

# Auction

Thursday 25 July 2024 at 2:00pm

The Memorial Hall, Sherborne



**Symonds & Sampson**



COUNTRY  
MATTERS  
2024

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# 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](http://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 **£1,200 (£1000 plus VAT)** payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee with 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](http://symondsandsampson.co.uk/auctions/future-property-auctions) at a cost of £12-£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 cheque which, unless otherwise stated, should be made payable to the **Solicitor for the Seller** or by debit card. Please ensure that you have adequate funds in the appropriate account. **Cash is not accepted.**

Please be aware that you may be required to provide evidence of source of funds to 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](http://www.symondsandsampson.co.uk/auctions/property-auctions) or you can complete the form at the back of this catalogue and send via email to [auctions@symondsandsampson.co.uk](mailto:auctions@symondsandsampson.co.uk). 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

We strongly recommend registering to bid online but when this is not possible, 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 Common Auction Conditions, the General Conditions of Sale for Online Unconditional (Immediate Exchange) Property Auction 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.



Cover: Dexter Davy



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Symonds  
& Sampson

# Come and see us at the shows

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Honiton Agricultural Show - 1st August

Gillingham & Shaftesbury Show - 14th & 15th August

Melplash Show - 22nd August

Dorset County Show - 7th & 8th September

The Dairy Show - 2nd October



We hope you'll drop into our stand.

# Land known as 'The Wishing Well'

Bampton, Tiverton, Devon EX16 9AD

Guide Price £52,000\* **SOLD PRIOR**



7.17 acres (2.90 hectares) of level pasture land set in a single enclosure with frontage to the River Bathern and excellent road access

## The Land

- 7.17 acres (2.90 hectares) of level pasture land
- Approximately 260 metres of frontage to the River Bathern
- Highly accessible to the local town of Bampton with excellent road access
- Enclosed by mature hedge and tree lined boundaries
- Suitable for a range of agricultural, equestrian, horticultural, conservation and amenity uses
- Situated in open countryside
- Located in close proximity to Bampton Town Centre
- Approximately 6 miles north of Tiverton
- Good access to the A396, A361 and the B3227

**What3words** ///hammer.with.ordeals

## Services

None

## Tenure

Freehold

## Local Authority

Mid Devon District Council

## Agent's Note

The land is in Flood Zone 3 (greater than 3.3% chance of flooding, please visit gov.uk, for more information). Please make own enquiries regarding any planning applications near the property. For more information, please request a sales brochure from the agent.

Viewings in daylight hours with a set of particulars to hand having first informed the agent



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**Solicitors:** Amicus Law  
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# Land at Downclose Lane

North Perrott, Crewkerne, Somerset, TA18 7SH

Guide Price: Lot A £55,000\* Lot B £55,000\*



Two productive pasture paddocks close to the village of North Perrott with attractive views to the south, 7.10 acres (2.87 hectares) in total

## The Land

- Close to a popular village
- Two lots of 3.55 acres (1.44 hectares) each
- Level to gently sloping and free draining
- Direct road access and water supply
- Crewkerne – 2.5 miles
- North Perrott – 0.5 miles

**What3words** Lot A - ///converter.bumpy.polar

Lot B - ///delivers.large.hubcaps

## Services

Mains water supply available subject to the purchaser installing a submeter and any connection costs

## Tenure

Freehold

## Local Authority

Somerset Council

## Agent's Note

The buyer of Lot B will erect a fence between points marked X – Y on the sale plan within 6 months of completion. The vendor will retain the right to lay pipes and cables across both lots.

The buyer of Lot A has the option to purchase Lot B for the same price as Lot A.

For full details on title, please refer to the auction pack.

Viewings in daylight hours with a set of particulars to hand having first informed the agent



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**Solicitors:** Battens  
Sherborne DT9 3BU  
01935 315565  
james.owen@battens.co.uk



\*Please see Auction Note on page 2 regarding Guide price

# Land at Stony Lane

Kings Stag, Sturminster Newton, Dorset DT10 2BD

Guide Price £65,000\*



2.77 acres (1.12 hectares) of pasture land with a stable block, small yard area and direct highway access

## The Land

- Level productive pasture land
- Block built stable building in need of some repair
- Concrete yard area
- Stable building providing 3 looseboxes and storage area
- The building is suitable for a variety of uses (STPP)
- Peaceful location with direct road access

**What3words** ///duration.drip.flick

## Services

Mains water supply is connected to the property.  
Electricity is not connected but is nearby

## Tenure

Freehold

## Local Authority

Dorset Council

## Agent's Note

We are not aware of any nearby planning applications.

Not located within a Nitrate Vulnerable Zone or Dorset's National Landscape (formally AONB).

The purchaser will be requested to erect a stock proof fence 3 months from the completion date.

Viewings in daylight hours with a set of particulars to hand having first informed the agent



Meredith Wallis  
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**Solicitors:** Blanchards Bailey LLP  
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01258 459361

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**Blanchards  
Bailey**

\*Please see Auction Note on page 2 regarding Guide price



# Woodland at Peaceful Lane

Kings Stag, Sturminster Newton, Dorset DT10 2BD  
Guide Price £150,000\*



16.67 acres (6.75 hectares) of mixed mature broadleaf woodland situated between Kings Stag & Holwell

## The Land

- Mixed mature broadleaf woodland
- In a rural location
- Likely to appeal to investors, amenity and conservation minded-buyers
- Rural location with direct road access

## What3words

///wobbling.raven.adjusted

## Services

There are no mains services connected

## Tenure

Freehold

## Local Authority

Dorset Council

## Agent's Note

We are not aware of any nearby planning applications.

The property is sold subject to the reservation of any rights for existing or new services that may need to cross the property to the vendors retained property.

Not located within a Nitrate Vulnerable Zone or Dorset's National Landscape (formally AONB). There are no Tree Preservation Orders

Viewings in daylight hours with a set of particulars to hand having first informed the agent'



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**Blanchards  
Bailey**

# Land at Angel Lane

Stour Provost, Gillingham, Dorset SP8 5LY

Guide Price £100,000\*



9.94 acres of pasture land off a quiet country lane with mains water

## The Land

- 9.94 acres (4.02 hectares)
- Level and gently sloping pasture land
- Mature hedgerow boundaries and a small pond
- Direct road access
- In a peaceful rural position near Duncliffe Wood
- Suitable for a range of agricultural, equestrian, horticultural and recreational uses
- Gillingham 4 miles, Shaftesbury 5 miles, Sturminster Newton 6 miles

## Tenure

Freehold

## Local Authority

Dorset Council

## Agent's Note

We are not aware of any nearby planning applications.

A public footpath crosses the eastern end of the field, see plan.

**What3words** ///pins.twin.sunflower

## Services

Separately metered mains water connection

Viewings in daylight hours with a set of particulars to hand having first informed the agent



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**Solicitors:** Farnfields  
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*Farnfields*  
SOLICITORS

\*Please see Auction Note on page 2 regarding Guide price

# Land & Stables at Shortlake Lane

Osmington, Weymouth, Dorset DT3 6EE

Guide Price £150,000\*



3.57 acres (1.44 hectares) of grassland and 5 stables with views over Weymouth Bay and The White Horse

## The Property

- Far reaching sea view
- Stabling for 5 horses plus storage
- Private water supply
- Weymouth – 4 miles
- Dorchester – 7 miles
- Beach – 0.5 miles (on foot)

## Local Authority

Dorset Council

## Agent's Note

We are not aware of any nearby pending planning applications.

Access track included in the freehold.

What3words ///joins.procured.sound

## Services

Mains water supply available subject to the purchaser installing a submeter and any connection costs.

## Tenure

Freehold

Viewings strictly by appointment only. Full details available from Burraton Office 01305 236237



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**Solicitors:** Porter Dodson  
Poundbury DT1 3QY  
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rob.oliver@porterododson.co.uk

**PORTER  
DODSON**

# Land at Caggypole Lane

Buckhorn Weston, Gillingham, Dorset SP8 5JF

Guide Price £155,000\*



14.14 acres (5.72 ha) of level, productive pasture land in a peaceful location

## The Land

- 14.14 acres (5.72 ha) (see sale plan)
- Single field of productive, level pasture
- Mature hedgerow boundaries
- Suitable for a range of agricultural, conservation and equestrian uses
- Located in a quiet, rural position near the popular village of Buckhorn Weston

**What3words** ///plausible.rally.research

## Services

None present but available nearby, subject to the necessary consents/permission

## Tenure

Freehold

Viewings in daylight hours with a set of particulars to hand having first informed the agent



Will Cairns  
01258 472244  
wcairns@symondsandsampson.co.uk

## Local Authority

North Dorset Council

## Agent's Note

We are not aware of any nearby planning applications.

The land is not subject to any restrictive covenants or overage clauses.

The land is NOT located in a Nitrate Vulnerable Zone or Dorset's National Landscape (formally AONB).

No public rights of way pass through the land  
There is a height and width restriction under the railway line.

**Solicitors:** Mogers Drewett

Sherborne DT9 3DP

01935 813691

tracy.neal@mogersdrewett.com



\*Please see Auction Note on page 2 regarding Guide price

# Land at Hartmoor Hill

Buckhorn Weston, Gillingham, Dorset SP8 5HE

Guide Price £55,000\*



3.96 acres (1.60 hectares) of pasture land off a quiet country lane

## The Land

- 3.96 acres (1.60 hectares)
- Gently sloping pasture land
- Mature hedgerow boundaries
- Direct road access off Hartmoor Hill
- In a peaceful rural position in the Blackmore Vale
- Village 0.6 miles, Gillingham 4 miles, Wincanton 5 miles
- Suitable for a range of agricultural, equestrian, horticultural and recreational uses

## What3words

///huts.choppers.requested

## Tenure

Freehold

## Local Authority

North Dorset Council

## Agent's Note

Mains water nearby.  
Interested parties are advised to make their own enquiries regarding any planning applications near the property. The Local Authority is Dorset Council (North), 01305 221000/  
[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Viewings in daylight hours with a set of particulars to hand having first informed the agent



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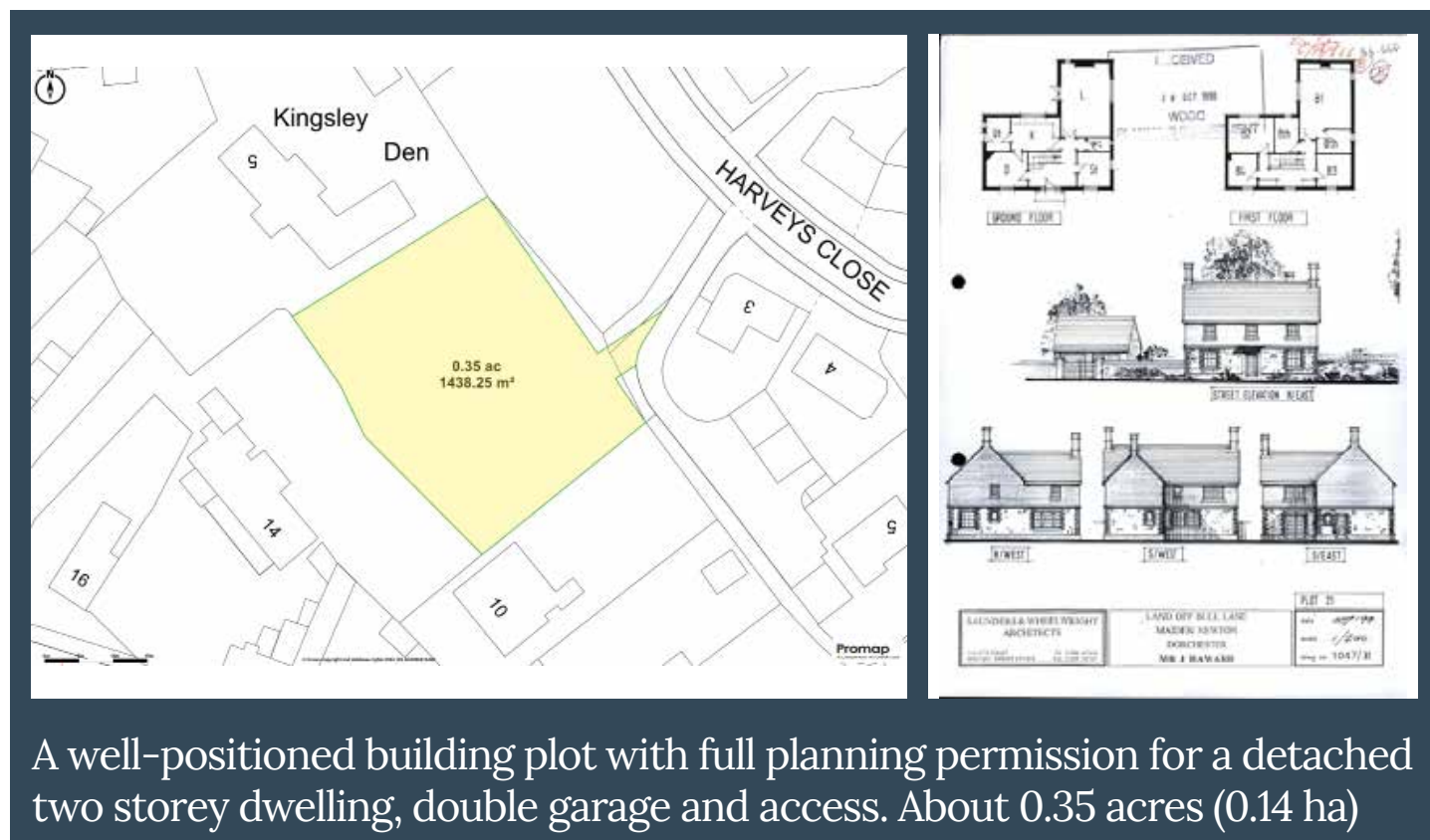
**Solicitors:** Farnfields  
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*Farnfields*  
SOLICITORS

# Land on the south side of Kingsley Den

Kingsley Paddock, Maiden Newton, Dorchester DT2 0DR  
Guide Price £300,000\*



A well-positioned building plot with full planning permission for a detached two storey dwelling, double garage and access. About 0.35 acres (0.14 ha)

## The Property

- An attractive village plot
- Full planning permission
- P/CLE/2023/01287
- Detached two storey house with double garage
- In all about 0.35 acres (0.14 ha)
- Situated in a popular village with excellent amenities
- Good road links via A37 to Dorchester & Yeovil

**What3words** ///composer.venturing.nearing

## Services

Mains water, electricity and drainage are available nearby. Buyers should make their own enquiries

## Tenure

Freehold

## Local Authority

Dorset Council

## Agent's Note

Flood Zone: 1 (please visit gov.uk, for more information). We are not aware of any nearby planning applications.  
Broadband: Superfast available,  
Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk. We are advised by the vendor that there is a Calor gas tank situated on site which serves 10 neighbouring properties. The current rent received from Calor gas is £1,900 per annum until 2028 (RPI linked). Contract 25 years from 2012.

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



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**Solicitors:** Porter Dodson  
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**PORTER  
DODSON**

# The Old Boathouse

1 Marine Parade, Lyme Regis, Dorset DT7 3JE

Guide Price £380,000\*



Seafront cafe and retail premises in one of the most prime trading positions in Lyme Regis

## The Property

- Double entry doors, cafe seating area and counter, L-shaped kitchen and preparation area, hot drink station, WC
- Various window serving possibilities
- Twelve external tables and thirty six chairs by longstanding annual arrangement with Lyme Regis Town Council
- Large roof terrace. Public access would be subject to requisite consents being obtainable.
- Close to "Park and Ride" and bus transport hub
- Panoramic views of Lyme Bay and The Cobb
- Prominently located at the 'gateway' to the historic Marine Parade

## Services

Mains water, electricity and drainage

## Tenure

Freehold (with possession of the ground floor accommodation and the large roof terrace). The apartment on the first floor is away on a long leasehold basis.

## Local Authority

Dorset Council – RV £7,800

## Agent's Note

Broadband: Superfast available, Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk. The property is Grade II Listed.

What3words ///issued.motorist.twins

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



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**Solicitors:** Scott Rowe  
Lyme Regis, DT7 3QE  
01297 443777  
richard.lewis@scottrowe.co.uk



\*Please see Auction Note on page 2 regarding Guide price

# Baycliffe Cottage

Maiden Bradley, Warminster, BA12 7JH

Guide Price £575,000\*



A charming 4-bedroom cottage for updating with useful outbuildings in a rural location with countryside views

## The Property

- A charming detached house with outbuildings, and good grounds
- Formerly on the Longleat Estate
- In need of updating/modernisation
- Accommodation: Kitchen, sitting room, utility room, wet room, dining room
- First floor: 4 bedrooms, bathroom, dressing room.
- Outbuildings including an open fronted barn 7.94 x 3.70m
- Views over countryside
- Rural position

## What3words

///crystal.path.compacts

## Services

Mains electricity, water and private drainage

## Tenure

Freehold

## Local Authority

Wiltshire Council - Council Tax Band F

## Agent's Note

Broadband: Standard available,

Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk

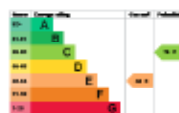
We are not aware of any planning applications in the postcode area that affect the property. Source Wiltshire Council. The property is not in a flood risk area.

The private drainage system may need replacing.

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



Mark Lewis  
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mlewis@symondsandsampson.co.uk



**Solicitors:** Farnfields  
Warminster BA12 9AJ  
01985 214661  
sarah.clarke@farnfields.com

*Farnfields*  
SOLICITORS



# Bramble Barn

Long Cross, Shaftesbury, Dorset SP7 8QP

Guide Price £375,000\*



A delightful detached 2-bedroom former cart shed for updating/possible extension (STPP) in about 0.46 acres with lovely countryside views

## The Property

- A detached former cart shed with good grounds of about 0.46 acres
- In need of updating
- Possible extension subject to planning
- Accommodation: Kitchen, sitting room, 2 bedrooms, shower room
- Beams and vaulted ceiling in the sitting room
- Views over countryside

**What3words** ///crystal.path.compacts

## Services

Shared mains water supply, mains drainage and electricity.

## Tenure

Freehold

## Local Authority

Dorset Council - Council Tax Band D

## Agent's Note

Broadband: Ultrafast available,  
Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk

We are not aware of any planning applications in the postcode area that affect the property.

Source Dorset Council.

The property is not in a flood risk area.

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



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**Solicitors:** Rutters  
Shaftesbury SP7 8AY  
01747 852377  
c.coffin@rutterslaw.co.uk



\*Please see Auction Note on page 2 regarding Guide price

# Corfe Hill Farm

Dorchester Road, Weymouth Dorset DT3 5QP

Guide Price £650,000\*



Two semi-detached cottages, and a range of outbuildings with grounds of about 1.24 acres

## The Property

- 2 x Cottages in need of renovation
- Range of outbuildings
- Paddock
- In about 1.24 acres
- Situated in a quiet and leafy position accessed via a private road
- Close to Weymouth with picturesque harbour and Weymouth & Portland Sailing Academy

**What3words** ///handbook.coiling.widen

## Services

Mains electricity, water and drainage.

## Tenure

Freehold

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



Jon Summers  
01305 251154  
poundbury@symondsandsampson.co.uk

## Local Authority

Dorset Council - Council Tax Band C (No.2) & D (No.1)

## Agent's Note

Broadband: Ultrafast available,  
Mobile Network Coverage: Likely outside, limited inside.  
Source – Ofcom.org.uk

**Covenant** - We understand that the land and buildings to the north of the track are subject to a restrictive covenant. Please consult the legal pack for further information.

**Overage** - The Buyer will be required to enter into an overage agreement with the Seller for a period of 20 years from the date of purchase. If the Buyer, or any subsequent owner, obtains planning permission for residential development of the area hatched black on the sale plan, including any permitted development, the Buyer will be required to pay the Seller 25% of any uplift in value of the property. Further information can be obtained from the Seller's solicitor.  
The property is within a conservation area.

**Solicitors:** Wilsons Solicitors LLP  
Salisbury SP1 2SB  
01722 427508  
sabrina.price@wilsonslip.com



**Wilsons**  
Solicitors

# The Old English House

Morcombelake, Dorset, DT6 6DJ

Guide Price £450,000 - £500,000\*



Substantial detached 19th-century property, currently a tearoom, with 3 en-suite bedrooms, outbuildings, set in about 5.78 acres with wonderful views to the sea

## The Property

- Substantial 19th century property
- Tearoom with 3 en-suite bedrooms
- Total plot of approximately 5.78 acres
- Adjoining SSSI
- Views from the land towards Golden Cap and the coast

## Local Authority

Dorset Council - Council Tax Band E

## Agents Notes

Broadband: Superfast available,  
Mobile Network Coverage: Likely outside, likely inside. Source - Ofcom.org.uk

## What3words

///flinches.airbrush.deleting

The private drainage system may need replacing.

## Services

Mains electricity and water. Septic tank drainage.  
Electric heating

## Tenure

Freehold

Viewings strictly by appointment only. Full details available from the Bridport Office 01308 422092



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**Solicitors:** Nantes  
Bridport DT6 3LH  
01308 422313  
sam.smith@nantes.co.uk



\*Please see Auction Note on page 2 regarding Guide price

# East Coker Mill

Mill Lane, East Coker, Somerset BA22 9JA

Guide Price £500,000



# A detached Grade II Listed 4 bedroom, 3 reception room former mill requiring modernisation, set in 2.30 acres

## The Property

- Village location
- South facing views over the surrounding countryside
- Detached former mill
- Grade II Listed
- For modernisation with further potential  
Planning reference: 23/01062/LBC
- The mill building & wheel set on 3 storeys
- Currently 4 bedrooms, 3 reception rooms
- Kitchen
- Bathroom
- Range of outbuildings

## Accommodation

- Hall
- Sitting room with fireplace
- Separate dining room with fireplace
- Breakfast room
- Kitchen
- Larder
- Bathroom
- 2 bedrooms on first floor
- 3 bedrooms on second floor
- Annexe/ancillary accommodation potential (STPP)

## What3Words

///composers.imparts.invoices

## Services

Mains water (pumped to a reservoir tank),  
Electricity and drainage. (Not checked)

## Location

- Situated in the pretty sought-after location of East Coker
- Primary school, church, pub and coffee shop nearby
- On the southern boundary of the village, with rural views to the front of the property
- Close to Yeovil which has a number of amenities including: local golf course, excellent road and rail links, rugby union and town football club, the 'Glovers'!
- Extensive opportunities for equestrian sport and active sailing clubs based at Sutton Bingham Reservoir and in the Chew Valley

## Tenure

Freehold

## Local Authority

Somerset Council - Deregistered

## Agents Notes

Broadband: Ultrafast available,  
Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk

According to Gov.uk:

The area around East Coker Mill has a high risk of surface water flooding, medium risk of flooding from rivers and the sea.

Planning Reference: 23/01062/LBC

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



Stephen Hennessey  
01935 423526  
shennessey@symondsandsampson.co.uk



**Solicitors:** Porter Dodson  
Poundbury DT1 3QY  
01305 756309  
steve.farnham@porterddodson.co.uk

**PORTER  
DODSON**

# Lower Boxstone Cottage

Hurcott, Ilminster, Somerset TA19 0JS  
Guide Price £250,000\*



A period detached cottage in need of general improvement, set in gardens of 0.21 acres (0.08 hectares)

## The Property

- Period detached cottage
- Sitting room with open fire
- Kitchen/dining Room
- Utility, ground floor shower room
- Two double bedrooms
- Gardens and parking

## What3words

///objective.pushed.instant

## Services

Mains electricity, mains water from Wessex Water via private connection and private drainage via recently installed sewage treatment plant. Oil fired heating.

## Tenure

Freehold

## Local Authority

Somerset Council - Council Tax Band D

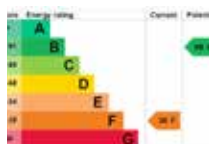
**Agents Notes** Broadband: Superfast available, Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk

Please refer to the location plan prior to viewing. Prospective buyers should inspect the property in order to satisfy themselves of current condition. The property was broken into whilst vacant and may require additional works not shown in the internal photographs taken during November 2023. The external photographs have been taken during June 2024.

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



Kirsty Simpson  
01460 200790  
ksimpson@symondsandsampson.co.uk



**Solicitors:** Clarke Willmott  
Taunton TA1 2PG  
0345 209 1664

mark.buckerfield@clarkewillmott.com

**\*clarke  
willmott**

\*Please see Auction Note on page 2 regarding Guide price

# Keepers Cottage

Hurcott, Ilminster, Somerset TA19 0JS

Guide Price £270,000\*



A 2-bedroom detached period cottage with enormous potential set in a plot of 0.44 acres (0.18 hectares) in a rural yet accessible position

## The Property

- Detached cottage with countryside views
- Two bedrooms, upstairs shower room
- Sitting room, kitchen/dining room
- Utility, cloakroom
- Double garage and driveway
- Set in 0.44 acres (0.18 hectares)

**What3words** ///carbonate.waters.swarm

## Services

Mains electricity, mains water from Wessex Water via private connection and private drainage via recently installed sewage treatment plant. Oil fired heating

## Tenure

Freehold

## Local Authority

Somerset Council - Council Tax Band E

## Agents Notes

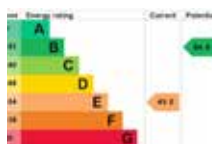
Broadband: Superfast available,  
Mobile Network Coverage: Likely outside, likely inside. Source – Ofcom.org.uk

Please refer to the location plan prior to viewing. Prospective buyers should inspect the property in order to satisfy themselves of current condition. The property was broken into whilst vacant and may require additional works not shown in the internal photographs taken during November 2023. The external photographs have been taken during June 2024.

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



Kirsty Simpson  
01460 200790  
ksimpson@symondsandsampson.co.uk



**Solicitors:** Clarke Willmott  
Taunton TA1 2PG  
0345 209 1664

mark.buckerfield@clarkewillmott.com

**\* clarke willmott**

\*Please see Auction Note on page 2 regarding Guide price

# Flat 5, 60 Market Place

The Maltings, Warminster, Wiltshire BA12 9AW

Guide Price £110,000\*



A ground floor flat for improvement with cellar and communal garden

## The Property

- Leasehold flat
- In need of updating/modernisation
- Accommodation: Hall, kitchen, sitting room, bedroom 1, bathroom, bedroom 2/dining room
- Communal garden
- Central town position
- Shops and amenities within walking distance

## What3words

///shaves.culling.guides

## Services

Mains electricity, drainage, and water

## Tenure

Leasehold: A new 250 year term will be granted on completion

Ground rent: £30 per annum

Service charge: TBC in the legal pack

## Local Authority

Wiltshire Council - Council Tax Band A

## Agent's Note

Broadband: Standard available,

Mobile Network Coverage: Likely outside, likely inside. Source – Ofcom.org.uk

We are not aware of any planning applications in the postcode area that affect the property.

Source Wiltshire Council.

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



Mark Lewis  
01258 473766  
mlewis@symondsandsampson.co.uk

EPC TBC

**Solicitors:** Middletons Solicitors  
Stockbridge SO20 6HB  
01264 810910  
lmowbray@middletonslegal.com

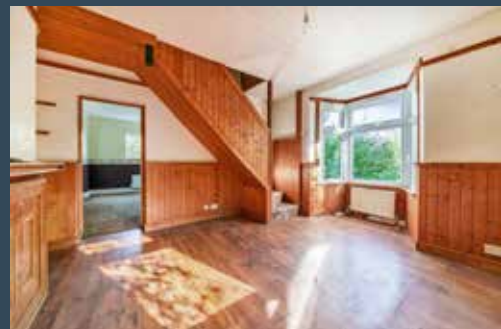




# Leaholme

Fernhill, Charmouth, Dorset, DT6 6BX

Guide Price £250,000 - £275,000\*



A detached 3-bedroom house in need of complete refurbishment with a large garden

## The Property

- Refurbishment opportunity
- Three bedrooms
- Driveway parking
- Set in 0.41 acres (0.16 hectare)
- Just outside the seaside village of Charmouth
- Excellent transport links
- Close to Lyme Regis
- Off-road parking

## Tenure

Freehold

## Local Authority

Dorset Council – Council Tax Band D

## Agent's Note

Broadband: Superfast available,  
Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk

**What3words** ///dress.them.campus

## Services

Mains gas, electricity and water.  
There is a refurbished fully compliant Klargestar style treatment plant on the property.

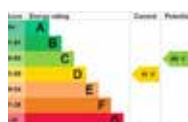
The successful purchaser will be required to enter into a Deed of Covenant with National Highways for the Permitted Use for agricultural purposes of the land within DT310441

Viewings strictly by appointment only. Full details available from the Bridport Office 01308 422092



Steve Allen  
01308 422092  
sallen@symondsandsampson.co.uk

**Solicitors:** Steele Raymond LLP Solicitors  
Bournemouth BH2 6LR  
01202 294566  
emmastainwright@steele-raymond.co.uk



**SteeleRaymond** LLP  
Solicitors

\*Please see Auction Note on page 2 regarding Guide price

# Brookwood

Green Lane, Lelant, St Ives, Cornwall TR26 3JU

Guide Price £375,000\*



A detached 3/4-bedroom chalet bungalow for refurbishment or replacement (STPP) in about 0.4 acres

## The Property

- 3/4 bedrooms
- About 0.40 acres of gardens and grounds
- Would benefit from modernisation and possible extension (STPP)
- Potential for 'Grand Designs' type replacement (STPP)
- 60m private drive
- Much favoured residential area
- Rail link via Lelant to St Ives, a journey of less than ten minutes
- Lovely views
- Delightful walks close by

## What3words

///sisters.evolving.following

## Services

Mains electricity, water and drainage

## Tenure

Freehold

## Local Authority

Cornwall Council - Council Tax Band F

## Agents Notes

Broadband: Superfast available,  
Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk

We are not aware of any nearby planning applications which affect the property.

Source – Cornwall.gov.uk

Viewings strictly by appointment through our Joint Auctioneers, Millerson, Hayle on 01736 754115



Graham Barton  
01297 33122  
gbarton@symondsandsampson.co.uk



**Solicitors:** Allsop Durn LLP  
Ruislip HA4 8ES  
01895 612400  
gnewman@allsopdurnllp.co.uk

**Allsop Durn LLP**  
SOLICITORS

\*Please see Auction Note on page 2 regarding Guide price

# Seascape Studio

Street-An-Pol, St Ives, Cornwall TR26 2DS

Guide Price £185,000 - £235,000\*



A Grade II Listed 2-bedroom, 3-storey maisonette for refurbishment, subject to requisite consents

## The Property

- Grade II Listed
- GF: Front door from Street-An-Pol to small lobby, stairs to large landing
- FF: Previously laid out as kitchen, bathroom, WC, dual aspect living room and bedroom
- SF: Attic bedroom
- Outside: A good-sized roof terrace
- Expired Listed Building and Full Planning Permission for a dormer extension to the second floor (Ref: 02/H/0062)
- Close to town centre
- Circa 50m from the water's edge of St Ives Bay and views to the St Ives and Godrevy Lighthouses
- Circa 400m or so to the Harbour and its many facilities and amenities

**What3words** ///manicured.fuels.playoffs

## Services

Mains gas, water, electricity and drainage

## Tenure

999 year lease from 2004

## Local Authority

Cornwall Council - Council Tax Band B

## Agent's Note

Broadband: Superfast available,  
Mobile Network Coverage: Likely outside, limited inside. Source - Ofcom.org.uk

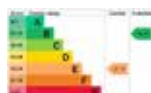
We are not aware of any planning applications in the area that affect the property.

Source- [cornwall.gov.uk](http://cornwall.gov.uk)

Viewings by appointment only. Please contact Millerson, Hayle on 01736 754115



Graham Barton  
01297 33122  
[gbarton@symondsandsampson.co.uk](mailto:gbarton@symondsandsampson.co.uk)



**Solicitors:** Nalders LLP  
Penzance TR18 2LE  
01736 364014  
[jeb@nalders.co.uk](mailto:jeb@nalders.co.uk)



\*Please see Auction Note on page 2 regarding Guide price

# 27 Moorland Road

St Austell, Cornwall PL25 5BS

Guide Price £50,000 - £60,000\* **WITHDRAWN**



A large 2-bedroom second floor flat in need of updating

## The Property

- GF - Front door with security entry pad, entrance hall with communal staircase to upper floors
- SF - Front door to hallway, kitchen/breakfast room, living room, two good-sized double bedrooms and bathroom
- Outside - To the rear is a communal drying area and No 27's own shed/store
- On-street parking
- Handy for town centre
- Direct access to the West Hill footpath

**What3words** ///hotdog.pricing.upwardly

## Services

Mains water, electricity and drainage

## Tenure

990 year lease from 2024

Annual Service Charge: Currently £192 per annum  
To include: Grounds Maintenance, Insurance and Management. Scheduled Major Works contribution: current estimation £14,000

## Local Authority

Cornwall Council - Council Tax Band A

## Agent's Note

Broadband: Ultrafast available,  
Mobile Network Coverage: Likely outside, limited inside. Source - Ofcom.org.uk

We are not aware of any submitted planning applications that would adversely affect the property.

Viewings strictly by appointment only. Full details available from Millersons, St Austell on 01726 72289



Graham Barton  
01297 33122  
gbarton@symondsandsampson.co.uk



**Solicitors:** Stephens Scown  
Truro TR1 1UT  
01872 265132  
s.wharmby@stephens-scown.co.uk



# Rosedean

Carluddon, St Austell PL26 8TY

Guide Price £135,000 - £145,000\*



A detached 'Mundic clear' 2-bedroom bungalow for refurbishment or extension/replacement (STPP)

## The Property

- GF: Hallway, sunroom, sitting room, living room, kitchen/breakfast room, utility, two bedrooms, bathroom and WC
- Small front garden. Good sized rear garden, gently sloping with shed
- Off street parking and garage/workshop
- Elevated position
- Eastwards facing
- St Austell Bay in the distance
- St Austell Town Centre circa 3 miles
- The nearby new St Austell to Victoria link road to the A30 is well on its way to completion

## What3words

///rebirth.adapt.zaps

## Services

Mains water and electricity. Private drainage

## Tenure

Freehold

## Local Authority

Cornwall Council - Council Tax Band A

## Agent's Note

Broadband: Standard available,  
Mobile Network Coverage: Likely outside, limited inside. Source - Ofcom.org.uk

A copy of the clear Mundic Report is available. The property is partly of non-standard construction which may affect mortgageability. The West Carclaze Green Village is being developed to the south.

Viewings strictly by appointment only. Full details available from Millersons, St Austell on 01726 72289



Graham Barton  
01297 33122  
gbarton@symondsandsampson.co.uk



**Solicitors:** Nalders LLP  
St Austell PL25 4QU  
01726 879333  
slm@nalders.co.uk



\*Please see Auction Note on page 2 regarding Guide price

# 1-3 Ashridge Parade

1316 -1320 Wimborne Road, Northbourne BH10 7AN

Guide Price £120,000\*



A ground floor triple shop with a front forecourt for 3 cars. Rent £12,000 per annum

## The Property

- Forming part of an established terraced parade
- Ground floor triple shop
- Gross frontage 17m
- Open plan nail bar, 3 treatment rooms, salon and staff/ancillary area approx. 156sqm (taken from UK government business rates website)
- Established local parade
- Serving the surrounding residential population
- 4 miles from Bournemouth town centre

## What3words

///registry.housework.healers

## Services

Mains electricity, drainage, and water

## Tenure

Leasehold for a term of 999 years from 22nd June 2011 at a fixed ground rent of £100 p.a.

## Local Authority

Dorset Council - Council Tax Band E

## Agent's Note

Broadband: Superfast available,  
Mobile Network Coverage: Likely outside, likely inside. Source - Ofcom.org.uk

We are not aware of any planning applications in the postcode area that affect the property.  
Source Dorset Council.

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



Meredith Wallis  
01202 843190  
mwallis@symondsandsampson.co.uk

EPC TBC

**Solicitors:** Tees Law  
Bishop's Stortford CM23 3GW  
0808 256 4301  
samantha.worth@teeslaw.com



\*Please see Auction Note on page 2 regarding Guide price

# Dairy House

Seavington St Mary, Ilminster, Somerset TA19 0QR

Guide Price £300,000\*



An elegantly proportioned detached period house requiring general improvement, with part-walled southerly facing garden and parking

## The Property

- Detached period house
- 4 bedrooms, family bathroom
- 3 reception rooms
- Kitchen with scope to knock through
- Oil fired central heating
- Partly-walled rear garden, outbuilding
- Off road parking

## What3words

///lunging.clauses.streamers

## Services

Mains electricity, mains water via Wessex Water through a private connection and mains drainage. Oil fired central heating.

## Tenure

Freehold

## Local Authority

Somerset Council - Council Tax Band E

## Agent's Note

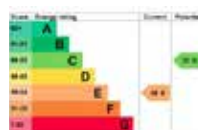
Broadband: Superfast available,  
Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk

Structural repairs have recently been carried out to remedy subsidence to one corner of the property, and the tree removed to prevent reoccurrence. Access to the parking area will be via a right of way across the adjoining vehicular access on the west side of the property.

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



Kirsty Simpson  
01460 200790  
ksimpson@symondsandsampson.co.uk



**Solicitors:** Clarke Willmott  
Taunton TA1 2PG  
01823 230100

mark.buckerfield@clarkewillmott.com

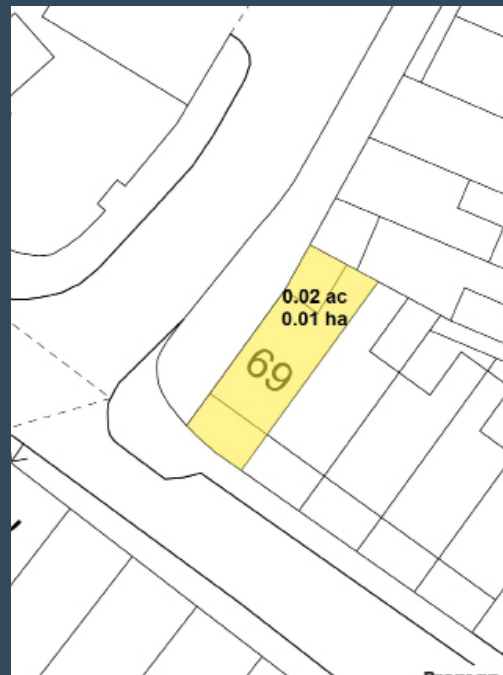
**\*clarke  
willmott**

\*Please see Auction Note on page 2 regarding Guide price

# 69 High Street

Fordington, Dorchester DT1 1LD

Guide Price £125,000 - £130,000\*



3-bedroom Victorian end terrace house requiring full refurbishment throughout

## The Property

- Prohibition order against the property
- End terrace house
- 3 bedrooms
- Rear courtyard garden
- Requires full refurbishment throughout
- Popular location of Fordington
- Within easy reach of all amenities
- Good transport links within easy access to mainline railway station

## What3words

///besotted.stick.union

## Services

We understand there are mains services to the property

External viewings only. Full details available from the Dorchester Office 01305 261008



Adam Taylor  
01305 261008  
ataylor@symondsandsampson.co.uk

## Tenure

Freehold

## Local Authority

Dorset Council - Council Tax Band B

## Agent's Note

Broadband: Ultrafast available,  
Mobile Network Coverage: Likely outside, likely inside. Source - Ofcom.org.uk

Please note there is a prohibition order against the property. A copy is available in the legal pack. The property is being sold with all content internally and externally. Due to the condition of the property, the agent has been unable to gain full access internally and externally.

EPC TBC

**Solicitors:** Battens  
Dorchester DT1 1UU  
01305 250560

claire.colborne@battens.co.uk





# 1 Chine Hill Cottage

Druce, Dorchester DT2 7ST

Guide Price £210,000\*



A Grade II Listed end terrace cottage requiring modernisation with 3 bedrooms, countryside views and long rear garden, in all about 0.53 ac (0.21 ha)

## The Property

- Grade II Listed cottage with parking
- 3 bedrooms
- Large garden in all about 0.53 ac (0.21 ha)
- In need of modernisation throughout
- Circa 870 sq. ft. (80.7 sq. m.) including outbuildings
- Countryside views
- Semi rural location

## Tenure

Freehold

## Local Authority

Dorset Council - Council Tax Band B

## Agent's Note

Broadband: Ultrafast available,  
Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk

## What3words

///fond.breed.grocers

## Services

Mains electricity and water

Private drainage

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



Adam Taylor  
01305 261008  
ataylor@symondsandsampson.co.uk



**Solicitors:** Wilsons Solicitors LLP  
Salisbury SP1 2SB  
01722 412412  
sue.pritchett@wilsonslip.com

**Wilsons**  
Solicitors

# Conifers

Winterbourne Abbas, Dorchester DT2 9LJ

Guide Price £350,000\*



A development opportunity to refurbish the existing 4-bedroom property and build a detached house at the rear, subject to obtaining the necessary planning permissions

## The Property

- Development potential
- Detached 4-bedroom property
- In need of modernisation
- Circa 3111 sq. ft. (289 sq. m.) in total
- Countryside views
- Village location

## What3words

///additives.sifts.outboard

## Services

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

## Tenure

Freehold

## Local Authority

Dorset Council - Council Tax Band E

## Agent's Note

Broadband: Superfast available,  
Mobile Network Coverage: Likely outside, likely inside. Source – Ofcom.org.uk

It is reported that there is a high risk of surface water flooding to the lower part of the driveway. We are informed the property has never flooded (<https://www.gov.uk/check-long-term-flood-risk>)

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



Adam Taylor  
01305 261008  
ataylor@symondsandsampson.co.uk



**Solicitors:** Steele Raymond  
Bournemouth, BH2 6LR  
01202 980533

henrybarker@steele-raymond.co.uk

**SteeleRaymond** LLP  
Solicitors

# Former Joubere Factory

Station Road, Gillingham, SP8 4QA  
Guide Price £550,000\* **SOLD STC**



Former food factory totalling 20,268 sqft with vacant possession

## The Property

- 1883 sqm (20,2698 sqft) factory building on 0.71 acres
- Prime location close to the station
- Vacant possession
- Steel portal frame structure
- Roller shutter doors to factory and separate entrance to office
- Parking and servicing to the front

## What3words

///tastes.pickles.proofread

## Services

Mains electricity, gas water and sewerage.  
Substation on site

## Tenure

Freehold

## Local Authority

Dorset Council - Rateable Value £80,500

## Agent's Note

Broadband: Ultrafast available,  
Mobile Network Coverage: Likely outside, likely inside. Source – Ofcom.org.uk

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



Jan Merriott  
01305 261008 (option 3)  
jmerriott@symondsandsampson.co.uk



**Solicitors:** Trethowans LLP  
Salisbury SP1 3HP  
01722 412512

juliet.biddle@trethowans.com

**TRETHOWANS**

# Cashmoor House

Cashmoor, Blandford Forum, Dorset DT11 8DN

Guide Price £695,000



# A substantial detached 6-7 bedroom 17th century property with a Victorian extension and gardens and a paddock amounting to 5.17 acres (2.09 hectares). A further 1.70 acres with stream frontage is available as a separate lot

## The Property

- A substantial 17th century property with a Victorian extension with over 3,000 sqft. of accommodation over two floors
- Formerly part of the Rushmore Estate
- Previously run as a successful Bed and Breakfast for over 40 years
- Set in gardens and paddocks of 5.17 acres with a further 1.70 acres with stream frontage available as a separate lot
- Versatile accommodation over two floors with two staircases and potential to re-model to create two separate dwellings
- Scope for various uses including multi-generational living, holiday letting, home and income or as an equestrian facility
- Some areas requiring renovation/refurbishment
- Character features including fireplaces, ceiling timbers and flagstones
- The paddock adjoins the gardens and enjoys delightful views over surrounding countryside

## Accommodation

- GF: Reception hall, dining room, sitting room, kitchen/breakfast room, utility room, two bedrooms both with ensuite shower rooms
- FF: 4 bedrooms, all with ensuite facilities (two interconnecting dressing rooms/bedrooms)
- Outside: Delightful gardens and grounds, large carport, off-road parking, paddock

## What3Words

///desiring.risk.hopes

## Services

Mains water and electricity

Oil fired heating

Private drainage

## Location

- The property is situated within the hamlet of Cashmoor, between Blandford Forum and Salisbury
- Falling within the Cranborne Chase National Landscape (formerly AONB)
- The highly regarded villages of Chettle and Farnham and Tolland Royal are close by with a range of amenities including The Museum Inn, The King John Inn, village stores and Rushmore Golf Club
- Salisbury is 16 miles with a mainline station with direct services to London Waterloo (1hr 34min), Portsmouth, Cardiff and Exeter
- Blandford Forum is 8 miles with a range of shopping and commercial facilities
- The surrounding countryside provides excellent walking, riding and cycling

## Tenure

Freehold

## Local Authority

Dorset Council - Council Tax Band A

## Agents Notes

The area hatched blue on the sale plan does not form part of the title. We understand from our client that they, and the previous owners, have enjoyed uninterrupted use for many years. The septic tank may not comply with modern regulations and prospective buyers should make their own enquiries and if relevant, factor the cost to install a new system into their bidding.

As at 25/04/24: Likely mobile network voice coverage from all providers. Restricted data inside the property. Standard and ultrafast broadband available.

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



Meredith Wallis  
01258 473766  
mholmes@symondsandsampson.co.uk



**Solicitors:** Ellis Jones Solicitors  
Wimborne BH21 1DX  
01202 057815  
richard.tombs@ellisjones.co.uk



# Land at Cashmoor

Cashmoor, Blandford Forum, Dorset DT11 8DN

Guide Price £30,000\*



1.70 acres (0.68 hectares) of pasture land with chalk stream frontage and direct road access

## The Land

- A parcel of pasture land with frontage to the River Gussage and vehicular access
- 1.70 acres (0.68 hectares)
- A combination of freely draining lime-rich loamy soils and loamy and clayey floodplain soils
- A selection of mature broadleaf trees including sycamore and willow
- Offering conservation appeal
- A habitat encouraging diverse species of flora and fauna
- Direct road access from a quiet lane
- Blandford Forum 8 miles, Salisbury 16 miles
- Farnham, Chettle and Tollard Royal are close by with amenities including village inns and stores

**What3words** ///laying.gems.yell

## Services

Access to a natural water supply

## Tenure

Freehold

## Local Authority

Dorset Council

## Agents Notes

Part of the land falls within Flood Risk Zone 3  
As at 25/04/24: Likely mobile network voice coverage from all providers

Viewings in daylight hours with a set of these particulars to hand having first informed the agent



Meredith Wallis  
01202 843190  
mholmes@symondsandsampson.co.uk

**Solicitors:** Ellis Jones Solicitors  
Wimborne BH21 1DX  
01202 057815  
richard.tombs@ellisjones.co.uk

**ELLIS  
JONES**  
SOLICITORS

# 31 Camperdown Terrace

Exmouth, Devon EX8 1EQ

Guide Price £250,000\*



4-bedroom terraced house (informally used as two flats) for full refurbishment, close to beach and marina

## The Property

- Shared lobby and entrance hall
- GF Flat - 1 bedroom, living room, kitchen/breakfast room, bathroom and garden room
- FF/SF Flat - 2 bedrooms, kitchen, rear sun lobby, bathroom and 2 reception rooms
- Outside – Low-walled frontage, rear courtyard garden, a workshop/store and access to a pedestrian service lane
- Nearest beach approx. 70m
- Marina complex approx. 250m
- Town and Railway Station approx. 800m

## What3words

///spicy.ounce.older

## Services

Mains electricity, water and drainage  
Mains gas disconnected

## Tenure

Freehold

## Local Authority

East Devon District Council - Council Tax Band C

**Agent's Note** Broadband: Ultrafast available,  
Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk  
We are not aware of any nearby planning applications which affect the property.  
Source: East Devon District Council  
EPC requested.

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



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**Solicitors:** Stephens Scown  
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# Units 1 & 2 Stourvale Barns

Church Lane, West Parley, Ferndown, Dorset BH22 8TS

Guide Price £315,000\*



A 166.48 sqm. barn with full planning permission for conversion and an attached one bedroom unit having already been converted

- **Unit 1** An excellent development opportunity comprising a barn with full PP for conversion to a 3 bedroom dwelling (116.48sqm.)
- The approved plans provide open plan kitchen/dining/sitting room, utility room, cloakroom, master bedroom with dressing room and ensuite, 2 double bedrooms and bathroom
- **Unit 2** An attached one bedroom barn conversion finished to a high standard
- Open plan living and bedroom with ensuite
- Situated on a no through road on the edge of West Parley yet close to local amenities
- Bournemouth 8 miles, Christchurch 8.5 miles

**Services** Unit 2: Mains water and electricity. Heat source pump and air conditioning. Unit 1: Connections for mains water, electricity and heat source pump have been laid.

**Tenure** Freehold

### Local Authority

BCP Council - Unit 2 Council Tax Band D

**Agents Notes** The approved plans can be viewed via the BCP Council planning portal refs: P/CLP/2024/01991 and P/PAAC/2022/04566. As at 03/04/24: Broadband: Superfast available. Mobile network coverage: Likely coverage from all providers inside and outside. The property is situated below Bournemouth Airport's flight path.

**What3words** ///salads.vibrates.from

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



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EPC TBC

**Solicitors:** Coles Miller Solicitors LLP  
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\*Please see Auction Note on page 2 regarding Guide price



# Cad Green Cottage

Cad Green, Ilton, Ilminster, Somerset TA19 9HB

Guide Price £395,000\*



A detached period cottage set in 1.04 acres with a selection of outbuildings, offering scope for refurbishment or redevelopment STPP

## The Property

- A detached period cottage offering superb potential for extension and redevelopment
- Large southerly facing garden
- Two garages and various outbuildings
- Three bedrooms, 2/3 reception rooms, shower room, conservatory, kitchen and utility
- Inglenook fireplace
- Edge of village

## What3words

///drop.completed.butlers

## Services

Mains electricity, water and drainage are connected. Oil central heating

## Tenure

Freehold

## Local Authority

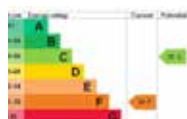
Somerset Council - Council Tax Band D

**Agent's Note** As at 13/05/24: The property will be sold subject to an overage on any future development. Please refer to legal pack. The property has not flooded within the past c.12 years but please speak to the office regarding ingress of water previously. Insurance cover is in place with an increased excess for flood cover. Stated as medium risk from rivers and sea, and high risk from surface water. Broadband - Ultrafast available. Mobile phone coverage - good from all providers. Source: Ofcom.org

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



Kirsty Simpson  
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ksimpson@symondsandsampson.co.uk



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**ELLIS  
JONES**  
SOLICITORS

\*Please see Auction Note on page 2 regarding Guide price

# Terms and Conditions of the Auction

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 Essential Information Group 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 security 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 £1,200 (£1,000 + 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 all lots sold at auction, prior to the auction, or post-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 becoming 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.

# 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     Online\*     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 with card details provided by you. Any purchasers in the room will immediately make a card payment to a member of staff at the auction.

### 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)

Symonds&Sampson

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