantee to attend viewings where appointments have not been confirmed.

Professional Advice

We strongly recommend that all prospective buyers take independent legal and where appropriate other professional advice.

Legal Documents

All legal documents supplied to us, including Special Conditions of Sale, title details, leases, searches, planning permissions and plans, will be available for inspection prior to the auction. The legal documents can be downloaded from symondsandsampson.co.uk/auctions/future-property-auctions at a cost of £10-£24 including VAT.

Contract

The Contract will be subject to the Particulars, General and Special Conditions of Sale, stipulations and notes which may be issued before the sale.

Insurance

You may need to insure the property at the fall of the hammer. Please check the legal pack or with the seller's solicitor.

Identification

In compliance with Money Laundering Regulations all successful bidders are required to provide verified photographic identification and evidence of residency for all named buyers when signing the Sale Memorandum.

If the bidder is acting on behalf of another party, they will be required to provide the documents for both themselves and for the named buyers for whom they act, as well as providing a valid letter of authority from the buyers authorising them to bid on their behalf. If the bidder is acting on behalf of a company, the above document will still be required, together with written authority from the company and a copy of the Certificate of Incorporation.

Deposit

Deposits of 10% of the purchase price (or £2,000, whichever is the greater) are payable on the fall of the hammer. Deposits can be paid by BACS or by debit card. Please ensure that you have adequate funds in the appropriate account. **Cash is not accepted.**

Please be aware that you will be required to provide evidence of source of funds to Symonds & Sampson and the solicitor upon purchase.

Livestream Auction

Registering to bid

Whether you wish to bid online, by telephone, by proxy or in the room, please register online via the link on our website www.symondsandsampson.co.uk/auctions/property-auctions or you can complete the form at the back of this catalogue and send via email to the Auction Department. You will be required to provide copies of proof of identification and proof of address as part of the registration process and will not be authorised to bid without these.

Telephone bidding

We have a limited number of telephone bidding facilities available on most lots but we must have completed paperwork at least 24 hours before the auction day. We cannot guarantee that every request to bid by telephone will be possible.

Proxy Bidding

You may make a proxy bid authorising the Auctioneer to bid on your behalf up to a pre-set limit. This must be **by prior arrangement at no later than 24 hours prior to the auction.**

Bidding forms must be received not less than 24 hours prior to the start of the auction to ensure that there is time for the bid to be processed. **We cannot guarantee to process bidding forms which are received later than 24 hours before or on the morning of the auction.**

Conditions of Sale


All Lots are sold subject to the RICS Common Auction Conditions 4th Edition (unless stated otherwise in the Special Conditions of Sale), the General Conditions of Sale and all Legal Documentation.

Registration of Interest

Prospective buyers are strongly advised to register their interest in specific lots. If you do this we will make every reasonable effort to inform you of any changes.

Withdrawals and Sales Prior

There is always the possibility of last minute withdrawals or sales prior. Please ensure you have registered your interest and we will endeavour to contact you if the lot is withdrawn or likely to be sold prior to the auction.



Auction Day Details

Digby Hall, Hound Street,
Sherborne, Dorset DT9 3AB

What3words
///puls.tight.charmingly

Auction day emergency
contact: 07470 050577



Mark Lewis FRICS FAAV FNAVA
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01258 473766



Meredith Wallis MNAVA MNAEA
Auction Partner, Head of Auctions
mwallis@symondsandsampson.co.uk
01202 843190



Graham Barton MRICS
Auctioneer, Surveyor
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01297 33122



Shula Harvey MNAEA
Auction Negotiator
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01258 473766

2025 Auction Dates

Auction

Friday 28 February 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3AB



Symonds & Sampson

Auction

Thursday 27 March 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3AB



Symonds & Sampson

Auction

Thursday 5 June 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3AB



Symonds & Sampson

Auction

Thursday 24 July 2025 at 2:00pm
Digby Memorial Church Hall, Digby Road,
Sherborne, Dorset DT9 3NL



Symonds & Sampson

Auction

Thursday 10 April 2025 at 2:00pm
The Guildhall, West Street, Axminster EX13 5NX



Symonds & Sampson

Auction

Thursday 15 May 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3AB



Symonds & Sampson

Auction

Thursday 18 September 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3NL



Symonds & Sampson

Auction

Thursday 9 October 2025 at 2:00pm
The Guildhall, West Street, Axminster,
Devon EX13 5NX

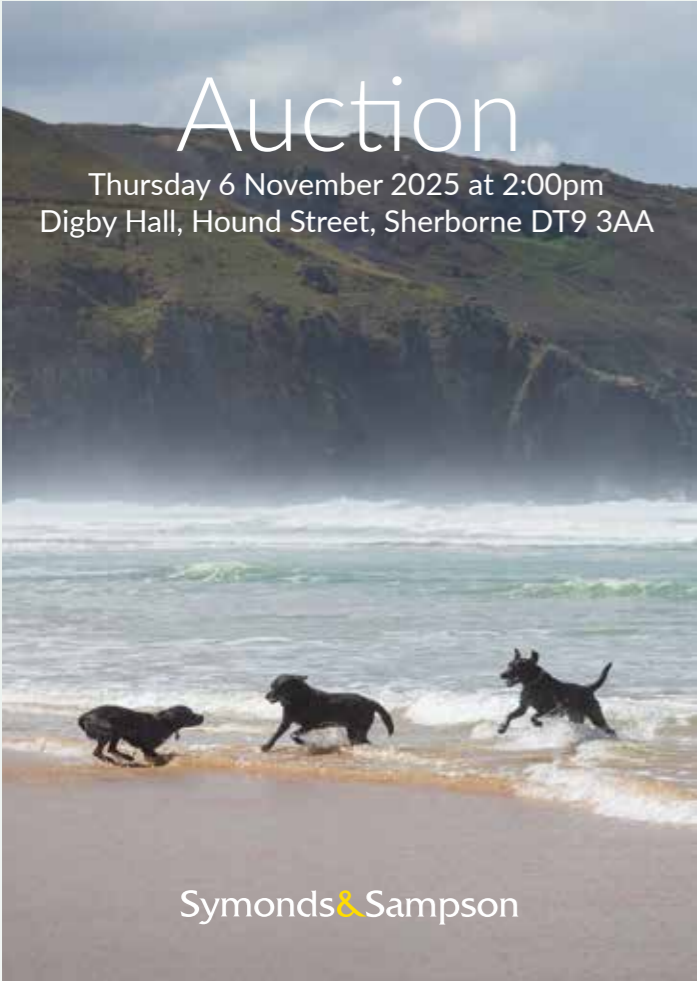


Symonds & Sampson

2025 Auction Dates

Auction

Thursday 6 November 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3AA



Symonds & Sampson

Auction

Friday 12 December 2025 at 2:00pm
Digby Memorial Church Hall, Digby Road,
Sherborne DT9 3NL



Symonds & Sampson

If you are considering buying or selling by auction and would like more information, or if you would like a free, no obligation auction appraisal of your property, please contact the Auction Department



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mlewis@symondsandsampson.co.uk















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mwallis@symondsandsampson.co.uk



Graham Barton MRICS
01297 33122
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In 2024 we sold over 4,000 acres across 7 counties, with a total value of over £60m. We currently have over 2,000 farm and land buyers registered.

<div><div>SSTC</div><div>Wiltshire120 acres</div></div>	<div><div>SOLD</div><div>Dorset207 acres</div></div>	<div><div>SOLD</div><div>Dorset170 acres</div></div>
<div><div>SOLD</div><div>Dorset270 acres</div></div>	<div><div>SOLD</div><div>Devon95 acres</div></div>	<div><div>SOLD</div><div>Devon118 acres</div></div>
<div><div>LET</div><div>Wiltshire147 acres</div></div>	<div><div>SSTC</div><div>Devon89 acres</div></div>	<div><div>SOLD</div><div>Somerset52 acres</div></div>
<div><div>PURCHASED</div><div>5 Farms2,143 acres</div></div>	<div><div>SOLD</div><div>Somerset50 acres</div></div>	<div><div>SSTC</div><div>Hampshire26 acres</div></div>



Jack Curnick-James
Wiltshire
01380 710537

Ross Willmington
Devon
01297 33122

Andrew Tuffin
Head of Farm Agency
01258 472244

Lucy Carnell
Somerset
01935 382901

Will Wallis
Dorset
01305 236572

1 Albert Street,
Penzance, Cornwall TR18 2LR
Guide Price £39,000-£43,000*



A freehold commercial investment opportunity in a prominent location

The Property

- Modestly-sized commercial unit
- 5.6m max width and c.3.3m max depth
- Mezzanine potential, clear head-height of 3+ metres
- Double window frontage
- Currently only single-storey
- Potential for a variety of uses including hot food take-away subject to requisite consents
- In a very prominent location.
- Highly visible to town centre, harbour and promenade arrivals
- Views over the marina to St. Michael's Mount from front step

Services

Mains electricity and water

Tenure

Freehold

Local Authority

Cornwall Council – RV: £5,200

Agents Notes

The property will likely benefit from small business rates relief subject to a qualifying occupation

What3words ///immune.haggling.bounded

Viewings strictly by appointment only. Full details available from the Axminster Office 01297 33122



Graham Barton
gbarton@symondsandsampson.co.uk

Solicitors: Borlase & Co
Helston TR13 8ER
01326 574988
kas@borlase-co.co.uk

Unit 2, 7-8 Market Place
Wincanton, Somerset BA9 9LL
Guide Price £50,000*



A ground floor retail unit forming part of an attractive Grade II Listed building in the heart of the town

The Property

- Leasehold
- Forming part of an attractive Grade II Listed building
- Frontage to Market Place and North Street
- Most recently an Estate Agents offices
- Sales/office area, kitchenette and cloakroom
- Cellar/storage on the lower ground floor
- Front and side access
- Free all day parking close-by
- GIA: 858.5 sqft./79.9 sqm.

Services

Mains electricity, water and drainage

Tenure

Leasehold 999 years from 18 February 2005
980 years remaining

Local Authority

Somerset Council – RV: £3,400

EPC Band D (100)

Agents Notes

We are advised by our client that they have not been required to pay a service charge or ground rent during their ownership (since 2013).

What3words

///legal.division.dumplings

Viewings strictly by appointment only. Full details available from the Sturminster Office 01935 423526



Mark Lewis
mlewis@symondsandsampson.co.uk

Solicitors: Farnfields Solicitors
Shaftesbury SP7 8JT
01747 854244
julian.alakahoona@farnfields.com



31 North Street
Wellington, Somerset TA21 8LY
Guide Price £72,500*



A former takeaway with a two bedroom flat above with prior approval to convert to a single residential dwelling

The Property

- Strategic town centre position
- Takeaway with an existing 2 bedroom flat above which requires modernisation
- Total internal floor area of 1,077 sq ft (100 sq m), providing generous accommodation
- The property benefits from a change of use to a dwelling house (Ref: 43/24/0005/CM)
- Approved plans for layout re-design, façade enhancement and a rear yard
- Freehold investment opportunities
- GF: Takeaway, bathroom, prep room and extended prep room
- FF: 2 double bedrooms, hallway and bathroom

What3words ///statue.talked.eradicate

Viewings strictly by appointment only. Full details available from the Tiverton Office 01884 218911



Salome Shaddick
sshaddick@symondsandsampson.co.uk

Services

Mains water, electricity and drainage. Gas fired central heating however the supply and meter has been removed by supplier due to previous tenant

Tenure Freehold

Local Authority

Somerset Concil - CT Band A (Flat) RV: £3,100

EPC Band E (50) Potential C (71)

Agents Notes Ultrafast broadband available. Limited mobile coverage indoors, likely outdoors. Source: ofcom.org.uk. Purchasers are reminded to comply with the current building regulations and other statutory regulations e.g. Party Wall Act 1996

Solicitors: Barcan Kirby
Bristol BS1 4PS
01173 252929
a.castiglione@barcankirby.co.uk

Barcan+Kirby

Land at Ringwood Road
Totton, Hampshire SO40 7FA
Guide Price £80,000*



4.36 acres (1.76 ha) of permanent pasture on the outskirts of Totton within the New Forest National Park

The Property

- 4.36 acres of permanent pasture
- Within the New Forest National Park
- Suitable for agriculture, equestrian and amenity uses
- Mains water supply

What3words

///campfires.nurses.skis

Services

Mains water

Tenure

Freehold

Local Authority

New Forest National Park

Agents Notes

The land is sold subject to an overage clause payable at 25% of any increase in value following a grant of planning permission or change of use outside the scope of agriculture and equestrian for a term of 20 years

Unaccompanied viewings in daylight hours having first informed the agent



Jack Edwards
01722 334323
jedwards@symondsandsampson.co.uk

Solicitors: Luna Law LLP
Dunmow CM6 1DA
01371 829638
fallon.luna@lunalaw.co.uk

luna law
CONVEYANCING

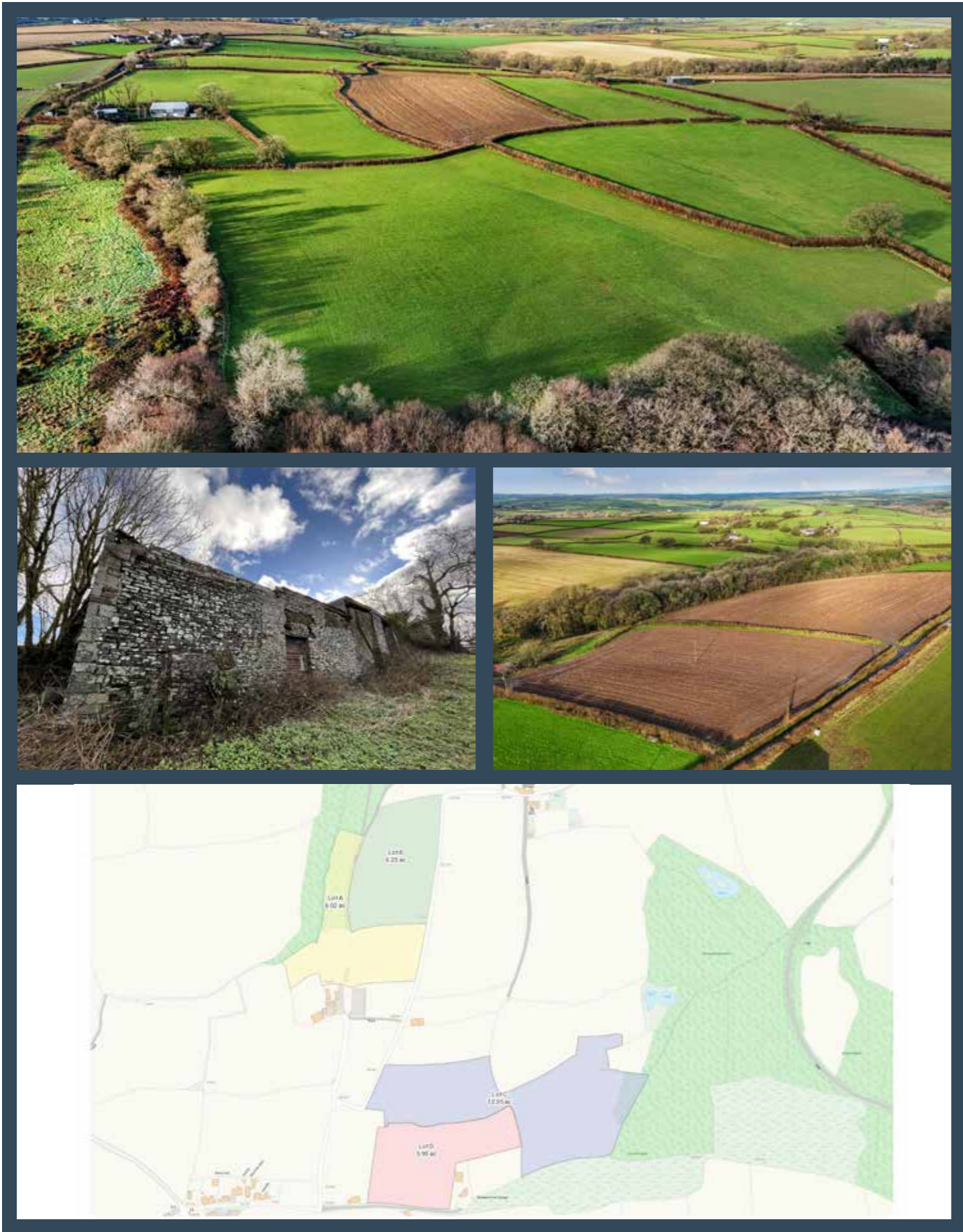
*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

Land and barn at Stowford

Langtree, Devon EX38 8NU

Guide Price Lot A £100,000*, Lot B £55,000*, Lot C £95,000*, Lot D £55,000*



30.20 acres approx. of pasture, arable land and woodland together with redundant traditional stone building all benefiting from direct access from the highway. For sale in 4 convenient lots.

- Lot A: 6.02 acres (2.43 hectares) Guide price £100,000***
- Extending to 6.02 acres in total
 - Parcel of arable land extending to 2.57 acres (1.04 hectares) with road frontage and access
 - 1.80 acres (0.72 hectares) of pasture land bordered by mature hedgerows and tree lined boundaries with a stream
 - Block of deciduous woodland with a peaceful stream totalling to 1.65 acres (0.66 hectares)
 - Nicely positioned traditional stone building with a large footprint (galvanised sheet roof has collapsed in various places)
 - The building lends itself for potential development subject to planning permission

- Lot B: 6.23 acres (2.52 hectares) Guide price £55,000***
- Single parcel of arable land extending to 6.23 acres (2.52 hectares)
 - Classified as Grade 3 agricultural land
 - Benefits from direct road frontage and access
 - Bordered by mature hedgerow and tree lined boundaries
 - Freely draining slightly acid loamy soils
 - Suitable for arable and grassland production

- Lot C: 12.05 acres (4.87 hectares) Guide price £95,000***
- 12.05 acres of productive land arranged in 2 parcels
 - Classified as Grade 3 agricultural land
 - Freely draining slightly acid loamy soils
 - Suitable for arable and grassland production
 - Bordered by mature hedgerow and tree lined boundaries with stock proof fencing in places
 - Includes a livestock handling area

- Lot D: 5.90 acres (2.38 hectares) Guide price £55,000***
- Enclosure of pasture land extending to 5.90 acres
 - Classified as mainly Grade 3 agricultural land
 - Accessed via lane
 - Bordered by mature hedgerow and tree lined boundaries
 - Freely draining slightly acid loamy soils
 - Potentially suitable for a range of agricultural, horticultural, equestrian uses or natural capital opportunities (subject to consent or formal assessment)

What3words
Lot A: ///unloaded.guilty.relax
Lot B: ///replying.vowel.regress
Lot C: ///amps.habits.bakers
Lot D: ///excellent.anthems.found

Services
Lot A: Served by natural water
Lot B: No services available
Lot C: Connected to mains water
Lot D: Connected to mains water

Tenure
Freehold

Local Authority
Torridge District Council

Agents Notes
Under no circumstances are potential buyers to view Lot A on their own. A member of the Sales Team must accompany viewings for Lot A

Viewings strictly by appointment only. Full details available from the Tiverton Office 01884 218911




Paul Heard
pheard@symondsandsampson.co.uk

Solicitors: DMH Stallard
West Sussex RH10 1DQ
01293 605085
ben.price@dmhstallard.com



Land adjacent to Steepleton Farmhouse

Winterbourne Steepleton, Dorchester, Dorset DT2 9LQ
Guide Price £150,000*





A linked barn for demolition with extant permission to construct approx 1865ft2 of accommodation plus covered drive-through passage

- The Property**
- Situated in a sought-after village
 - Full planning permission for an open plan 3 bedroom barn-style home
 - Southerly rear aspect
 - 5 miles to County Town of Dorchester
 - Close to the coast
- What3words**
///rhino.behalf.mango
- Services**
Mains services are available nearby
- Tenure**
Freehold

Viewings strictly by appointment only. Full details available from the Dorchester Office 01305 261008



Calton Stockley
cstockley@symondsandsampson.co.uk

- Local Authority**
Dorset Council
- Agents Notes**
Superfast broadband available. Likely mobile coverage indoors and outdoors. Source: ofcom.org.uk. Flood Zone 3. We are advised by the vendor that the property has never flooded in their 6 years of ownership. Please note that there is asbestos present at the property.

Solicitors: FDC Law
Radstock BA3 2DF
01761 417575
mcoward@fdc-law.co.uk



*Please see Auction Note on page 2 regarding Guide price

11 Mill Street

Puddletown, Dorchester, Dorset DT2 8SQ
Guide Price £150,000*








A mid-terraced, two-bedroom cottage in need of updating, with a good size rear garden, located in this highly sought-after village

- The Property**
- A mid terrace cottage
 - In need of updating
 - Popular village location
 - Close to village amenities
- What3words**
///lifeboats.people.composts
- Services**
Mains water, electricity and drainage
- Tenure**
Freehold

Viewings strictly by appointment only. Full details available from the Dorchester Office 01305 261008



Adam Taylor
ataylor@symondsandsampson.co.uk

- Local Authority**
Dorset Council - CT Band B
- EPC Band** G (5) Potential F (35)
- Agents Notes**
Superfast broadband available. Likley mobile coverage indoors and outside. Source: ofcom.org. Low risk of river water flooding. Medium risk of surface water flooding. We are advised by the seller that the property has never flooded under their ownership. For further information <https://www.gov.uk/check-long-term-flood-risk>.

Solicitors: Nantes Solicitors
Bridport DT6 3LH
01308 42213
mike.harvey@nantes.co.uk



*Please see Auction Note on page 2 regarding Guide price

15 -17 East Street
Warminster, Wiltshire BA12 9BY
Guide Price £150,000*



An investment opportunity with four bedsits and a commercial unit currently occupied by a popular barbers in the centre of Warminster

The Property

- Income producing investment understood to generate £19,800p.a with one vacant flat
- 4 x 1 bedroom flats
- Ground floor commercial space
- Convenient town centre location
- Situated in the market town of Warminster
- For sale on behalf of Joint LPA Receivers

What3words ///reporting.miss.suitably

Tenure Freehold

Local Authority

Wiltshire Council - CT Band Flats 15A-D: A RV for shop: £3,600

Viewings strictly by appointment only. Full details available from the Sturminster Office 01258 473766



Mark Lewis
mlewis@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Services

We are unable to confirm which services are provided, and buyers should make their own enquiries. We assume that mains gas, electric, drainage and water are all connected

EPC Bands 15A D (67) Potential D (68), 15B C (71) Potential C (72), 15C D (64) Potential C (71), 15D C (70) Potential C (73), 17 C (59)

Agents Notes

As at 13/12/24: Ultrafast broadband available, mobile signal likely inside and outside by main providers. Source Ofcom. Surface Water flooding is likely in the area - source <https://check-long-term-flood-risk.service.gov.uk/risk> For sale on behalf of Joint LPA Recievers

Solicitors: Squire Patton Boggs LLP
Birmingham B3 2JR
0121 222 3000
jenny.cooper@squirepb.com



1 Alexandra Terrace
Dorchester, Dorset DT1 1UE
Guide Price £200,000*



A centrally located Grade II Listed property currently arranged as three one-bedroom flats with walled front and rear gardens

The Property

- An end of terrace house
- Grade II listed
- Currently arranged as three, one-bedroom flats
- In need of modernisation
- Walled front and rear gardens
- Town centre location
- Within the Conservation Area

What3words

///teams.bitters.headsets

Services

Mains gas, water, electricity, and drainage. Gas-fired central heating

Viewings strictly by appointment only. Full details available from the Dorchester Office 01305 261008



Adam Taylor
ataylor@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Tenure Freehold

Local Authority

Dorset Council - All apartments CT Band A

EPC Band 1A: D (59) Potential C (76), 1B: D (64) Potential C (79), 1C: C (72) Potential C (72)

Agents Notes We are advised that the render would have to removed due to damp. The render should then be replaced using a pure lime render which will allow the walls to function as intended. The work will require formal listed building consent before any intrusive investigations are carried out and prior to the removal and replacement of the render for the works proper. Ultrafast broadband available. Limited mobile coverage indoors, likely coverage outside. Source: ofcom.org.uk

Solicitors: Porter Dodson
Poundbury DT1 3SB
01305 262525
michelle.wilson@porterddodson.co.uk



12 Witchfield

East Stour, Gillingham, Dorset SP8 5LA

Guide Price £225,000*



A spacious three bedroom semi-detached home, sitting in a generous plot, in need of modernisation throughout

- The Property**

 - Spacious three bedroom semi detached house
 - Two reception rooms
 - In need of modernisation throughout
 - Generous plot with large front garden
 - Off road parking
 - Sought-after, Dorset village location
 - Pleasant outlook over playing fields
- Tenure**

Freehold
- Local Authority**


Dorset Council - CT Band C
- EPC Band** F (27) Potential C (80)
- Agents Notes**

As at 21st November 2024: Superfast broadband available, limited mobile signal inside, likely outside by main providers
- What3words**

///heap.mango.beams
- Services**

Mains electricity, water and drainage. Electric night storage heating

Viewings strictly by appointment only. Full details available from the Sturminster Office 01258 473766



Mark Lewis
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Solicitors: Farnfields Solicitors
Gillingham SP8 4AX
chris.pleasants@farnfields.com
01747 825432



*Please see Auction Note on page 2 regarding Guide price

Sunflower Cottage

23 Carlton Road South, Weymouth, Dorset DT4 7PL

Guide Price £250,000*



A detached split-level property situated in a tree-lined road close to local amenities and within easy reach of the town centre, beaches and harbour

- The Property**

 - A detached split-level house
 - 2160 sq ft of versatile accommodation
 - Potential to create off road parking (subject to consent to drop curb)
 - Enclosed garden
- Local Authority**

Dorset Council - CT Band D
- EPC Band** C (71) Potential C (80)
- Agents Notes**

There is a gate and a right of way in the rear boundary to Cassiobury Road. Ultrafast broadband available. Limited mobile coverage indoors, likely coverage outside. Source: ofcom.org.uk
- What3words**

///speak.calculating.stream
- Services**

Mains gas, water, electricity, and drainage are connected. Gas-fired central heating system.
- Tenure**

Freehold

Viewings strictly by appointment only. Full details available from the Poundbury Office 01305 251154



Peter Grout-Smith
pgs@symondsandsampson.co.uk

Solicitors: Capsticks LLP
Winchester SO23 8SR
01962 678300
daisy.girvin@capsticks.com



*Please see Auction Note on page 2 regarding Guide price

18 Glebe Road

Lytchett Matravers, Poole, Dorset BH16 6EH
Guide Price £300,000*



A detached two bedroom bungalow with scope for extension and remodelling (STPP) with a tandem garage and garden on the village edge

The Property

- A detached bungalow for refurbishment with scope for extension and remodelling
- A good-sized plot with off-road parking and large detached garage
- Situated on the edge of the village with good road links to Poole (7.5 miles), Bournemouth (13 miles), Wimborne and Wareham (5 miles)
- Easy access to the surrounding countryside
- Accommodation: Entrance hall, sitting room, kitchen/breakfast room, 2 bedrooms, bathroom

What3words ///dates.sheets.brave

Services

All main services connected. Gas central heating

Viewings strictly by appointment only. Full details available from the Sturminster Office 01258 473766



Meredith Wallis
mwallis@symondsandsampson.co.uk

Tenure
Freehold

Local Authority
Dorset Council - CT Band C

EPC Band F (37) Potential C (71)

Agents Notes
Ultrafast broadband available. Limited mobile signal inside, likely outside by all main providers. We understand that there is open cell spray foam insulation in the roof. A quote for removal can be found in the legal pack.

Solicitors: O'Haras Solicitors
Lytchett Minster, BH16 6FE
01202 631000
catherine.morton@oharassolicitors.co.uk

O'HARAS SOLICITORS

*Please see Auction Note on page 2 regarding Guide price

Hidden House

(Formerly Merrifield Cottage), Ilton, Somerset TA19 9HA
Guide Price £425,000*



A part-completed eco-home with adjacent annexe set in a private position at the end of a no-through lane within mature gardens of just over an acre

The Property

- On the site of a former cottage with countryside views
- Planning permission was granted in 2014 for 4 bedroom/4 bathroom accommodation
- Private position adjoining fields
- Close to pretty market town of Ilminster
Mature grounds and orchard
- Annexe and further outbuildings

What3words ///drove.encloses.expressed

Services

Mains electricity. Private water supply via spring. Private drainage. Solar PV panels and biomass stove for heating and hot water provision

Viewings strictly by appointment only. Full details available from the Ilminster Office 01460 200790



Andy Wakinshaw
awakinshaw@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Tenure Freehold

Local Authority
Somerset Council - Hidden House: CT Band D. Annexe: CT Band A. We understand that a discount is applicable if the annexe is used by the owners of the house/as ancillary accommodation

SAP Band B (87)

Agents Notes
Broadband – provision via Starlink. Ofcom.org.uk does not provide any information for broadband or mobile signal for this address due to its rural nature. Please refer to the legal pack for information re the planning permission. See the property particulars for further material information

Solicitors: Clarke Willmott
Taunton TA1 2PG
helen.lock@clarkewillmott.com
0345 2091101

***clarke willmott**
solicitors

Dishwell Farm

Ashbrittle, Wellington, Somerset TA21 0LE
Guide Price £485,000*



An attractive three bedroom farmhouse and 1 bedroom annexe with gardens, woodland, buildings and a paddock set in 5.57 acres

The Property

- A detached farmhouse with adjoining annexe. Potential to reconfigure (STPP)
- Character features throughout the property including oak beams and inglenook fireplace
- Farmhouse GF: Dining room, sitting room, kitchen, shower room. FF: bathroom and 3 double bedrooms.
- Annexe GF: Kitchen/dining room, utility, sitting room, bathroom and bedroom.
- 2.85 acres (1.15 hectares) of woodland backing onto the farmhouse
- Single parcel of pasture land extending to 2.05 acres (0.83 hectares)
- Range of useful farm buildings/workshops with potential for development (STPP)

Local Authority

Somerset Council
Dishwell Farmhouse - CT Band E
Annex - CT Band A

Agents Notes

Standard broadband available. Limited mobile network coverage indoors and likely coverage outdoors. Source: ofcom.org.uk

Please refer to the agent for a bespoke brochure for more information.

Location

- Situated in a private location surrounded by rolling countryside
- Located on the edge of the tranquil village of Ashbrittle
- Strategically positioned with good access to the A38, M5 Motorway (J27 & J26) and the A361
- Approximately 8 miles west of the town centre of Wellington and 13.3 miles southwest of Taunton

What3words

///handlebar.rely.sticking

Services

Mains electricity (supplemented by solar panels), mains water and private drainage

Tenure

Freehold

Viewings strictly by appointment only. Full details available from the Tiverton Office 01884 218911



Paul Heard
pheard@symondsandsampson.co.uk

Solicitors: Bradford & Company
Bedminster BS3 1BN
0117 963 5261
margaret@bradfordlaw.co.uk

Springfield
Love Lane, Bayford, Wincanton, Somerset BA9 9NN
Guide Price £500,000*



A handsome double fronted house set in about 0.57 acres with former coach house, further buildings and part walled gardens

The Property

- An imposing 4 bedroom house
- In need of renovation
- Detached coach house and former dairy
- Set in 0.57 acre gardens and grounds
- Close to the centre of Wincanton
- Castle Cary railway station 8 miles
- A303 1 mile
- Bruton 6 miles

What3words

///limelight.gymnasium.pods

Services

Mains electricity and water. Private drainage

Viewings strictly by appointment only. Full details available from the Sturminster Office 01258 473766



Mark Lewis
mlewis@symondsandsampson.co.uk

Tenure
Freehold

Local Authority
Somerset Council - CT Band F

EPC Band F (27) Potential D (66)

Agents Notes
As at 5 November 2024: Ultrafast broadband available. There is limited mobile network coverage inside the property and likely mobile coverage outside. The private drainage system may need replacing.

Solicitors: Bartons
Bristol BS1 5EH
0117 428 8582
G.griffiths@bartons.co.uk



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*Please see Auction Note on page 2 regarding Guide price

Terms and Conditions for all bidders

The following terms and conditions apply to all intended buyers who wish to bid in the room, online, via telephone or by proxy.

- 1
- Intending purchasers must complete bidder registration via Auction Passport or fill in the appropriate bidding form ensuring that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective or result in your registration not being approved. Copies of all relevant bidders/purchasers identification must be provided prior to the start of the auction. No responsibility is taken by the auctioneers for unprocessed registrations received later than 24 hours prior to the auction.
- 2
- Maximum bids for proxy or telephone bidders must be for an exact figure, rounded to the nearest £1,000, and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective bidder.
- 3
- All bidders registered via Auction Passport must authorise a £10,000 hold on a debit card as part of the registration. Those submitting bidding forms will be required to provide card details for security. If you are successful, the £10,000 hold will be deducted from your account and put towards the 10% deposit. If you are unsuccessful, the hold on your card will usually be removed within 5 working days.
-
- When the 10% deposit is taken, you will also be required to pay a Buyer's Administration Fee of £1,500 (£1,250 + VAT). In some cases, this figure may be higher and if so will be stated in the addendum. For lots with a purchase price below £50,000, the Buyer's Administration Fee will be £900 (£750+VAT). Payments can be made either by BACS or debit card and must be made on the day of the auction. The Buyer's Administration Fee is payable on lots sold at auction, post auction and prior to auction. If the successful bidder fails to provide the required deposit and buyers administration charge, then Symonds & Sampson LLP and/or their seller reserves its rights to pursue the winning bidder via all legal means necessary for the deposit and the buyers administration charge and any associated losses and interest as applicable.
- 4
- The auctioneer, in accepting remote bids, acts as agent for the prospective bidder/purchaser who shall be considered to have authorised the auctioneer on the basis of all relevant conditions of sale and any amendments to the auction particulars. In the event of the prospective purchaser's bid being successful, the auctioneer or any duly authorised partner or employee of Symonds & Sampson LLP is authorised by the bidder and purchaser to sign any Memorandum of Sale or Sale Contract relating to the property concerned incorporating any addendum.
- 5
- The auctioneer accepts no liability for any bid not being made on behalf of the prospective purchaser and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 6
- In the event of a bidding dispute, the auctioneer reserves the right to re-offer the lot.
- 7
- In the event that another bidder makes a bid equal to the maximum bid the remote bidder is prepared to make, the auctioneer reserves the right to accept either bid at their own discretion.
- 8
- The auctioneer accepts no responsibility for failure of telecommunications or internet connections in respect of a telephone or internet bid, or any delays in the postal system if a bidding form is sent through the post.

- 9
- Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 10
- The auctioneer will accept no liability whatsoever for any bid not being made on behalf of the prospective buyer as a result of: Lack of clarity of instructions, Error, lack of clarity or confusion regarding the bidder's registration or the deposit, prospective buyers become disconnected during bidding or are unobtainable, interruption or suspension of telephone or internet services or for any other reason whatsoever beyond the control of the auctioneer.
- 11
- Successful proxy bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale. Any alteration to the submitted bid or withdrawal must be received and confirmed in writing by the auctioneer prior to commencement of the auction. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf. If we receive two proxy bids at the same level, both bidders will be notified and given the opportunity to adjust their bid.
- 12
- All bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions, Special Conditions of Sale, Addendum, Important Notice for Prospective Buyers in the catalogue and the contents of the Legal Pack. In particular, bidders are deemed to have carefully checked the Special Conditions of Sale for any additional costs and fees payable to the seller that may be detailed therein.
- 13
- All successful remote bidders will be required either to provide certified proof of identity or visit a Symonds & Sampson office with hard copies together with details of the source of their funds within 48 hours of the auction. By registering to bid, you agree to comply with our requests to verify your identity, and to answer any follow up questions that may be raised in due course, as and when necessary.
-
- We are obliged to identify buyers, bidders and payers in accordance with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended). We are likely to request from you, and retain some information and documentation for these purposes and/or make searches of appropriate databases electronically (including verification through third party data providers). For the avoidance of doubt, searches may also be conducted on individuals, directors and shareholders of these entities as is required by the legislation. If satisfactory evidence of your identity is not provided within a reasonable time, there may be circumstances in which we are not able to proceed. Failure to satisfy our requirements can also result in a termination of the acquisition of the property. Please be aware that we may share the information and documentation you provide for this purpose with the vendor, the vendor's solicitors, agents or other authorised representatives of the vendor in order to facilitate the transaction.
- 14
- The auction will be recorded and the phone lines for telephone bidders are likely to be recorded to avoid any doubts or disputes.
- 15
- By registering to bid you are agreeing to these Terms & Conditions and understand that should your bid be successful the offer will be binding and you will be legally bound jointly and separately with the intended Buyer (where the Buyer is different) by the applicable Conditions of Sale.

Updated 10/07/2024

Register to Bid – Live Stream Auction

If you cannot register through the online system, please complete and return this form with two ID documents. We cannot guarantee to process registrations received later than 24 hours before the auction.

☐ Telephone* ☐ Proxy ☐ Room

* In the event that the connection or line is lost for online or telephone bidders, the auctioneer is authorised to continue to bid on your behalf up to the maximum bid stated on this form, should you choose to provide one.

TELEPHONE BIDDERS – A member of staff will attempt to contact the bidder by telephone prior to the relevant lot being offered for sale. If we are successful in making contact, then the bidder may take part in the bidding via a member of staff. If we are not able to make contact the auctioneer is authorised to bid on behalf of the telephone bidder up to the maximum bid stated on this form, should you choose to provide one.

Please be aware that there are limited telephone lines and we cannot guarantee that a line will be available to you.

LOT DETAILS

Date of Auction*	Lot Number*
<input type="text"/>	<input type="text"/>
Property Name and Address*	Maximum Bid £ (optional but required for a proxy bid)
<input type="text"/>	<input type="text"/>
Maximum Bid in Words (optional but required for a proxy bid)	
<input type="text"/>	

BIDDER DETAILS

Title*	Name/Company Name* IF PURCHASE IS TO BE IN JOINT NAMES PLEASE INCLUDE PROOF OF ID AND ADDRESS FOR BOTH		
<input type="text"/>	<input type="text"/>		
Capacity	Address Line 1*		
<input type="text"/>	<input type="text"/>		
Address Line 2*	Postcode*		
<input type="text"/>	<input type="text"/>		
Telephone No.	Email Address*		
<input type="text"/>	<input type="text"/>		

SOLICITOR DETAILS

Solicitor Company*	Solicitor Name*	
<input type="text"/>	<input type="text"/>	<input type="text"/>
Address Line 1*	Address Line 2*	
<input type="text"/>	<input type="text"/>	
Telephone No.	Email Address*	
<input type="text"/>	<input type="text"/>	

PROOF OF IDENTIFICATION AND ADDRESS
To comply with Anti-Money Laundering Regulations, we require scanned copies of your proof of ID AND proof of address (Passport or driving license and Council tax/utility bill or bank statement) to enable you to bid. If you are successful and are bidding remotely you will be required either to provide certified proof of ID within 48 hours of the auction or visit a Symonds & Sampson office with hard copies. By submitting your ID, you authorise Symonds & Sampson LLP to undertake further proof of identification and anti-money laundering checks that may be required should you be successful in your bid. Please note: if you then fail anti-money laundering checks, your purchase will be in jeopardy and you will lose the buyer's administration fee, so you must satisfy yourself in advance that your purchase complies with the current Money Laundering Regulations.

PAYMENT OF THE 10% DEPOSIT AND BUYER'S ADMINISTRATION FEE
If you are successful via the internet registration process a security deposit of £10,000 will be taken from your account. A member of staff will then contact you by phone for the balance of the deposit and the buyers administration fee, as set out in our Terms and Conditions, to be taken immediately

TERMS AND CONDITIONS
I agree to the terms and conditions for all bidders. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete the transaction within the time specified in the Conditions of Sale.

I have read the Common Auction Conditions and the Special Conditions of Sale in their entirety and am aware of any additional costs and fees payable by the buyer detailed therein. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day.

<input type="text"/>	<input type="text"/>
Signature	Date of Signature (dd/mm/yyyy)

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