

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.

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.

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.

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. $\bf Cash$ is not accepted.

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

Livestream Auction

Registering to bid

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

Telephone bidding

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

Proxy Bidding

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

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

Conditions of Sale

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

Registration of Interest

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

Withdrawals and Sales Prior

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 Please ensure you have registered your interest and we will endeavour to contact you if the lot is withdrawn or likely to be sold prior to the auction.



Auction Day Details

Digby Memorial Church Hall Sherborne, Dorset DT9 3NL

What3words ///priced.attracts.depending

Auction day emergency contact: 07470 050577





Mark Lewis FRICS FAAV FNAVA Senior Partner, Auctioneer mlewis@symondsandsampson.co.uk 01258 473766



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



Graham Barton MRICS Auctioneer, Surveyor gbarton@symondsandsampson.co.uk 01297 33122



Shula Harvey MNAEA Auction Negotiator sharvey@symondsandsampson.co.uk 01258 473766

Land at Tadnoll

Winfrith Newburgh, Dorchester, Dorset DT2 8DT Guide Price £170,000*



20.42 acres (8.26 hectares) of level, productive permanent pastureland adjacent to Tadnoll and Winfrith Heath.

The Land

- 20.42 acres of permanent pastureland
- Level and productive
- Direct road access
- Mains water
- Dorchester 6.5 miles
- Features established mature trees and hedges
- Suitable for both agricultural or equestrian uses
- Split into three fields

What3words

///ruffle.smallest.static

Services

Mains water

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

The land is sold subject to an overage in benefit of the UK Atomic Energy Authority to be triggered by any planning consent granted for any use other than agricultural or equestrian use. A restrictive covenant prohibiting operation of specific radio transmitter equipment is also present. Please refer to the legal pack. The land is not located in Dorset's National Landscape (formerly AONB) but is located in a Nitrate Vulnerable Zone (NVZ)

Viewings strictly by appointment only. Full details are available from Dorchester Agricultural 01305 236237



George Whittaker 01305 236237 gwhittaker@symondsandsampson.co.uk Solicitors: Porter Dodson Solicitors Dorchester DT1 3QY 01305 756302 rob.oliver@porterdodson.co.uk



Land at Pallington

Dorchester, Dorset DT2 8QU Guide Price £350,000*



38.42 acres (15.55 hectares) of fertile, workable arable land with good accessibility. Level to gently sloping, split into three fields

The Land

- 38.42 acres of arable land
- Level to gently sloping and productive
- Direct road access
- Mains water
- Dorchester 6 miles
- Previously supported salad crops
- Fertile and workable soil
- Split into three fields

What3words

///jousting.cultivation.plugged

Services

Mains water

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

A network of irrigation pipelines are present under the land connected to a private supply to the south of the adjoining road. The outlets and pipelines will stay in-situ and are included in the sale but the supply will be disconnected. The land is not located in Dorset's National Landscape (formerly AONB) but is located in a Nitrate Vulnerable Zone (NVZ)

Unaccompanied viewings in daylight hours having first informed the agent



George Whittaker 01305 236237 gwhittaker@symondsandsampson.co.uk Solicitors: Porter Dodson Solicitors Dorchester DT1 3QY 01305 756302 rob.oliver@porterdodson.co.uk

> PORTER DODSON

Land at Winterborne Houghton

Blandford Forum, Dorset DT11 0ED Guide Price £400,000* **SOLD PRIOR**



43.01 acres (17.40 hectares) of south-east facing arable chalk land

The Land

- A single field of productive arable land
- Free draining loam soil over upper and middle chalk
- Mature hedgerow well fenced inner boundaries
- Permanent cattle corral at the entrance
- South-east aspect suited to vines and solar
- Suitable for a range of agricultural, conservation, renewable and equestrian uses
- Located on the northern edge of Dorset chalk downlands
- Far reaching southerly views
- Two access gates of the council lane providing potential to divide
- A quiet rural position on the edge of this popular small village

Unaccompanied viewings in daylight hours having first informed the agent



Andrew Tuffin 01258 472244 atuffin@symondsandsampson.co.uk

What3words

///barrel.balance.brains

Services

Metered private water supply from adjoining land. Mains electricity passes overhead (not connected)

Tenure Freehold

Local Authority Dorset Council

Agents Notes

The land is not subject to any restrictive covenants or overage clauses. Located in the Dorset National Landscape (formally AONB) and a NVZ. A public footpath runs along part of the southern boundary

Solicitors: Blanchards Bailey Blandford DT11 9LQ 01258 483614

emily.wolstenholme-rimmer@blanchardsbailey.co.uk

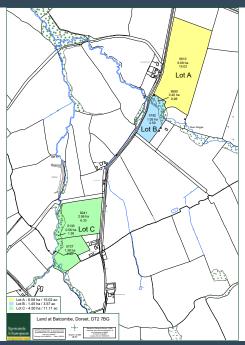


Land at Batcombe

Dorchester, Dorset DT2 7BG

Guide Price Lot A £115,000*, Lot B £40,000*, Lot C SOLD PRIOR





Three parcels of pasture and woodland with road and river frontage

The Land

Lot A: 15.02 acres (6.08 ha)

 Productive arable capable pasture land with a gentle south facing slope

Lot B: 3.57 acres (1.45 ha)

 Pasture and woodland including 150m of the River Wriggle and an old brick pumphouse

Lot C: 11.11 acres (4.50 ha) (SOLD PRIOR)

Productive level pasture and strip of woodland with stream frontage

Location

- Quiet rural position in the Blackmore Vale
- Each lot has frontage to River Wriggle Lane
- Leigh village 1.5 miles, Sherborne 8 miles, Yeovil 10 miles

Unaccompanied viewings in daylight hours having first informed the agent



Andrew Tuffin 01258 472244 atuffin@symondsandsampson.co.uk What3words ///intend.scrub.moods

Services

Mains water is not currently connected. A mains pipe runs under Lots A & B and in the opposite road verge for Lot C. Natural stream water to Lots B and C.

Tenure Freehold

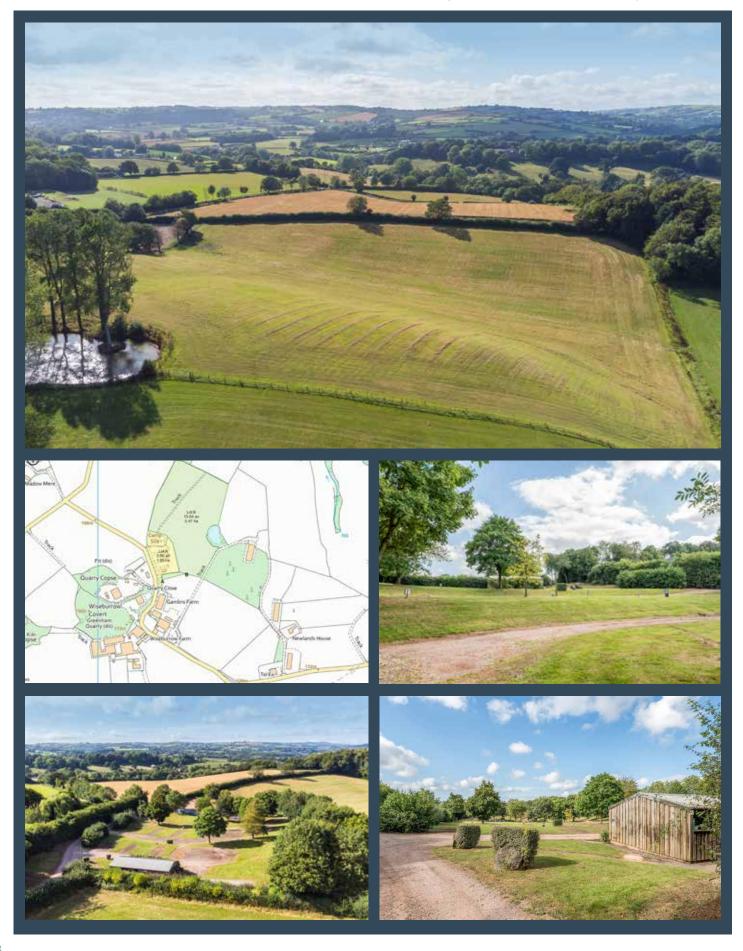
Local Authority Dorset Council

Agents Notes The land is in the Dorset National Landscape (formerly AONB). The land is not in a NVZ. Lots A & B are registered organic. Current access to Lot B is a shared right of access 75m along Cockerams Drove

Solicitors: Battens Solicitors Sherborne DT9 3BU 01935 814811 james.owen@battens.co.uk



Former Touring Caravan Park and pasture land Greenham, Wellington, Somerset TA21 0LZ Guide Price Lot A: £235,000* Lot B: £132,500* (LOT B SOLD PRIOR)



Strategically positioned with great potential: A former caravan park in 2.60 acres and 13.54 acres of pasture land. Offered in two lots

Lot A: Former touring caravan park Guide £235.000*

- Spacious former touring caravan park set in a strong trading location
- Developed with approximately 25 touring caravan pitches
- In a rural yet highly accessible location perfect for a tranquil retreat
- Total site area of approximately 2.60 acres with expansion potential for additional pitches or other recreational facilities (STPP)
- On-site toilet block/welfare unit providing essential amenities
- Exmoor National Park is close by and the surfing beaches of North Devon are within easy reach.
- The site has potential for alternative development opportunities subject to obtaining necessary consents
- What3words ///edgy.ticking.badminton

Lot B: 13.54 acres of well-maintained pasture land Guide £132,500* (SOLD PRIOR)

- Gently sloping
- Enclosed by mature hedgerows and recently erected stock proof fencing
- Well positioned with direct road access
- Classified as Grade 3 Agricultural Land
- Potentially suitable for a range of agricultural, horticultural and equestrian uses
- What3words ///evaded.tentacles.overcomes

Situation

- Situated in a rural setting with far reaching countryside views
- Located in close proximity to the small village of Greenham
- Strategically positioned with good access to the A38, M5 Motorway (J27 & J26) and the A361
- Approximately 5.3 miles west of the town centre of Wellington and 10.6 miles southwest of Taunton

Services

Lot A: Mains electricity and water. Mains water pipe within lot. The buyer of Lot A will be required to take their own independent supply off the mains within 1 year of completion Lot B: No services available

Tenure

Freehold

Local Authority

Somerset Council

Agent's Note

Please refer to the agent for a bespoke brochure for more information. Interested parties are advised to make their own enquiries in relation to planning at the property. The buyer of Lot B will be obliged to erect a stock proof fence from points A to B on the site plan

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



Paul Heard pheard@symondsandsampson.co.uk

Solicitors: Porter Dodson Solicitors Taunton TA1 2PX 01823 625800 ben.hingley@porterdodson.co.uk



Land at Higher Woodford Farm

Milton Damerel, Holsworthy, Devon EX22 7LH Guide Price Lot A: £165,000* Lot B: £110,000*





30.24 acres of level to gently sloping pasture land arranged in three enclosures benefitting from direct road access and frontage. Offered in 2 convenient lots

Lot A: 2 parcels of productive pasture land extending to 18.28 acres (7.40 hectares)

- Level to gently sloping
- Mature hedgerow and tree lined boundaries
- Classified as Grade 3 Agricultural Land
- Freely draining slightly acid loamy soils
- Suitable for arable and grassland production

Lot B: Attractive parcel of level pasture land extending to 11.96 acres (4.84 hectares)

- Mature hedgerows and tree lined boundaries
- Classified as Grade 3 Agricultural Land
- Freely draining slightly acid loamy soils
- Potentially suitable for a range of agricultural, horticultural, equestrian uses or natural capital opportunities (subject to consent or formal assessment)

What3words

Lot A: ///correctly.plotter.shears Lot B: ///scornful.means.riders

Services None

Tenure Freehold

Local Authority Torridge District Council

Agents Notes

The buyer of Lot A will be obliged to erect a stock proof fence from points A to B on the site plan. The concrete sleepers forming the base of the existing cow track in Lot A will be removed by vendors

Unaccompanied viewings in daylight hours having first informed the agent



Paul Heard pheard@symondsandsampson.co.uk

Solicitors: Thrings Solicitors
Bath BA1 2HQ
01225 340 070
nbarbour@thrings.com



Land at Grey Abbey Farm

North Perrott, Somerset TA18 7SD Guide Price £45,000*



3.01 acres (1.22 hectares) of gently sloping pasture land with direct road access

The Land

- 3.01 acres (1.22 hectares)
- Gently sloping pasture land
- Single enclosure with views over adjoining countryside
- Enclosed by thick hedges with mature trees scattered throughout
- Direct road access from Pipplepen Lane
- Classified as grade 3 agricultural land
- Crewkerne 3 miles west
- Yeovil 8 miles northeast

What3words

///punctuate.admit.body

Services

There are no mains services currently connected to the land

Tenure

Freehold

Local Authority

Somerset Council

Agents Notes

A section of the field on the northeast side lies within an area with high risk of flooding from surface water. The buyer will be responsible for installing a stock proof fence from points A to B on the sale plan

Unaccompanied viewings in daylight hours having first informed the agent



Lucy Carnell lcarnell@symondsandsampson.co.uk

Solicitors: Pardoes Solicitors Bridgwater TA6 4RR 01278 454468 sarah.gratton@pardoes.co.uk



Woodland at Valley Road

Swanage, Dorset BH19 3DX Guide Price £70,000*



7.70 acre parcel of woodland comprising a range of soft and hardwood timber, situated in the popular Isle of Purbeck

The Land

- 7.70 acre parcel of woodland
- Vehicular access off Valley Road
- Situated 2 miles west of Swanage in the popular Isle of Purbeck
- Good network of bridleways and footpaths nearby
- No water or electricity connected
- Alternative diversification opportunities subject to the necessary planning consents

What3words

///square.including.pebbles

Services

None

Viewings strictly by appointment. Full details available from Wimborne Agricultural Office 01202 882103



Morgan Fry mfry@symondsandsampson.co.uk

Tenure

Freehold

Local Authority

Dorset Council

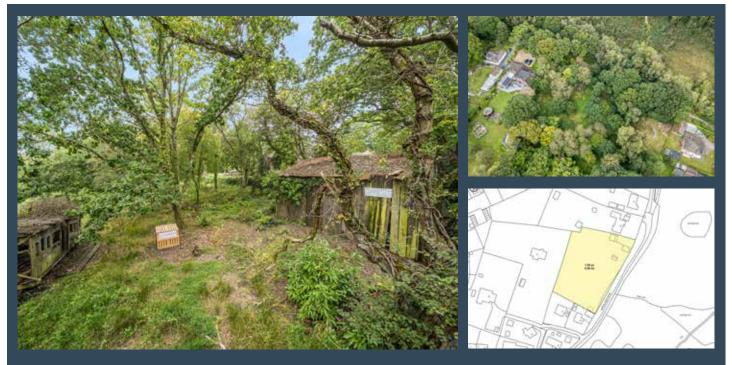
Agents Notes

As at 23/09/2024: Mobile coverage likely outdoors. Standard broadband available

Solicitors: Bennett Oakley Solicitors Burgess Hill RH15 8DN 01444 801121 ag@bennettoakley.co.uk

Land and Barn at Moorlands Road

Verwood, Dorset BH31 7PD Guide Price £125,000*



1.38 acres with a derelict barn in a residential area on the edge of the town, providing scope for a range of uses (subject to planning permission)

The Property

- A derelict barn and 1.38 acres (0.56 ha) of land with development potential STPP
- Situated on the edge of Verwood adjoining residential properties
- Within the main urban development area on the Christchurch and East Dorset Local Plan
- Derelict barn (8.09m x 5.71m) and a circa 1855 GWR First Class railway carriage
- A pre-app was previously submitted for a 69 bedroom specialist care home
- Scope for a range of other uses

What3words

///pushover.vineyard.sublet

Unaccompanied viewings in daylight hours having first informed the agent



Meredith Wallis 01202 843190 mwallis@symondsandsampson.co.uk

Services

Mains services are available in Moorlands Road. There is a well located on the site.

Tenure Freehold

Local Authority Dorset Council

Agents Notes

The land is subject to an overage clause. Please refer to the legal pack for more information. The land is within close proximity of a SSSI. Likely mobile coverage from all providers outdoors. We are not aware of any pending planning applications affecting the land within the postcode area. No public or private rights of way cross the land. Moorland Road is a public footpath

Solicitors: Maclachlan Solicitors Shaftesbury SP7 8EJ 01747 440448 tom@maclachlansolicitors.co.uk



Tilly Whim

Giles Cross, Bradford Peverell, Dorchester, Dorset DT2 9SJ Guide Price £300,000* POSTPONED







A charming detached cottage requiring complete renovation throughout in a peaceful position on the edge of this popular village

The Property

- A charming period cottage requiring complete renovation throughout
- In a rural setting on the edge of Bradford Peverell
- GF: Conservatory, kitchen/dining room, sitting room, cloakroom
- FF: 4 bedrooms, bathroom
- 0.26 acres of gardens and grounds, garage and off-road parking
- Mainline station to London Waterloo at Dorchester (2.5 miles)

What3words

///rebel.corkscrew.vowel

Agents Notes

Services

Oil fired central heating

Tenure Freehold

The property benefits from a private right of access over the area hatched in brown on the sale plan. As at 25.09.24: Standard and ultrafast broadband available. Mobile Network Coverage: Likely outside and limited to none inside. Coverage likely indoors from O2. Source ofcom.org.uk

Mains water and electricity. Private drainage.

Local Authority Dorset Council - CT Band F

EPC Band E (44) Potential B (86)

Solicitors: Pengillys Solicitors Dorchester DT1 3SS 01305 768888 tc@pengillys.co.uk



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



Adam Taylor ataylor@symondsandsampson.co.uk

Chime Cottage

Tarrant Gunville, Blandford Forum, Dorset DT11 8JN Guide Price £225,000 - £250,000*







A detached two bedroom cottage for complete renovation, situated in this highly sought after village within the Cranborne Chase

The Property

- A charming period cottage requiring complete renovation throughout
- Enjoying a rural outlook over farmland
- GF: Entrance hall, kitchen/breakfast room, sitting room, dining room, utility. FF: 2 bedrooms, bathroom
- Rear garden, off-road parking, garage and outbuilding/workshop
- Sought after village ideally located for Salisbury (20 miles) and Blandford Forum (7 miles)
- Farm shop with cafe less than 1 mile
- Mainline station London Waterloo at Gillingham (14 miles)

What3words ///widest.chops.anchorman

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



Meredith Wallis mwallis@symondsandsampson.co.uk

Services

Mains water and electricity. Private drainage

Tenure Freehold

Local Authority Dorset Council - CT Band D

EPC Band G (10) Potential D (62)

Agents Note

The septic tank may not comply and buyers should factor the cost to replace the system into their bidding. The property was subject to flooding historically. As at 26/07/24: Broadband: Ultrafast available. Mobile Network Coverage: Likely outside and limited to none inside. Source ofcom.org.uk. Flood risk zone 3.

Solicitors: Blanchards Bailey LLP Blandford DT11 9LQ 01258 459361

caroline.walton@blanchardsbailey.co.uk



4 & 5 Lower Street

Witchampton, Wimborne, Dorset BH21 5AH Guide Price £475,000*







A pair of semi-detached cottages for refurbishment with scope for re-development (subject to planning permission/consents) in 0.22 acres

The Property

- A pair of attractive semi-detached cottages
- Both in need of modernisation with potential to re-develop or extend (STPP/consents)
- Scope to convert to one dwelling
- 4 Lower Street: 2 reception rooms, kitchen, bathroom, 3 bedrooms
- 5 Lower Street: Reception room, kitchen, bathroom, 2 bedrooms.
- An adjoining 0.19 acres is available separately
- Situated centrally in this sought after village
- Wimborne 5 miles, Blandford 7.5 miles

What3words

///parsnips.gasp.conspire

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



Meredith Wallis mwallis@symondsandsampson.co.uk

Services

Mains water and electricity. Electric heating. Private drainage*

Tenure Freehold

Local Authority Dorset Council - CTB C and D

EPC Band No.4 E(45) Potential B(91) No.5 D(60) Potential B(91)

Agents Notes *The drainage system may not comply. Buyers should factor the cost to replace the system into their maximum bid. Within the Conservation Area and the Cranborne Chase & West Wiltshire Downs National Landscape (AONB). Standard, superfast and ultrafast broadband available. Very limited mobile coverage indoors. Likely outside. Source ofcom.org

Solicitors: Preston Redman Solicitors
Bournemouth BH1 2EN
01202 292424
wjrb@prestonredman.co.uk



Land to the rear of 4 & 5 Lower Street

Witchampton, Wimborne, Dorset BH21 5AH Guide Price £50,000*







0.19 acres of amenity land adjoining residential properties accessed via a public footpath from Lower Street and Witchampton Lane

The Property

- 0.19 acres (0.08 hectares) of amenity land adjoining residential properties
- Accessed via a public footpath
- Directly adjacent to 4 and 5 Lower Street
- Potential for a range of uses, subject to planning permission/consent
- Enjoying views over the village to open farmland

What3words

///cuddled.song.test

Services

Mains services are available nearby

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

Within the Conservation Area and the Cranborne Chase & West Wiltshire Downs National Landscape (AONB). Standard, superfast and ultrafast broadband available. Likely mobile coverage from all providers outside. Source ofcom.org. Flood Risk Zone 1

Unaccompanied viewings in daylight hours having first informed the agent



Meredith Wallis 01202 843190 mwallis@symondsandsampson.co.uk Solicitors: Preston Redman Solicitors
Bournemouth BH1 2EN
01202 292424
wjrb@prestonredman.co.uk



8 Lyons Walk

Shaftesbury, Dorset SP7 8JF Guide Price £95,000*



A charming one bedroom property forming part of an attractive Grade II* Listed building, ideal as a buy to let investment or bolthole

The Property

- A charming one bedroom property
- Forming part of an attractive Grade II* Listed period building following the conversion of the Grosvenor Hotel
- GF: Entrance lobby, bedroom, bathroom
- FF: Kitchen/dining/living room with abbey veiws
- Character features
- In a convenient location in the heart of Shaftesbury with views to the abbey
- Ideal buy to let investment or bolthole

What3words

///fond.frame.amuse

Services All mains services are connected

Tenure Leasehold with a 50% share of freehold Lease: 999 years from 1 August 2014 978 years remaining No service charge or ground rent Please refer to the legal pack for more information

Local Authority Dorset Council - CT Band A

EPC Band D (62) Potential D (66)

Agents Note As at 16/08/24: Ultrafast broadband is available. Mobile coverage is likely outside, some providers will be limited indoors. Source: ofcom.org.uk

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



Meredith Wallis mwallis@symondsandsampson.co.uk Solicitors: Jane Wilkinson Blandford Forum, DT11 0EN 01258 87719 janevwilkinson@btinternet.co.uk

31 East Street

Milborne Port, Sherborne, Dorset DT9 5DR Guide Price £150,000*



A charming Grade II Listed period property for renovation situated on the edge of the village

The Property

- A semi-detached period property
- In need of complete renovation
- Generous garden backing onto open countryside
- Located in the sought after village of Milborne Port
- Well-placed for access to Sherborne

What3words

///reglarly.zips.jumbo

Services

All mains services are connected

Tenure

Freehold

Local Authority

Somerset Council - Council Tax Band B

EPC Band

Exempt

Agent's Note As at 19/09/24: Broadband: Superfast available. Mobile Network Coverage: Likely outside, likely to limited coverage inside.

Source of com.org.uk

Viewings strictly by appointment only. Full details available from the Sherborne Office 01935 814488



Andy Wakinshaw awakinshaw@symondsandsampson.co.uk Solicitors: Wilsons Solicitors LLP Salisbury SP1 2SB 01722 427 693 sabrina.price@wilsonsllp.com



Development plot at Thorner Way

Chilcompton, Radstock, Somerset BA3 4WU Guide Price £195,000*



A partially built 5 bedroom property within a generous plot of about 0.40 acres

The Property

- A partially built 5 bedroom property
- Giving a buyer the opportunity to finish to their own taste
- Proposed accommodation: GF: Entrance hall, 3 reception rooms, kitchen/dining room, WC.
 FF: 5 bedrooms (1 with ensuite and dressing room), bathroom
- Double garage, parking, garden
- Situated at the end of an established cul de sac
- Midsomer Norton 1.6 miles
- Frome with a mainline station and a range of amenities is 7 miles

What3words

///gracing.relieves.windy

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



Mark Lewis mlewis@symondsandsampson.co.uk

Services

Buyers are to make their own investigations into services supplied, however we understand an air source heat pump can be fitted to supply heating to the property

Tenure Freehold

Local Authority Mendip Council

Agents Notes The location and site plans are for identification purposes only and prospective buyers should refer to the LR title plan which can be supplied on request. Rights will be granted over the access road in favour of the other properties on Thorner Way, along with a requirement for them to contribute towards upkeep. As at 24th August: Ultrafast broadband available. Mobile signal is likely indoors from some providers, and likely from most providers outdoors. Source Ofcom ofcom.org.uk

Solicitors: Lightfoots Solicitors Thame OX9 2BX 01844 212305 cbiggs@lightfoots.co.uk



Brachers

Belchalwell, Blandford Forum, Dorset DT11 0EQ Guide Price £250,000*







A detached bungalow on a plot of 0.30 acres, in need of modernisation throughout, with scope for extension or replacement

The Property

- A detached 3 bedroom bungalow in 0.30 acres
- Dorset Council have given their opinion, via a positive pre app, that a replacement dwelling on the site would be acceptable. Further details from the auctioneers
- Existing accommodation: Entrance hall, kitchen, sitting room, 3 bedrooms, bathroom
- Garage and ample off road parking
- Rural village location
- Beautiful surrounding countryside
- Within easy reach of Sturminster Newton

What3words

///clings.spooned.sweetened

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



Mark Lewis mlewis@symondsandsampson.co.uk

Services

Mains electricity and water. Private drainage. Oil central heating

Tenure Freehold

Local Authority Dorset Council - CT Band C

EPC Band

Agents Notes As at 18/09/24: Standard and ultrafast broadband available. Llimited mobile coverage inside. Likely coverage outside. We understand there is a TPO in place at the property, more information should be available as part of the searches for the property. The septic tank may not comply with modern regulations. Buyers should make their own investigations and if necessary, factor the cost to replace into their bid. The tank is located in a neighbouring field, we understand there is a right of access.

Solicitors: Scotts Wright Solicitors Leyburn DL8 5AP 01969 622 227 steve.scott@scottswright.com

> SCOTTS WRIGHT

> > SOLICITORS

Ottersey House

Stocklinch, Ilminster, Somerset TA19 9JF Guide Price £545,000* **WITHDRAWN**







A Grade II listed period property set in generous grounds of 1.349 acres within a rural village, accessible to main arterial routes to London, Bristol and Exeter. Currently arranged as three self-contained properties it has scope to recreate a substantial and beautiful family home

The Propety

- A detached Grade II listed period home in need of some improvement
- Surrounded by generous part-walled gardens
- Beautiful position in a small, rural community
- Carriage driveway with Grade II listed entrance gates
- Originally a 7 bedroomed home with potential to reinstate to one family home
- Excellent scope for multi-generational living or holiday letting

What3words

///splints.mime.encloses

Tenure Freehold

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



Kirsty Simpson 01460 200790 ksimpson@symondsandsampson.co.uk

Services

Mains electricity, water and drainage are connected. Part oil fired central heating. Part electric heating. Part solar.

Local Authority

Somerset Council - Council Tax Bands D. A. E.

Agents Notes The north boundary wall and gates, and the house are both Grade II listed. The property is currently unregistered at HM Land Registry. The neighbouring property to the east has approved planning permission for a replacement extension ref 24/01119/HOU. As the property is currently unregistered at HM Land Registry the title plan and acreage provided should be treated as approximate. Although currently split into three self-contained homes, the property is being sold on one freehold title. We would recommend speaking with a solicitor and mortgage broker prior to viewing to seek advice relating to your intended use.

Solicitors: Scott Rowe Solicitors Chard TA20 1PT 01460 63336 alison.lock@scottrowe.co.uk



Lower Boxstone Cottage

Hurcott, Ilminster, Somerset TA19 0JS Guide Price £200,000* **SOLD PRIOR**







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

The Propety

- 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

EPC Band F (36) Potential B (88)

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



*Please see Auction Note on page 2 regarding Guide price

Sunnylands Farm

Holy City, Chardstock, Axminster, Devon EX13 7EE Guide Price £395,000*



A secluded bungalow set in rural East Devon offering enormous potential, a range of outbuildings, stables, paddocks and pasture land. In all about 6.86 acres (2.77 hectares)

The Property

- Rural location ring fenced by its own land
- Four bedroom bungalow of non-traditional construction
- Same family ownership for over 50 years
- Scope for improvement or redevelopment subject to obtaining the necessary consent
- Stable block with two looseboxes and tack room
- Range of dilapidated outbuildings for renovation/replacement
- River frontage beside the River Kitt
- Gardens, paddocks and grounds of 6.86 acres (2.77 hectares)

What3words ///springing.requests.whimpered

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



Rickey Stoodley rstoodley@symondsandsampson.co.uk

Services Mains electricity, water. Private drainage

Tenure Freehold

Local Authority

East Devon District Council - CT Band E

EPC Band E (49) Potential A (98)

Agent's Note As at 20.08.24: Broadband: Standard available. Mobile Coverage: Likely outside. None inside. Source: ofcom.org.uk. The septic tank may not comply with current regulations and buyers should make their own enquires and if relevant, factor the cost to install a new system. Please do not attempt to enter any of the outbuildings due to safety concerns. Appropriate footwear is advised and we do not recommend bringing young children to viewings. The water supply to the bungalow has been capped off due to a damaged pipe

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



The Old Bakehouse

4 Salisbury Terrace, The Hill, Kilmington, Axminster EX13 7SE Guide Price £100,000*



A Grade II Listed two bedroom character cottage for refreshment and improvement with a garden

The Property

- GF: Porch, sitting room, kitchen/breakfast room, rear hall, shower room
- FF: 1 double bedroom, 1 single bedroom
- To the rear of the cottage and along a short path is a good-sized and tucked-away area of garden
- Stone former workshop
- Heart of the village, handy for local amenities
- Axminster is about 2 miles with a pavement most of the way

What3words

///pampered.silk.finalists

Services

Mains water, electricity and drainage

Tenure

Freehold

Local Authority

East Devon District Council - CT Band B

EPC Band E (48) Potential D (66)

Agent's Note

As at 05/08/24: Mobile Signal: limited indoors, likely outdoors. Broadband: Superfast is available.

Source: ofcom.org.uk

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



Rickey Stoodley rstoodley@symondsandsampson.co.uk

Solicitors: WBW Solicitors Axminster EX13 5AH 01297 630700 nicholahedditch@wbw.co.uk



Former Joubere Premises

Station Road, Gillingham, Dorset SP8 4QA Guide Price £550,000*



A former food factory totalling 20,268sqft with vacant possession

The Property

- 1883m2 (20,2698sqft) 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

Viewings strictly by appointment only. Details from Dorchester Commercial Office 01305 261008



Jan Merriott jmerriott@symondsandsampson.co.uk

Tenure

Freehold

Local Authority

Dorset Council - RV £80.500

EPC Band D (84)

Agent's Note

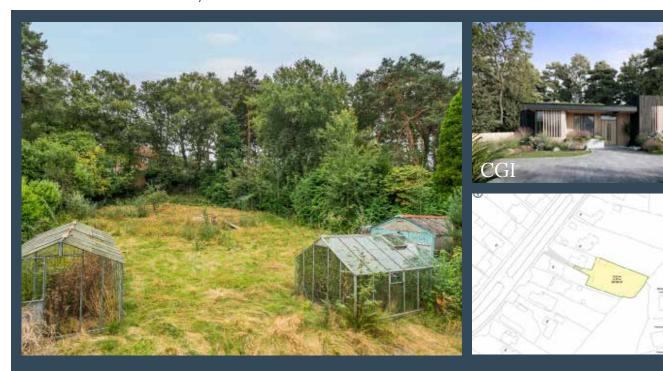
Standard, Superfast and Ultrafast broadband services are available and mobile coverage is likely for O2, Vodafone, EE and Three outdoors and O2 and Vodafone indoors but limited for EE and Three

Solicitors: Trethowans LLP Salisbury SP1 3HP 01722 412512 juliet.biddle@trethowans.com



Building plot at Colehill

Rear of 58 Lonnen Road, Colehill, Wimborne BH21 7AX Guide Price £195,000*



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

whatswords /// inch.comsion.promed

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



Meredith Wallis mwallis@symondsandsampson.co.uk

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.

Solicitors: Genesis Legal Ferndown BH22 9DE 01202 552255 andrew@genesislegal.co.uk







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.

- 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.
- 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.
- 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.
- 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 recieve two proxy bids at the same level, both bidders will be notified and given the opportunity to adjust their bid.
- 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.
- 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.

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 st 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 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.

Date of Signature (dd/mm/yyyy)

Signature

Symonds & Sampson

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