

Auction

Thursday 19 December 2024 at 2:00pm
The Digby Memorial Church Hall, Digby Road,
Sherborne DT9 3NL



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.

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.

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.**

Auction Day Details

Digby Memorial Church Hall
Sherborne, Dorset DT9 3NL

What3words
///priced.attracts Depending

Auction day emergency
contact: 07470 050577



Cover: Monty Wallis



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2025 Auction Dates

Auction

Friday 28 February 2025 at 2:00pm
The Digby Memorial Church Hall, Digby Road,
Sherborne DT9 3NL

Symonds & Sampson

Auction

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

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

2025 Auction Dates

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

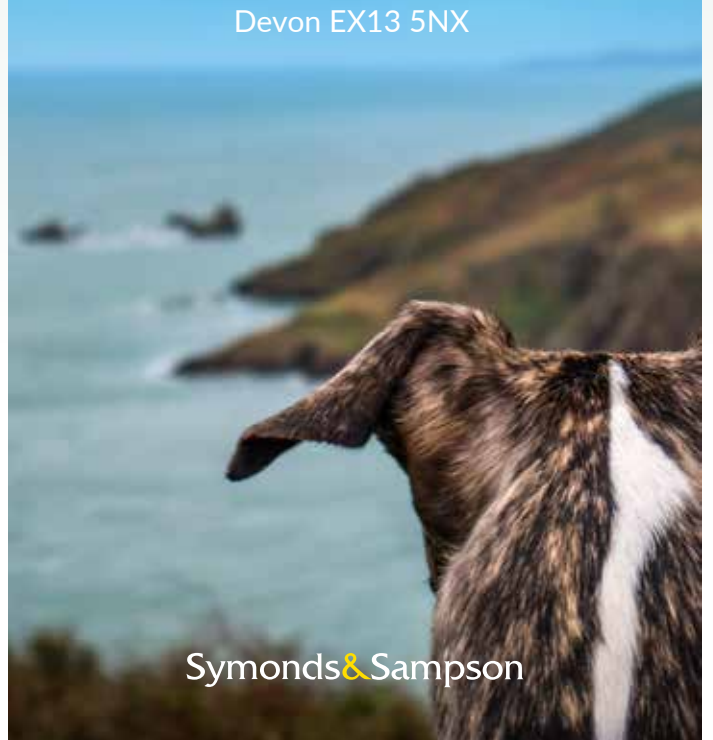
Thursday 18 September 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3NL



Symonds & Sampson

Auction

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



Symonds & Sampson

2025 Auction Dates



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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Meredith Wallis MNAVA MNAEA
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Graham Barton MRICS
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Land at Hilton

Church Row, Hilton, Blandford Forum, Dorset DT11 0DD

Guide Price £10,000*



0.17 acres (0.06 hectares) of amenity land adjoining residential properties in this popular hamlet

The Property

- 0.17 acres (0.068 hectares) former garden/amenity land
- A range of broadleaf trees
- In need of clearance/maintenance
- With frontage to Church Row and the village road
- Gated vehicular access from Church Row
- Adjoining residential property
- Situated centrally in the village
- Ansty 1 mile, Milton Abbas 2.5 miles

What3words

///veered.swarm.lots

Services

None connected. Mains water and electricity available in Church Row

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

We are advised that there is a diseased ash tree on the site that requires removal

Unaccompanied viewings in daylight hours having first informed the agent



Meredith Wallis
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*Please see Auction Note on page 2 regarding Guide price

4 x Parking Bays at Windsor Hill

Belmont Place, Windsor Hill, St Ives, Cornwall TR26 1DT

Guide Price £25,000 per space*



Four parking bays in a residential area about a quarter of a mile from the town centre, harbour and seafront offered in separate lots

The Property

- All spaces essentially level
- Hard surfacing throughout
- Each bay is 4.37m deep and 2.76m wide (see Agent's Note below)
- On Windsor Hill opposite Belmont Place
- A mixed-type residential area
- About 0.25 miles to the town centre, harbour and seafront
- 0.25 miles to the Tate St Ives and Porthmeor Beach
- Close to the Barbara Hepworth Museum and Sculpture Garden

Services

None

Tenure

Freehold

Local Authority

Cornwall Council

Agents Notes

The bays are lotted 1, 2, 3 and 4 running southwards from Bay 1. Bays 2 and 4 each have a small pier formed into the rear boundary wall

What3words

///artichoke.ringside.heartburn

Unaccompanied viewings in daylight hours having first informed the agent plebas@millerson.com



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Solicitors: Stephens Scown LLP
Exeter EX1 1RS
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Barn at Clayhidon

Dunsgreen Lane, Clayhidon, Cullompton, Devon EX15 3PR

Guide Price £50,000*



A traditional stone and flint barn with full planning permission for conversion to a dwelling, set in 1.29 acres in the Blackdown Hills

The Property

- Rural position within reach of village communities
- Set in designated "National Landscape" formerly known as AONB
- Peaceful no-through lane with stunning views
- Full planning permission to convert to residential dwelling
- Planning reference 22/00644/FUL

What3words

///supper.puddings.prosper

Services

No mains services connected

Tenure

Freehold

Local Authority

Mid Devon District Council

Agent's Note

The property is located within a designated National Landscape (formerly known as AONB). The vendor has informed us there is a footpath across the land. Buyers are advised to make their own investigations

Unaccompanied viewings in daylight hours having first informed the agent



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richardglanville@wbw.co.uk

WBW

*Please see Auction Note on page 2 regarding Guide price

7 Darcy Court

Salisbury Road, Blandford Forum, Dorset DT11 7HJ

Guide Price £95,000*



A ground floor two bedroom property for refurbishment throughout with allocated parking and a garden situated close to the town centre

The Property

- A ground floor leasehold property in need of refurbishment throughout
- Forming part of the town's former police station
- Spacious accommodation with two bedrooms, a private garden and allocated off-road parking
- In a delightful courtyard setting off Salisbury Road
- Well-located for amenities and the town centre

What3words

///diverting.quitter.ants

Services

All mains services are available

Viewings strictly by appointment only. Full details available from the Blandford Office 01258 452670



Meredith Wallis
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mwallis@symondsandsampson.co.uk

Tenure

Leasehold with Share of Freehold: 125 years from November 2005 (106 years remaining). We understand there is no ground rent or service charge payable. Maintenance charge payable as/when needed. Pets at discretion of management company

Local Authority

Dorset Council - CT Band A

Agents Notes

Ultrafast broadband available. Mobile coverage limited indoors and likely outdoors. Source: ofcom.org.uk

Solicitors: Bevirs Law
Wootton Bassett SN4 7AZ
01793 848900
kim.thurston@bevirs-law.co.uk

BEVIRS | LAW

*Please see Auction Note on page 2 regarding Guide price

16 Trewithan Terrace

Ashton, Helston, Cornwall TR13 9TQ

Guide Price £95,000*



A semi-detached house for comprehensive improvement with garden and off-street parking

The Property

- GF: Entrance hall, sitting room, kitchen/ breakfast room, storeroom off and bathroom
- FF: Landing, three bedrooms
- Large level rear garden
- Off-street parking
- Popular terrace
- Semi-rural setting
- Some nearby properties have been extended
- The coast at Praa Sands is 2.5 miles and Helston and Penzance are 6 and 10 miles respectively

What3words

///radar.rank.sculpting

Services

Mains water, electricity and private drainage serviced by South West Water

Tenure

Freehold

Local Authority

Cornwall Council - Unrated previously CT Band B

EPC Band F

Agents Notes

Mundic and Mining information will be found in the legal pack. Mobile network coverage likely outside. Limited inside. Superfast broadband available. Source: ofcom.gov.uk

Viewings strictly by appointment only via the joint agents: Millerson, Hayle 01736 754115



Graham Barton
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Solicitors: Gunner Cooke

London EC3V 3ND

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sam.rosenthal@gunnercooke.com

gunnercooke

12 Magdalen Way

Bridport, Dorset DT6 5AB

Guide Price Lot A: £125,000* Lot B: £7,500* Lot C: £5,000*



An end of terrace two bedroom cottage in need of complete refurbishment. Two garages offered in separate lots

The Property

- Lot A: A 2 bedroom cottage in need of renovation
- Lot B: A substantial lock-up garage
- Lot C: A single garage
- Close to Bridport town centre

What3words

12 Magdalen Way ///offer.monday.fights
Garages ///units.detonated.headsets

Services

All mains services are connected to Lot A

Tenure

Freehold

Local Authority

Dorset Council - CT Band B

EPC Band F (24) Potential B (84)

Agent's Note

The purchaser of the cottage will have the first right of purchase on Lot 2 at £15,000 and then Lot 3 at £10,000. In the event that the buyer of the cottage does not exercise their right to buy then Lot 2 will be sold separately with the right to buy Lot 3. Lot 3 will in turn be sold separately if the buyer of Lot 2 does not buy. Broadband – Superfast broadband is available. Mobile phone coverage – Network coverage is limited indoors and good outdoors.

Viewings strictly by appointment only. Full details available from the Bridport Office 01308 422313



Steve Allen
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Solicitors: Porter Dodson
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**PORTER
DODSON**

*Please see Auction Note on page 2 regarding Guide price

19 Compass West

Tregadillett, Launceston, Cornwall PL15 7EA

Guide Price £145,000-£155,000*



A detached three bedroom bungalow for comprehensive refurbishment with a large garden and off-street parking

The Property

- GF: Hall, WC, living room, kitchen/breakfast room, large inner hall, shower room, utility, sitting/dining room, 3 double bedrooms
- The property enjoys a large garden to the rear and side, bounded to the north west by stream
- There is a single garage and on-drive parking for several vehicles
- Set in a relatively modern and attractive close
- Delightful wooded outlook
- Convenient for Launceston and the A30

What3words

///lighten.departure.wolves

Services

Mains water, electricity and drainage. Calor gas central heating

Tenure

Freehold

Local Authority

Cornwall Council - Council Tax Band C

EPC Band E (49) Potential C (70)

Agents Notes

Mobile network coverage limited indoors and likely outdoors. Ultrafast broadband available. Source: ofcom.gov.uk

Viewings strictly by appointment only via the joint agents: Millerson, Launceston 01566 776055



Graham Barton
gbarton@symondsandsampson.co.uk

Solicitors: Nalders
St Austell PL25 4QU
Tel. No. 01726 879 333
ls@nalders.co.uk



*Please see Auction Note on page 2 regarding Guide price

12.37 acres at Foyle Hill

Shaftesbury, Dorset SP7 0AG

Guide Price £150,000*



12.37 acres (5.00 hectares) of undulating pasture land located on the edge of Shaftesbury

The Property

- Elevated parcel of land boasting spectacular far reaching views over the surrounding countryside
- Edge of town location
- 12.37 acres of pasture
- Suitable for agriculture, equestrian and amenity uses

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

There are two footpaths crossing the land

What3words

///photos.overpaid.sunshine

Services

None connected

Viewings strictly by appointment only. Full details available from the Salisbury Office 01722 334323



Jack Edwards
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Shaftesbury SP7 8EJ
01747 440448
tom@maclachlansolicitors.co.uk



*Please see Auction Note on page 2 regarding Guide price

Building plot at Colehill

Rear of 58 Lonnen Road, Colehill, Wimborne BH21 7AX

Guide Price £180,000*



A single building plot measuring 0.22 acres (0.08 hectares) with full planning permission for a substantial contemporary dwelling

The Property

- A single building plot measuring 0.22 acres
- Full planning permission for a (2,110 sqft./196 sqm.) dwelling
- Garden, detached double garage and off-road parking
- 3-4 bedrooms (2 ensuite) and open-plan living
- Situated along a sought after road in Colehill
- Enjoying an elevated position
- Planning Ref: P/FUL/2023/01568
- Excellent road links nearby

What3words ///inch.collision.profiled

Services All mains services are connected to 58

Tenure

Freehold

Local Authority

Dorset Council

Agent's Note

The garage belonging to 58 Lonnen Road will be demolished between exchange and completion to create access to the building plot. The approved plans can be inspected via the Dorset Council Planning Portal. The site is subject to an overage clause - please refer to the legal pack. CIL payment approx. £27,000 (£0 self-build exemption). Standard/superfast broadband available. Limited mobile coverage indoors and likely coverage outdoors. Flood Risk Zone 1.

Viewings strictly by appointment. Full details available from Wimborne Office 01202 843190



Meredith Wallis
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Solicitors: Genesis Legal
Ferndown BH22 9DE
01202 552255

andrew@genesislegal.co.uk



*Please see Auction Note on page 2 regarding Guide price

Land at Frog Lane

Stoke St. Michael, Radstock, Somerset BA3 5JH

Guide Price Lot A: £225,000* Lot B: £75,000*



29.15 acres of gently sloping pasture land benefitting from vehicular access. Offered in two lots

The Land

- Grade 3 Agricultural Land with free draining loamy soil
- Well fenced boundaries

Lot A: 24.59 acres (9.95 ha)

- Contains three fields
- Vehicular access along track from Fosse Road and directly off Frog Lane

Lot B: 4.56 acres (1.85 ha)

- Sloping pasture field
- Contains 0.32 acres (0.13 ha) of woodland

Services

Mains water in Lot A. Water connection to Lot B available subject to agreement

Tenure

Freehold

Local Authority

Somerset Council

Agents Notes

There are public rights of way over both lots

What3words ///lifetimes.talked.luck

Unaccompanied viewings in daylight hours having first informed the agent



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01935 813691

martin.pratley@morgersdrewett.com



*Please see Auction Note on page 2 regarding Guide price

24 Ringwood Road

Poole, Dorset BH14

Guide Price £250,000-£275,000*



A former supported living house of multiple occupation with potential for conversion, situated close to Poole

The Property

- A detached three bedroom former HMO for refurbishment
- Scope to convert to two flats, for use as a single dwelling or as an HMO (subject to any required consents or licences)
- Off-road parking and generous rear garden
- Situated close to Poole Hospital
- Poole town centre just over a mile
- Two bus stops close by

What3words

///universes.bonkers.column

Services

Mains electricity, water and drainage

Tenure

Freehold

Local Authority

BCP Council - CT Band C

EPC Band D (63) Potential B (63)

Agent's Note

Please refer to the legal pack for any restrictive covenants. The buyer will be required to reimburse the sellers fees - please refer to the special conditions of sale in the legal pack. Ultrafast broadband available. Limited/likely mobile coverage indoors and likely outdoors

Viewings strictly by appointment only. Full details available from the Wimborne Office 01202 843190



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Solicitors: Capsticks LLP
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01962 678 300
Email



*Please see Auction Note on page 2 regarding Guide price

The Old Liberal Club

Town Street Shepton Mallet, Somerset BA4 5BJ

Guide Price £275,000*



An exciting investment opportunity comprising three maisonettes and a commercial premises in a historical building in the heart of Shepton Mallet

The Property

- Investment opportunity
- Two three bedroom maisonettes and a one bedroom maisonette
- Commercial premises with storage room and kitchenette
- Situated in the heart of Shepton Mallet

What3words

///validated.tame.kicked

Services

All mains services. Gas central heating in maisonettes

Tenure

Freehold

Local Authority Somerset Council - 20A, 20B and 20C: CTB A for. 20 RV: £2,000, Rear of 20 RV: £2,500. Buyers are to make their own enquiries

EPC Band D (60) Potential C (70)

Agents Notes

As of 01/10/24: Ultrafast broadband available. Mobile coverage available both indoors and outside. Source: ofcom.org.uk. The property may be suitable for redevelopment STTP. Interested parties should satisfy themselves as to the suitability of their proposed use

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



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everys
solicitors

*Please see Auction Note on page 2 regarding Guide price

Lilliput House

35 Glyde Path Road, Dorchester, Dorset DT1 1XE

Guide Price £280,000*



A charming Grade II Listed townhouse situated within the heart of the county town with a walled courtyard garden

The Property

- A Grade II Listed townhouse
- 4 bedrooms
- Character features
- Walled courtyard garden
- Town centre
- Close to all amenities and transport links

What3words

///longingly.dare.guitars

Services

All mains services are connected. Heating via a gas fired boiler

Tenure

Freehold

Local Authority

Dorset Council - CT Band D

EPC Band Exempt

Agent's Note

Please note that damp prevention work was carried out to the lower ground floor by the previous vendors without Listed Building consent. Further work is required and necessary consents will need to be obtained. Ultrafast broadband available. Likely mobile coverage indoors and outdoors. Source: ofcom.org

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



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**PORTER
DODSON**

*Please see Auction Note on page 2 regarding Guide price

West Cut Cottage

6 & 6A West Street, Wimborne, Dorset

Guide Price £295,000*



A freehold Grade II Listed mixed-use property comprising a ground floor retail unit producing £11,495 per annum and a 3 bedroom property over two floors with off-road parking and a garden

The Property

- A freehold town centre investment opportunity
- Ground floor commercial retail unit and a 3 bedroom property
- Commercial element let and understood to be producing £11,495 per annum
- Off-road parking and garden at rear, accessed via West Row
- 6A West Street in need of refurbishment
- Situated close to The Square and on one of the main routes into the town centre
- Grade II Listed and within the town's Conservation Area

What3words

///universes.bonkers.column

Services

All mains services are connected. Heating via a gas fired boiler

Tenure

Freehold

Local Authority

Dorset Council - CT Band D. RV £7,000

6A EPC Band D (63) Potential B (63)

6 EPC Band TBC

Agent's Note Please refer to the legal pack for any restrictive covenants. The buyer will be required to reimburse the sellers fees - please refer to the special conditions of sale in the legal pack. Ultrafast broadband available. Limited/likely mobile coverage indoors and likely outdoors

Viewings strictly by appointment only. Full details available from the Wimborne Office 01202 843190



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Solicitors: Capsticks LLP
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01962 678 300
Email



*Please see Auction Note on page 2 regarding Guide price

Yard and Buildings at Greenham

Wellington, Somerset TA21 0LZ

Guide Price £300,000*



A prime development opportunity (STPP); generous sized plot with buildings and concrete yard area extending to 2.19 acres

The Property

- 2.19 acre site situated in a strategic location just off the A38
- Steel frame building with box profile sheeted walls and roof
- Brick built building with green box profile sheeted front
- Aluminium arched agricultural building with sliding doors
- Concrete entrance with steel security fencing
- The site has potential for alternative development opportunities subject to obtaining necessary consents

What3words

///stood.barks.evidence

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



Paul Heard
pheard@symondsandsampson.co.uk

Services

Mains electricity and water. The buyer is required to take their own independent supply off the mains within 1 year after completion. Solar panels are installed on one of the buildings.

Tenure

Freehold

Local Authority

Somerset Council. Interested parties are advised to make their own enquires with the Local Authority to ascertain the rates payable. Interested parties are advised to make their own enquiries in relation to planning at the property.

Solicitors: Porter Dodson

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01823 625800

**PORTER
DODSON**

*Please see Auction Note on page 2 regarding Guide price

Buildings at Trapdoor Farm

East Orchard, Shaftesbury, Dorset SP7 0LG
Guide Price £350,000*



A rare opportunity to purchase a farmyard measuring 2.00 acres with Class Q prior approval for conversion to three dwellings

The Property

- Class Q prior approval was obtained for change of use and conversion to 3 dwellings
- Planning number P/PAAC/2024/0352
- Present planning permission for 3 dwellings totalling 309sqm
- 2 x semi-detached bungalows and 1 x detached bungalow
- The agents believe there may be an opportunity to increase the number of dwellings on the site - subject to the necessary consents
- The site extends to about 2 acres
- Edge of village position
- Gillingham 3 miles Shaftesbury 6 miles

What3words

///headache.defender.shuttled

Services

Mains electricity and water on site

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

As at 26 June 2024. Broadband: Standard and Ultrafast available. Mobile Network Coverage: Likely outside and limited inside. Source [ofcom.org.uk](https://www.ofcom.gov.uk)

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



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Building plot at Shute Lane

Bruton, Somerset BA10 0BN

Guide Price £395,000*



A wonderful chance to purchase a development site for a detached house set in 3.25 acres close to the centre of town

The Property

- A rare chance to buy a building plot close to the centre of Bruton
- The elevated site has rural views and is set in about 3.25 acres
- Planning permission has been granted (23/01572/FUL) for a detached dwelling, garage and formation of associated access
- The house is 203sqm, double car port 30sqm, and Equipment store and Potting shed 22sqm
- Close to the centre of Bruton
- Castle Cary railway station 4 miles

What3words

///leaky.imparting.decanter

Services

Mains electricity and water close by

Tenure

Freehold

Local Authority

Somerset Council

Agents Notes

Standard and ultrafast broadband available. There is limited mobile network coverage inside the property and likely mobile coverage outside. Standard and Superfast broadband available. Prospective purchasers should be aware of the conditions in the grant of planning permission

Unaccompanied viewings in daylight hours having first informed the agent



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*Please see Auction Note on page 2 regarding Guide price

Dishwell Farmhouse

Ashbrittle, Wellington, Somerset, TA21 0LE

Guide Price £450,000*



An attractive three bedroom farmhouse and with a one bedroom annexe surrounded by gardens and backing onto an amenity rich strip of woodland set in 2.64 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.
- 2.21 acres of woodland
- Further parcels of pastureland available under separate negotiation

What3words

///handlebar.rely.sticking

Services

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

Tenure

Freehold

Local Authority

Somerset Council CTB - Dishwell Farmhouse: Band E. Annex: Band A

EPC Band

Farmhouse: F (29) Potential D (68)

Annex: E (43) Potential B (90)

Local Authority

Mobile availability: none to likely indoor and likely outdoor. Standard broadband available. Source: Ofcom.org

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



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*Please see Auction Note on page 2 regarding Guide price

Springfield

Love Lane, Bayford, Wincanton, Somerset BA9 9NN

Guide Price £575,000*



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

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.

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



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Bartons
SOLICITORS

*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*

Property Name and Address*

Maximum Bid £ (optional but required for a proxy bid)

Maximum Bid in Words (optional but required for a proxy bid)

BIDDER DETAILS

Title* Name/Company Name* IF PURCHASE IS TO BE IN JOINT NAMES PLEASE INCLUDE PROOF OF ID AND ADDRESS FOR BOTH

Capacity

Address Line 1*

Address Line 2*

Postcode*

Telephone No.

Email Address*

SOLICITOR DETAILS

Solicitor Company* Solicitor Name*

Address Line 1*

Address Line 2*

Telephone No.

Email Address*

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.

Signature

Date of Signature (dd/mm/yyyy)

