

Auction

Thursday 18 April 2024 at 2:00pm

Digby Hall, Sherborne



Symonds & Sampson

Auction Notes

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

Important Notice

Symonds & Sampson LLP and their Clients give notice that:

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

Plans and Measurements

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

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

VAT

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

Tenure

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

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

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

Purchaser's Administration Fee

The successful purchaser will be required to pay to the Auctioneers a Purchaser's Administration Fee of **£1,200 (£1000 plus VAT)** payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply **per lot** and not per contract. The charge will apply to lots bought prior to and post auction.

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

Disbursements

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

Viewings

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

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

Professional Advice

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

Legal Documents

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

Conditions of Sale

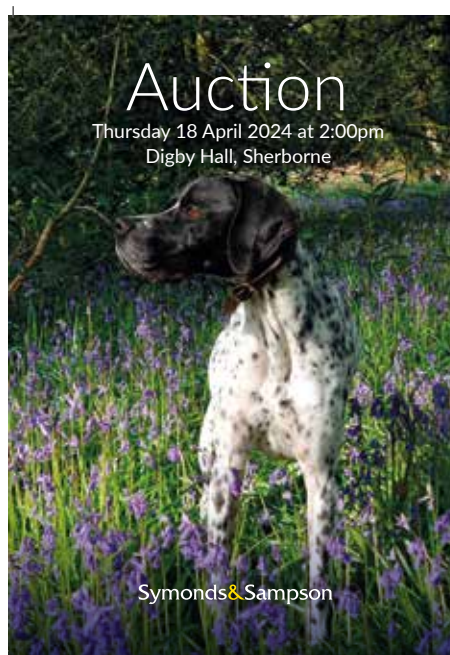
All Lots are sold subject to the Common Auction Conditions, the General Conditions of Sale for Online Unconditional (Immediate Exchange) Property Auction and all Legal Documentation

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:
Chase Philipps

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 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.**



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



Meredith Holmes MNAEA ANAVA
Head of Auctions
mholmes@symondsandsampson.co.uk
01202 843190



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

Land at Netherstoke Lane

Halstock, Dorset BA22 9SQ
Guide Price £65,000*



5.38 acres (2.18 hectares) of level pasture land set in a single enclosure with river frontage

The Property

- Attractive parcel of level pasture land
- 5.38 acres (2.18 hectares)
- Direct road access
- Situated just outside the village of Halstock
- Enclosed by hedge and tree lined boundaries
- On the banks of the 'Green Pond'
- Classified as Grade 3 on the Agricultural Land Classification Maps
- Yeovil 6 miles
- Sherborne 10 miles

What3words

///overjoyed.misfits.chuckling

Services

No mains services currently connected to the land. The land benefits from river frontage.

Tenure

Freehold

Local Authority

Dorset Council

Agent's Note

The land falls within the Dorset National Landscape (formerly known as Dorset Area of Outstanding Natural Beauty). The land falls within the Sutton Bingham Reservoir Nitrate Vulnerable Zone.

Unaccompanied viewings in daylight hours having first informed the agent



Lucy Carnell
01935 382901
lcarnell@symondsandsampson.co.uk

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



Battens
SOLICITORS

*Please see Auction Note on page 2 regarding Guide price

Land at Duck Lane

Limington, Somerset BA22 8EL
Guide Price £70,000*



3.55 acres (1.44 hectares) of pasture land set in a single enclosure situated on the edge of the village

The Property

- Conveniently sized parcel of pasture land
- 3.55 acres (1.44 hectares)
- Direct road access
- Situated on the edge of the village of Limington
- Enclosed by hedge and tree lined boundaries
- Classified as Grade 2 on the Agricultural Land Classification Maps
- Ilchester 1 mile
- Yeovil 6 miles

What3words

///hatch.marine.cricket

Services

Mains water

Tenure

Freehold

Local Authority

Somerset Council

Agent's Note

A public footpath runs along the eastern boundary of the land.

The land will be sold subject to an overage on any future development. See the legal pack for full details.

Unaccompanied viewings in daylight hours having first informed the agent



Lucy Carnell
01935 382901
lcarnell@symondsandsampson.co.uk

Solicitors: Battens Solicitors
Sherborne DT9 3BU
01935 846076
tracy.neal@battens.co.uk



Battens
SOLICITORS

*Please see Auction Note on page 2 regarding Guide price

Land at Sopley

Salisbury Road, Sopley, Christchurch, Dorset BH23 7AU

Guide Price £90,000*



5.04 acres of permanent pasture and woodland with New Forest common rights of pasture (grazing rights) on the edge of Sopley

The Property

- 5.04 acres approx.
- Permanent pasture, woodland and wetland
- New Forest grazing rights
- Vehicular access
- River frontage

Local Authority

New Forest District Council

Agents Note

The land is liable to seasonal flooding

What3words ///firelight.bitters.climate

Services

None

Tenure

Freehold

Viewing strictly by appointment only. Full details available from Wimborne 01202 843190 (option 3)



Morgan Clement
01202 843190 (option 3)
mclement@symondsandsampson.co.uk

Solicitors: Blanchards Bailey
Blandford Forum DT11 9LQ
01258 459361

kate.samuel@blanchardsbailey.co.uk



*Please see Auction Note on page 2 regarding Guide price

Land at Gore's Hill

Mapperton Lane, Melplash, Bridport, Dorset DT6 3UF

Guide Price £240,000*



12.94 acres of level to sloping pasture land with far reaching views over the surrounding countryside

The Property

- 12.94 acres (5.24 hectares)
- Outstanding views over countryside
- Stock fenced
- Located on the outskirts of Melplash village
- Bridport 3.5 miles
- Beaminster 2 miles

Tenure

Freehold

Local Authority

Dorset Council

What3words

///cure.tonality.unionists

Services

Mains water

Viewing during daylight hours with a set of these particulars to hand having first informed the agents



George Whittaker
01305 236237
gwhittaker@symondsandsampson.co.uk

Solicitors: Bishopsgate Law

London EC2M 3XD

01707 246100

enquiries@bishopsgatelaw.com

BishopsgateLaw

Land at Shortlake Lane

Osmington, Weymouth, Dorset, DT3 6HN

Guide Price £55,000*



A level productive paddock close to the village of Osmington and the coast extending to 1.18 acres

The Property

- Located in a popular village
- 1.18 acres (0.48 hectares)
- Close proximity to the coast
- Weymouth 4 miles
- Dorchester 7 miles
- The beach is 0.6 miles on foot

What3words

///folders.blemishes.respect

Services

There is no water connected to the property, but it is understood that mains water is nearby

Tenure

Freehold

Local Authority

Dorset Council

Agent's Note

The land is subject to a restrictive covenant against the building of any dwelling or building for human habitation.

Viewing during daylight hours with a set of these particulars to hand having first informed the agents



George Whittaker
01305 236237
gwhittaker@symondsandsampson.co.uk

Solicitors: Wards Solicitors LLP
Bristol, BS1 2EP
0117 929 2811
jasbir.sandhu@wards.uk.com



25 Abbots Road

Ilchester, Yeovil, Somerset BA22 8NB

Guide Price £125,000*



A semi-detached property in a large plot adjoining fields to the rear

The Property

- A semi-detached property
- Two reception rooms
- Three bedrooms
- Garage and ample parking
- Views to fields to the rear
- Total renovation required
- Previous settlement/movement

What3words

///daredevil.wide.decoder

Services

Mains water, electricity and drainage

Tenure

Freehold

Local Authority

South Somerset Council - Council Tax Band B

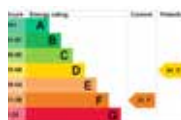
Agent's Note

As at 04/03/2024: Superfast broadband is available. Mobile network coverage is available both inside and outside. Source: ofcom.org.uk. The area around the property has a high risk of surface water flooding,

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



Stephen Hennessey
01935 423526
shennessey@symondsandsampson.co.uk



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



44 Lower Street

Merriott, Somerset TA16 5NN
Guide Price £450,000*



A substantial Grade II Listed former pub in 1.02 acres with planning permission for residential and scope for a range of other uses (STPP)

The Property

- Full planning permission for change of use to a residential dwelling
- Lovely grounds with a paddock
- Currently comprising former pub rooms, WC's, commercial kitchen and cellar
- Self-contained three-bedroom apartment
- Three ensuite bedrooms
- Separate annexe in need of refurbishment
- Potential for home business use, holiday lets or multi-generational living

What3words ///glorious.these.unlocking

Services

All mains services connected

Tenure

Freehold

Local Authority

Somerset Council - Council Tax Bands F and A

Agent's Note

Planning reference 22/01623/FUL. The access is held on a separate title and will be included in the sale. Refer to legal pack for more information. The property is a Listed building and is within a Conservation Area. As at 04/03/2023: Flood Risk Zone - high risk of surface water flooding only. Source: gov.uk. Ultrafast broadband is available. Mobile signal good outdoors and generally good indoors

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



Kirsty Simpson
01460 200790
ksimpson@symondsandsampson.co.uk

Solicitors: Rutters Solicitors
Gillingham SP8 4AW
01747 822005
b.green@rutterslaw.co.uk



*Please see Auction Note on page 2 regarding Guide price

27 Market Square

Crewkerne, Somerset TA18 7LP
Guide Price £125,000*



An attractive Grade II Listed building (former bank premises) in a prominent corner position with vacant possession

The Property

- Approx. 1,389 sq ft of accommodation
- Prominent position in the town centre
- Roof terrace at first floor level
- May be suitable for conversion to residential (subject to planning permission)
- Vacant possession
- Grade II Listed building

What3words

///apron.defeat.copper

Services

Mains water, electricity and drainage

Tenure

Freehold

Local Authority

Somerset Council - RV: £10,000

Agent's Note

As at 04/03/2024: Standard and Superfast broadband is available. Good mobile network coverage inside and outside from four providers. Source: ofcom.org.

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



Ryan Holmes
01305 261008
rholmes@symondsandsampson.co.uk

Solicitors: MacLachlan Solicitors
Gillingham SP8 4QJ
01747 822103
tom@maclachlansolicitors.co.uk

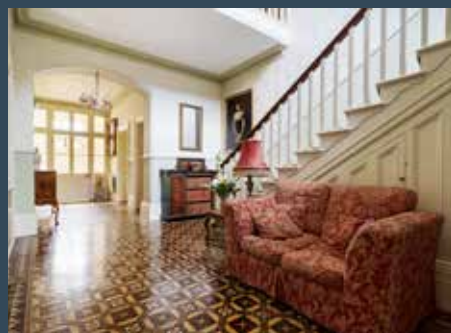


*Please see Auction Note on page 2 regarding Guide price

Oaklands House

Oaklands, Chard, Somerset TA20 1HB

Guide Price £650,000*



*Please see Auction Note on page 2 regarding Guide price

A substantial and elegant Victorian house with stunning original features and a great deal of potential set within extensive grounds of 1.96 acres (0.79 hectares)

The Property

- A substantial Victorian family house
- Set in 1.96 acres (0.79 hectares)
- Beautiful entrance hall with original tiled floor and sweeping staircase
- Two sitting rooms, formal dining room
- Stunning drawing room with ornate plasterwork ceiling
- Kitchen/breakfast room
- Former utility room/boot room
- Four spacious first floor bedrooms
- Two first floor bathrooms
- Generous self-contained annexe on second floor (2/3 bedrooms)
- Set within extensive mature gardens
- Specimen trees, ornamental ponds and sweeping lawns
- Adjoining double garage plus further pre-fabricated double garage
- Generous driveway
- Gas fired central heating, mains water and electricity
- Private drainage via recently replaced sewage treatment plant

Situation

- Located on the edge of town
- Within walking distance of the reservoir and nature reserve
- Excellent road links via A30/ A358 and A303
- Within 30 minutes' drive of the Jurassic Coast
- Close to well respected independent schools
- Brand new leisure centre within 1 mile
- Mainline station at Crewkerne (London Waterloo) 8 miles and Taunton (London Paddington) 17 miles
- Exeter Airport 27 miles

Services

Gas fired central heating via two boilers – one serving the main house and lower element of 2nd floor apartment, the second serving the apartment only. Mains water and electricity. Private drainage via sewage treatment plant.

Tenure

Freehold

Local Authority

Somerset Council - Council Tax Band G

Agent's Note

As at 04/03/2024: The vendors have been made aware of an outline planning application that has been submitted to Somerset Council for dwellings on the adjacent land to the north and east of the property. Please make your own enquiries regarding local planning applications via the Somerset Council Planning Portal by entering the postcode and using the planning overlay, prior to a viewing. Superfast broadband is available. Mobile phone coverage - voice network coverage is available from four providers indoor but data is available from three providers indoor. Outdoor coverage is available from four providers. Source: ofcom.org.uk

Please refer to legal pack in relation to any covenants.

Please see legal pack in relation to former septic tank serving the downstairs utility boot room and garage WC. Please see title register in relation to the small area on the southern boundary relating to mines and minerals.

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



Kirsty Simpson
01460 200790
ksimpson@symondsandsampson.co.uk



Solicitors: Everys Solicitors
Crewkerne TA18 7LH
01460 279279
sarah.warren@everys.co.uk



Vale Barn

Lydlinch Common, Sturminster Newton, Dorset DT10 2JD
Guide Price £450,000*



A substantial barn conversion with scope for remodelling and refurbishment in grounds of 0.78 acres in a semi-rural location

The Property

- A substantial period barn conversion
- Versatile accommodation over two floors
- GIA: 2,191 sqft. (203 sqm.)
- Scope to remodel the layout and refurbish
- Potential to create a self-contained annexe
- Gardens and paddock extending to 0.78 acres
- Semi-rural position with countryside views
- Sturminster 3 miles, Sherborne 9 miles and King's Stag 2.5 miles

What3words ///flaunting.cropping.roaring

Services

Mains water and electricity. Gas LPG central heating. Private drainage*

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band F

Agent's Note The property is located with approximately 25 metres of a SSSI. As at 04/03/24: Superfast broadband is available. Most mobile networks provide good phone coverage inside and outside the property. Source: ofcom.org.uk. We are not aware of any nearby planning applications in the postcode. Source: planning.dorsetcouncil.gov.uk. *The septic tank may not comply with modern regulations. Prospective buyers should make their own enquiries and factor into their maximum bid the cost to replace/works required to bring the system up to standard.

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



Meredith Holmes
01258 473766
mholmes@symondsandsampson.co.uk

EPC TBC

Solicitors: Porter Dodson Solicitors
Sherborne, DT9 3NL
01935 846764
caron.abbott@porterododson.co.uk

**PORTER
DODSON**

*Please see Auction Note on page 2 regarding Guide price

Blue Haze

Sedgehill, Shaftesbury, Dorset SP7 9HQ

Guide Price £775,000*



A substantial detached house in need of updating with a paddock and far reaching views in all about 5.50 acres

The Property

- An extensive house for modernisation, remodelling, or extension (subject to PP)
- Grounds, and paddocks of about 5.50 acres
- Glorious south westerly views
- About 4,000 sqft of accommodation
- Good rural area with excellent walking and riding
- Shaftesbury 5 miles, A303 5 miles
- Motcombe village shop 2 miles

What3words ///rounds.grapes.damage

Services

Mains water and electricity, private drainage

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band G

Agent's Note

As at 04/03/2024: Ultrafast broadband is available. All mobile phone networks are available. Source: ofcom.org.uk. We are not aware of any planning applications in the postcode area that affect the property. Source: dorsetcouncil.gov.uk. The auctioneers have an independent structural report suggesting there has been some movement particularly to the garage. Full details are available on request.

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



Mark Lewis
01258 473766
mlewis@symondsandsampson.co.uk



Solicitors: Mogers Drewett
Sherborne DT9 3DP
01935 813691

margaret.goddard@mogersdrewett.com



*Please see Auction Note on page 2 regarding Guide price

37 Castle Street

Cranborne, Wimborne, Dorset BH21 5PZ

Guide Price £225,000*



A semi-detached cottage for remodelling and renovation with scope to create off-road parking

The Property

- One of a pair of semi-detached cottages
- Scope to purchase and remodel/refurbish both dwellings or create one larger property
- Large attached outbuilding with potential
- Character features
- Currently comprising sitting room, kitchen, bathroom and 3 bedrooms
- Potential to create off-road parking
- Front and rear gardens
- Situated in a highly sought after village with excellent amenities
- Good road connections nearby

What3words

///goodnight.provider.gearing

Services

Mains water, electricity and drainage. Oil fired central heating

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C

Agent's Note

Please refer to the legal pack for details of restrictive covenants. The vehicular access is partly owned by and shared with 35 Castle Street. As at 11/03/2023: Superfast broadband available. Limited mobile network coverage. Source ofcom.org.uk

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



Meredith Holmes
01202 843190
mholmes@symondsandsampson.co.uk



Solicitors: Muckle LLP
Newcastle upon Tyne NE1 4BF
0191 211 7720
kathryn.boyd@muckle-llp.com

muckle LLP

*Please see Auction Note on page 2 regarding Guide price

39 Castle Street

Cranborne, Wimborne, Dorset BH21 5PZ

Guide Price £215,000*



A semi-detached cottage with scope for reconfiguration and modernisation situated in a highly sought after village

The Property

- One of a pair of semi-detached cottages
- Scope to purchase and remodel/refurbish both dwellings or create one larger property
- Large attached outbuilding with potential to incorporate into the accommodation
- Character features
- Currently comprising sitting room, kitchen, bathroom and 3 bedrooms
- Front and rear gardens
- Situated in a highly sought after village with excellent amenities
- Good road connections nearby

What3words

///assures.commands.unzipped

Services

Mains electricity and water. Shared septic tank drainage. Oil fired central heating system.

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C

Agent's Note Please refer to the legal pack for details of restrictive covenants. We understand the land to east of the property provides future residential development potential and there may be scope to create off-road parking (STPP). As at 11/03/2023: Superfast broadband available. Limited mobile network coverage. Source ofcom.org.uk

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



Meredith Holmes
01202 843190
mholmes@symondsandsampson.co.uk



Solicitors: Muckle LLP
Newcastle upon Tyne NE1 4BF
0191 211 7720
kathryn.boyd@muckle-llp.com

muckle LLP

*Please see Auction Note on page 2 regarding Guide price

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

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. As at 12/03/202: Superfast broadband available. Mobile network coverage is reported to be good for both indoors and out. Source: ofcom.org.uk

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



Adam Taylor
01305 261008
ataylor@symondsandsampson.co.uk

Solicitors: Porter Dodson
Poundbury, DT1 3QY
01305 262525

steve.farnham@porterddodson.co.uk

**PORTER
DODSON**

2 Three Acres

Sydling St. Nicholas, Dorchester, Dorset DT2 9NZ

Guide Price £200,000*



A three bedroom semi-detached house with large rear garden situated in a highly sought after village

The Property

- A three bedroom semi-detached house
- Single garage and driveway
- Large rear garden
- In need of modernisation
- Circa 1,090 sqft. (101.2 sqm.) (excluding garage)
- Highly sought after village location
- Good road links via A37 to Dorchester & Yeovil

What3words

///spans.hems.bowls

Services

Mains water, electricity and drainage are connected

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C

Agent's Note

We are advised by the vendor that there is a wayleave paid annually for electric to be taken from a pole in the front garden to the rear of the garage and then under the garden to No 1 Back Lane. As at 12/03/2024: Ultrafast broadband available. Mobile network coverage is reported to be good for both indoors and out. Source: ofcom.org.uk

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



Adam Taylor
01305 261008
ataylor@symondsandsampson.co.uk

Solicitors: Battens Solicitors

Dorchester, DT1 1UU

01305 250560

claire.colborne@battens.co.uk



Battens
SOLICITORS

52 & 52A Salisbury Street

Blandford Forum, Dorset DT11 7PR
Guide Price £110,000*



A substantial Grade II Listed town centre property with full planning permission and Listed Building consent for change of use to residential

The Property

- A ground former retail unit with stock/storage rooms, a kitchen and a bathroom above
- Lower ground floor cellar
- Full planning permission and Listed Building consent was granted 08/02/2023 to convert to residential
- The approved plans provide sitting room, dining room and kitchen on the ground floor, 3 bedrooms and a bathroom on the first floor and a loft room

What3words ///triangles.straddled.scared

Services

All mains services available nearby

Tenure

Freehold

Local Authority

Dorset Council - RV: £5,500

Agent's Note

We understand that the property is in poor structural condition. Please refer to the planning portal for a Structural Survey and Conditions Report. No internal viewings. Dorset Council Planning Portal Ref: P/FUL/2022/06493 and P/LBC/2022/06494.

As at 08/03/2024: Superfast broadband available. Good mobile network coverage inside and outside the property. Source: ofcom.org.uk. Planning permission to develop land to the south of the property was granted 21/10/2020. Source: dorsetcouncil.gov.uk

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



Meredith Holmes
01258 452670
mholmes@symondsandsampson.co.uk

Solicitors: Belcher Addison Solicitors
Emsworth PO10 7DX
01243 388985
kfairly@belcheraddison.co.uk



Turks Garage

Hinton St. Mary, Sturminster Newton, Dorset DT10 1NG

Guide Price £150,000-£175,000*



A site measuring 0.06 acres (246.8 sqm.) with full planning permission to convert the existing buildings

The Property

- A former garage and MOT bay with full planning permission for conversion to provide two dwellings
- The proposed plans provide a single storey dwelling (71.8 sqm./772 sqft.) with open plan living, 2 bedrooms with vaulted ceilings (1 ensuite) and a bathroom; and a detached two storey dwelling (64.7 sqm./696 sqft.) comprising sitting/dining room, kitchen, WC, 2 bedrooms and a bathroom.
- Popular village close to Sturminster Newton and Marnhull
- Planning Ref: P/FUL/2023/02639

What3words:///goodnight.provider.gearing

Services

All mains services are nearby

Tenure

Freehold

Local Authority

Dorset Council

Agent's Note

The approved plans can be inspected via the Dorset Council Planning Portal. Ultrafast broadband available. Mobile network coverage is limited inside the property but good outside. We believe there are two disused fuel tanks on the site. Please refer to the legal pack for more information and quotes for removal.

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



Meredith Holmes
01258 473766
mholmes@symondsandsampson.co.uk

Solicitors: Trethowans Solicitors
Bournemouth BH8 8EZ
01202 338585

bethanie.watson@trethowans.com

TRETHOWANS

*Please see Auction Note on page 2 regarding Guide price

76 Boundary Lane

St Leonards, Ringwood, Dorset BH24 2SF

Guide Price £275,000*



6.43 acres of mature mixed woodland with a brick bungalow for substantial renovation and modernisation and a range of outbuildings

The Property

- Potential development opportunity (subject to all necessary consents and permissions)
- Secluded location
- Lawn garden to the rear with outbuildings
- Good road access off Boundary Lane
- 4.5 miles from Ringwood town
- All mains services

What3words ///apron.defeat.copper

Services

All mains services connected

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band E

Agent's Note

A right of access will be granted over the area coloured blue on the sale plan for a period of 12 months only from the point of completion - after this, buyers will need to obtain their own access to the land. As at 04/03/2024: Standard broadband speed and mobile coverage is available inside and outside of the property according to Ofcom.org.uk. The property is sold as seen.

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



Morgan Clement
01202 882103
mclement@symondsandsampson.co.uk



Solicitors: Kiteleys Solicitors
Poole BH12 4QT
01305 262525
susan.bowan@kiteleys.co.uk



Kiteleys Solicitors

Hylands

Wardon Hill, Dorchester, Dorset DT2 9PW

Guide Price £550,000*



An equestrian facility comprising a detached bungalow, extensive stabling and outbuildings and about 24.54 acres (9.93 ha) of pasture

The Property

- A former donkey/equine sanctuary with considerable stabling and outbuildings
- Detached 2-3 bedroom bungalow comprising sitting/dining room, kitchen/breakfast room, 2-3 bedrooms, bathroom
- Double garage, off-road parking
- About 24.54 acres (9.93 ha) in total
- Semi rural setting
- Good road links via A37 to Dorchester & Yeovil

What3words

///ooze.pounding.bands

Services

Mains water, electricity and drainage

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C

Agent's Note

As at 11/03/2024: Standard broadband available. Mobile network coverage available from all networks. Source: [ofcom.org.uk](https://www.ofcom.gov.uk). Standard broadband available. Mobile network coverage available from all networks. Source: [Ofcom.org.uk](https://www.ofcom.gov.uk). The septic tank may not comply with current regulations. Buyers should make their own enquiries/inspection to ascertain if replacement with a treatment plant is required. Photographs taken in 2022

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



Mark Lewis
01258 473766
mlewis@symondsandsampson.co.uk

Solicitors: BGW Solicitors
Shepton Mallet BA4 5AQ
01749 330330

libby.stoodley@bgw-solicitors.co.uk

BGW SOLICITORS
BARTLETT GOODING & WEELEN

*Please see Auction Note on page 2 regarding Guide price

The Forge

Redbridge Farm, Dolmans Hill, Lytchett Matravers, BH16 6HP
Guide Price £395,000*



A spacious three bedroom property situated in a semi-rural setting on the edge of a small development within easy reach of Poole

The Property

- An attached character property
- Spacious, open plan living accommodation
- 3 bedrooms all with ensuite bathrooms
- In a quiet semi-rural location
- 1.5 miles from Lytchett Matravers and amenities
- Within easy reach of the A35 and Poole
- Front garden with countryside views
- Garage and car port
- Ideal for use as a 'lock up and leave' or second home

What3words

///flaunting.cropping.roaring

Services

Mains electricity and water. Shared septic tank drainage. Oil fired central heating system.

Tenure

Freehold

Local Authority

BCP Council - Council Tax Band E

Agent's Note We understand the buyer will be required to pay a maintenance charge as a contribution towards upkeep of the shared areas/facilities. As of 06.03.2024: Standard broadband available. Good mobile network coverage from four providers inside and outside. Source ofcom.org.uk. Flood zone 1. Source gov.uk

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



Meredith Holmes
01202 843190
mholmes@symondsandsampson.co.uk



Solicitors: Ellis Jones Solicitors
Canord Cliffs BH13 7LP
01202 057805
tim.sharpley@ellisjones.co.uk

ELLIS JONES
SOLICITORS

Flat 4, 10 Walpole Road

Bournemouth, Dorset BH1 4HA
Guide Price £110,000*



A one bedroom flat in a converted dwelling, situated only 0.50 miles away from the seafront

The Property

- A leasehold 1 bedroom converted flat with 62 years remaining (June 1987 for 99 years)
- The freehold will be sold with the sale of Flat 4 - please refer to the legal pack for more information
- An exciting modernisation opportunity
- Within walking distance of an abundant variety of amenities in Boscombe Town
- 1.2 miles east of Bournemouth Town Centre

What3words ///sand.grades.marked

Services

All mains services connected

Tenure

Leasehold: 99 years from June 1987
62 years remaining

Local Authority

BCP Council - Council Tax Band A

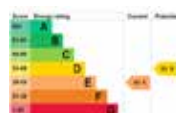
Agent's Note

Flat 4 will be subject to an existing tenancy and the freehold will be subject to the existing four tenancies, details of which will be provided in the legal pack. As at 04/03/2024: Superfast broadband available. Mobile coverage is available inside and outside the property. Source: ofcom.org.uk. The property is sold with vacant possession.

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



Morgan Clement
01202 882103
mclement@symondsandsampson.co.uk



Solicitors: MJP Law
Wimborne BH21 1EJ
01202 842929
m.williams@mjplaw.co.uk



*Please see Auction Note on page 2 regarding Guide price

30 Claremont Avenue

Bournemouth, Dorset BH9 3EZ
Guide Price £225,000*



A semi-detached two storey dwelling that has been converted to two flats but would suit being converted back to a single dwelling STPP

The Property

- A dwelling that has been converted into two flats but would suit the conversion back to a single dwelling (subject to all necessary planning permissions)
- Exciting renovation and modernisation opportunity
- Lawn garden to the rear
- Off-street parking
- 2.5 miles north of Bournemouth Town Centre

What3words ///trip.trunk.union

Services

All mains services connected

Tenure

Freehold

Local Authority

BCP Council - Council Tax Band A

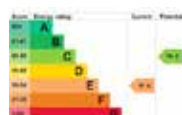
Agent's Note

The sale of the property is subject to a tenancy on the ground floor flat. As at 04/03/2024: Superfast broadband speed and mobile coverage is available inside and outside the property according to Ofcom.org.uk. The property is sold with vacant possession.

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



Morgan Clement
01202 882103
mclement@symondsandsampson.co.uk



Solicitors: MJP Law
Wimborne BH21 1EJ
01202 842929
m.williams@mjplaw.co.uk



849 Wimborne Road

Winton, Bournemouth, BH9 2BG
Guide Price £38,000*



A leasehold ground floor commercial premises located on Winton High Street

The Property

- A ground floor leasehold commercial premises
- 58 years remaining on the lease
- Located on the busy Winton high street
- 2.5 miles north of Bournemouth Town Centre

What3words

///sums.ship.leads

Services

All mains services connected

Tenure

Leasehold: 58 years remaining

Ground rent: £5.00 per annum

Local Authority

BCP Council - RV: £4,700

Agent's Note

The sale is subject to a sitting tenant. Contact the agent in relation to passing rent. As at 04/03/2024: Superfast broadband speed and mobile coverage is available inside and outside the property according to Ofcom.org.uk. We are selling the leasehold interest only at Auction on 18th April

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



Morgan Clement
01202 882103
mclement@symondsandsampson.co.uk

EPC TBC

Solicitors: MJP Law
Wimborne BH21 1EJ
01202 842929
m.williams@mjplaw.co.uk



Illogan Highway Methodist Church

52 Agar Road, Redruth, Cornwall TR15 3EJ

Guide Price £125,000 - £150,000*

REDGRAVE
COMMERCIAL



Three character Grade II Listed buildings for development (subject to planning permission and any required consents)

The Property

- A Methodist Church, Church Hall and Sunday School
- A wealth of character features including stunning gallery and pulpit
- Parking for a number of vehicles to the front
- Land and outbuildings to the rear
- Rear vehicular and pedestrian access
- Interlinking vestibule/atrium
- Convenient for the local and regional transport network.
- 3.5 miles from Portreath on the North Cornwall Coast
- The towns of Redruth and Camborne 1.5 miles and 2.5 miles respectively

What3words ///spreads.dentistry.committed

Services

All main services

Tenure

Freehold

Local Authority

Cornwall Council

Agent's Note

A June 2023 pre-application enquiry response is available on request. As of 05/03/2024: Superfast broadband is available. Mobile coverage is available both indoors and outside. Source ofcom.org.uk

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



Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk

Solicitors: Sintons Law
Newcastle upon Tyne NE4 6DB
0191 226 7878
laura.peace@sintons.co.uk

SINTONS



KIND WORDS FROM OUR CLIENTS

“WE WERE ADVISED TO SELL BY AUCTION AND THE TEAM WERE INCREDIBLY HELPFUL, THEY GUIDED US THROUGH THE PROCEDURE WITH KINDNESS AND PROFESSIONALISM.”

“WE HAVE BEEN SO IMPRESSED WITH SYMONDS & SAMPSON, WHEN WE FELT A LITTLE OVERWHELMED THEIR GOOD SENSE, PROFESSIONALISM AND HUMOUR CAME TO OUR RESCUE.”

“WE USED SYMONDS & SAMPSON TO AUCTION OUR BARNES. WE WOULD HAPPILY RECOMMEND THEM TO ANYONE FOR THEIR FIRST CLASS SERVICE.”

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

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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