

Auction

Thursday 21 March 2024 at 2:00pm

Digby Hall, Sherborne



Symonds & Sampson



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 BARNS. WE WOULD HAPPILY RECOMMEND THEM TO ANYONE FOR THEIR FIRST CLASS SERVICE.”

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.

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.**

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:
Frankie Wood



Mark Lewis FRICS FAAV FNAVA
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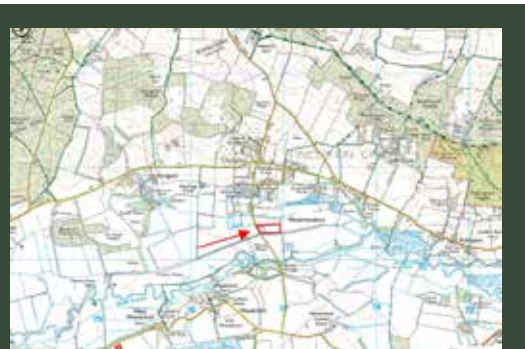



Meredith Holmes MNAEA ANAVA
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Land at Watery Lane
Tincleton, Dorchester, Dorset, DT2 8QP
Guide Price £80,000*



5.89 acres (2.38 hectares) of pasture land on the banks of the River Frome with direct road access

The Property

- A conveniently sized parcel of pasture land
- On the banks of the River Frome
- 5.89 acres (2.38 hectares)
- Direct road access
- Dorchester 5 miles
- 2.5 miles to A35

What3words ///rant.positions.calls

Services

None

Tenure

Freehold

Local Authority

Dorset Council

Agent's Note

The sporting and the fishing rights are not included in the sale. Please see the legal pack for more information.

As at 05/03/2024: No broadband. Voice and data mobile coverage by O2 and Vodafone. Source: ofcom.org.uk.

A planning application for mixed use on agricultural land was granted in 2017 for the stationing of a caravan for residential use approximately 200m from the land.

Viewing by appointment only, full details available from Burraton House Agricultural 01305 236237



George Whittaker
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Solicitors: Porter Dodson Solicitors
Poundbury, DT1 3QY
01305 756302
rob.oliver@porterododson.co.uk

PORTER
DODSON

*Please see Auction Note on page 2 regarding Guide price

Land at Minterne Magna

Dorchester, Dorset DT2 7BD
Guide Price £735,000* (whole)



Lot A: 34.85 acres (14.10 ha) of arable and pasture land
Guide price £300,000*

- Productive middle and lower chalk soil
- Picturesque undulating land forming the bowl of Minterne Seat Coppice
- 27.01 acres in arable rotation and game cover
- 6.44 acres in permanent pasture
- 1.40 acre mixed woodland copse
- Extensive road frontage with currently two access gates

Lot B: 42.85 acres (17.34 ha) of mature mixed broadleaf woodland
Guide price £225,000*

- Predominantly mature mixed broadleaf trees
- Belts and areas of commercial conifers
- Patches of sloping rough pasture land
- Stunning glimpses through trees over the Cerne Valley and Blackmore Vale
- Long road frontage
- Private position with no public rights of way
- Includes the freehold of a telecoms mast let on a long lease until 01/12/2050 at a peppercorn rent

Lot C: 21.26 acres (8.60 ha) of level and productive chalk soil
Guide price £210,000*

- Level and gently undulating chalk downland
- Long road frontage with direct highway access
- Far reaching southerly views over the Cerne Valley
- A right of access will be reserved from the highway in benefit of the weather station on the eastern boundary

Location

- Situated within the heart of Dorset countryside
- Unspoilt southerly and easterly views
- No public rights of way across the land
- Sherborne 9 miles
- Dorchester 10 miles
- Yeovil 13 miles

98.96 acres (40.05 hectares) of arable land, pasture and woodland in an accessible, stunning position



Agents Notes

- All Lots are entered into an Environmental Stewardship Scheme extended to 30/09/2028.
- The vendor will be withdrawing all Lots from the agreement by 01/09/2024
- Lots A and B have the benefit of felling or thinning licenses and restocking grant
- For further detail on felling, thinning, restocking and the Environmental Stewardship Scheme, please contact the agent
- Lot A, B & C are situated within the Dorset National Landscape (previously AONB) and a NVZ (Nitrate Vulnerable Zone)
- There is a holdover on arable crops in Lots A

What3words

Lot A- ///basin.adjusted.yummy
Lot B- ///sobs.thud.pulsing
Lot C- ///appointed.unheated.stress

Services
None

Tenure
Freehold

Local Authority
Dorset Council

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



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*Please see Auction Note on page 2 regarding Guide price

Land at Nether Compton

Sherborne, Dorset DT9 4PZ

Guide Price £230,000* (whole)



28.89 acres (11.69 hectares) of gently sloping and sloping pasture land with views over the adjoining village, offered in three lots

The Land

- The soils are freely draining slightly acid loamy soils
- The land is classified as Grade 3 on the Agricultural Land Classification Map
- Sought after location with views over the surrounding countryside
- Excellent outriding onto a network of bridleways

Lot A: Guide price £50,000*

- 6.44 acres of gently sloping and sloping pasture land set in a single parcel with road access from The Green

Lot B: Guide price £50,000*

- 6.13 acres of predominately sloping pasture land set in a single parcel accessed directly from The Green
- The land features several natural springs and a number of historic potato caves

Lot C: Guide price £130,000*

- 16.32 acres of gently sloping and sloping pasture land set in a single parcel accessed from Kitton Lane (a trackway)
- Set in the middle of the parcel are a number of well established trees, providing a useful shelterbelt.
- There is a footpath running along the southern boundary

Location

Situated in the Dorset Countryside
Sherborne 2.5 miles
Yeovil 4 miles

What3words

Lot A ///establish.oxidation.camps
Lot B ///wipe.opposite.manifests
Lot C ///sprouted.notion.possibly

Local Authority

Dorset Council

Services

There are no services connected to the land. Prospective buyers should make their own enquiries as to the availability to the land

Tenure

Freehold

Agent's Note

Please note Lot C is currently occupied by a grazier. The current agreement ends on 25th March 2024, following which the land will be vacant

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



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**PORTER
DODSON**

*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

92 Brook Street

Milborne Port, Sherborne, Dorset DT9 5DN
Guide Price £125,000*



The Property

- 3 bedroom cottage
- 2 reception rooms
- In need of renovation
- GF: Kitchen, dining room and sitting room
- FF: 3 bedrooms and bathroom
- Situated on a footpath only leading to a small number of properties
- Quiet edge of village location

What3words
///ambitions.menu.youths

Services
Mains electricity, water and drainage

Tenure
Freehold

Local Authority
Somerset Council - Council Tax Band C

Agent's Note
Under the Estate Agents Act 1979 we are required to inform prospective buyers that a member of staff at Symonds & Sampson has an association with this property and therefore constitutes a 'connected person'. Part of the garden is unregistered please refer to the legal pack. As at 05/03/2024: Superfast broadband is available. Mobile phone coverage is available indoors and outdoors. Source: ofcom.org.uk. We are not aware of any nearby planning applications

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



James McKay
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jmckay@symondsandsampson.co.uk



Solicitors: Kernon Kelleher Solicitors
Blandford Forum DT11 7EB
01258 466288
saul.kelleher@kernonkelleher.co.uk



Rustic Cottage

Pound Hill, Axmouth, Seaton, Devon EX12 4AQ
Guide Price £50,000*



The Property

- GF: Entrance hall, kitchen, sitting room, inner hallway with the original front door
- FF: 2 double bedrooms, bathroom
- Outside: There are the rights to store bins and park one car in the rear courtyard. There is no outside space

Location

- The River Axe is about 300m to the west
- Axmouth Harbour and the sea 1 mile
- Seaton with its shopping facilities, seafront and amenities just over a mile

What3words
///minerals.gather.deodorant

Services
Mains water, electricity and drainage

Tenure
Freehold

Local Authority
East Devon District Council Council Tax Band B

Agent's Note
As at 05/03/2024: Ultrafast broadband is available. Mobile phone coverage is available inside and outside the property. Source: Ofcom.org.uk. We are not aware of any planning applications in the immediate area. The property will be sold with its contents

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



Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk



Solicitors: TWM Solicitors LLP
Guildford GU1 4RD
01483 752779
Jessica.Marshall@TWMSolicitors.com



*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

Fire Station Bungalow

Fire Station Corner, East Morden, Wareham, Dorset BH20 7DL
Guide Price £125,000*



A bungalow in 0.12 acres for renovation or replacement (STPP/consents) situated in a popular village. Option to purchase additional 0.19 acres

- The Property**
- A detached single storey period property
 - Scope to renovate/extend or replace (STPP)
 - In grounds of 0.12 acres with option to purchase a further 0.19 acres for £95,000
 - Providing potential for future development (STPP and consents)
 - Within the Morden Conservation Area

What3words ///petulant.bluffs.mistress

Services
Mains water, electricity and drainage

Tenure
Freehold

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



Meredith Holmes
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Local Authority
Dorset Council - Council Tax Band D

Agent's Note
The property falls within a Conservation Area. We are advised that collars were installed in the roof to rectify structural movement. On completion, right of access will be granted over the accessway and will include a maintenance clause. Please refer to the legal pack. As at 05/03/2024: Standard broadband available. Most mobile networks provide good phone coverage inside and outside the property. Source: ofcom.org.uk. Source: gov.uk. We are not aware of any planning applications in the immediate area. Source: dorsetcouncil.gov.uk

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



16 Walnut Avenue

Bryanston, Blandford Forum, Dorset DT11 0PT
Guide Price £395,000*



A detached bungalow offering great scope for improvement or extension (subject to PP/consents) in secluded grounds of 0.68 acres (0.27 hectares)

- The Property**
- Scope for extension (subject to PP/consents)
 - Within extensive grounds of 0.68 ac (0.27 ha)
 - Idyllic rural setting with views over farmland
 - Character features throughout
 - Situated 2.5 miles from Blandford town centre
 - Within the Conservation Area and the Cranborne Chase National Landscape

What3words ///rounds.grapes.damage

Services
Mains water and electricity, private drainage

Tenure
Freehold

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



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Local Authority
Dorset Council - Council Tax Band E

Agent's Note
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. The property falls within a Conservation Area. As at 05/03/2024: Standard and Ultrafast broadband are available. Mobile phone coverage is generally good inside and outside the property. Source: ofcom.org.uk. We are not aware of any recent planning applications within the postcode area. The storage container is not included in the sale.

Solicitors: Blanchards Bailey LLP
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01258 459361
matthew.collis@blanchardsbailey.co.uk



*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

The Corner House

The Square, Milborne St Andrew, Dorset DT11 0JF
Guide Price £150,000*



A substantial detached property with an attached barn and further brick buildings all with scope for re-development (STPP) in about 0.16 acres

- The Property**
- A re-development/opportunity (STPP)
 - A substantial period property and attached barn (2,500 sqft/232 sqm. external)
 - Brick buildings with scope for conversion and potential to re-develop the site (subject to PP)
 - A Section 78 Notice has been served
 - Popular village with a good range of amenities

What3words ///powering.harder.remarried

Services Mains water and electricity

Tenure Freehold

Local Authority Dorset Council - Tax Band E

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



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Agent's Note A Section 78 Notice was served on the dwelling (notice of intention to carry out emergency measures to deal with dangerous building or structure) and the works completed. Please refer to the legal pack for more information. There is no internal access. We understand that the attached barn may contain asbestos. The property is within a Conservation Area. As at 05/03/2024: Ultrafast broadband is available in the area. Most mobile networks provide good phone coverage inside and outside the property. Source: ofcom.org.uk. The property falls within Flood Zone 3. Source: GOV.UK. We are advised that the garden can flood following excessive rainfall. We understand that flood water entered the rear of the property in 2000. We are not aware of any current planning applications in the immediate area. The property will be sold with its contents. Completion will take place 30 days after the contract date

Solicitors: Kernon Kelleher Solicitors
Blandford Forum DT11 7EB
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30 High West Street

Dorchester, Dorset DT1 1UP
Guide Price £225,000*



An attractive Grade II Listed Georgian style premises over four floors with vacant possession to suit various uses (STPP)

- The Property**
- 3,500 sqft.
 - Large 'open' ground floor
 - Basement with access to sunken garden
 - Well-appointed with some character features
 - Town centre location
 - Traditional business area now a popular residential location
 - Close to shops, banks and museums
 - One allocated parking space to rear

What3words ///putter.punctual.ghosts

Services
All mains services connected

Tenure
Freehold

Local Authority
Dorset Council - RV £13,000

Agent's Note
The former headquarters of Symonds & Sampson. The property is Grade II Listed. As at 05/03/2024: Mobile phone coverage is good across most networks inside and outside the property. Standard, Superfast and Ultrafast broadband is available in this area. Source: Ofcom.org.uk

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



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Solicitors: Porter Dodson
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*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

78-80 High Street

Market Lavington, Devizes, Wiltshire SN10 4AG
Guide Price £375,000* SOLD PRIOR



A pair of terraced houses for complete renovation and extensive outbuildings with planning potential for further residential accommodation (STTP)

The Property

- Understood to have been constructed in 1836 and used a workshop historically for furniture making, well diggers and glaziers, before later being turned into residential accommodation.
- Approximate GIA of 78 High Street: 1804 sqft. (167.5 sqm.)
- Approximate GIA of 80 High Street: 1395 sqft. (129.6 sqm.)
- Outbuildings 1747 sqft. (162.2 sqm.)
- Both four-bedroom properties in need of complete renovation and potential to create a further dwelling STTP
- In all, plot extends to 0.16 acres with parking space, garaging and level gardens to rear

What3words ///avocado.commit.defended

Services

Mains water, drainage and electricity

Tenure

Freehold

Local Authority

Wiltshire Council - Council Tax Band: D

Agent's Note

The property is currently unregistered. As at 05/03/2024: Superfast broadband is available. There is good mobile network coverage from all providers both inside and outside the property. Source: ofcom.org.uk

Viewings by appointment only. Full details available from Devizes Office 01380 710535



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Solicitors: Trethowans LLP
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caitlin.kelleher@trethowans.com



The Old Coach House

Cricket Malherbie, Ilminster, Somerset TA19 0PW
Guide Price £350,000*



A former coach house set in 0.25 acres (0.10 hectares) in an idyllic and historical location offering scope for remodelling and refurbishment

The Property

- A detached former coach house to the adjoining Cricket Court estate
- Set in 0.25 acres (0.10 hectares)
- Requiring remodelling and refurbishment
- Located in historic rural hamlet
- Approximately 2 miles from Ilminster
- 15 miles from the Jurassic Coast

What3words

///bound.soulful.coasters

Services

Mains electricity, private water and drainage via septic tank. Solid fuel Rayburn. Night storage.

Tenure

Freehold

Local Authority

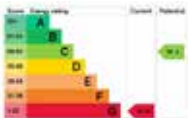
Somerset Council - Council Tax Band D

Agent's Note Located within a Conservation Area. The site measurement is based on the LR title plan-our investigations show this doesn't match the on-ground boundaries. Please call the office if you would like to discuss. Private drainage-please see legal pack for quote from contractor for work.As at 05/03/2024: Standard speed broadband is available. Mobile network coverage is good outdoors from all four providers. However, coverage from Vodafone may be restricted to voice only. Source: ofcom.org.uk

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



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Solicitors: Berensens
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*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

Dragon Hill

Rosemary Street, Milborne Port, Sherborne, Dorset DT9 5AR

Guide Price £150,000*



A two bedroom detached bungalow of non-standard construction with garden and garage

- The Property**
 - Two bedroom detached bungalow
 - Non-standard construction
 - Elevated position
 - Popular village location
 - Close to local amenities
 - Short drive from the Abbey town of Sherborne

What3words
///power.fruitcake.ending

Services
All mains services connected

Tenure
Freehold

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

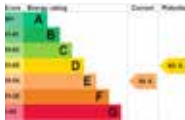


Andy Wakinshaw
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- Local Authority**

Somerset Council - Council Tax Band C
- Agent's Note**

Please note the property is of non-standard construction. As at 05/03/2024: Superfast broadband available. Mobile network coverage is available. Source: ofcom.org.uk



Solicitors: Porter Dodson
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PORTER
DODSON

143A Huish

Yeovil, Somerset BA20 1BG

Guide Price £75,000*



A mid-terrace property for complete modernisation with a small courtyard garden

- The Property**
 - In need of modernisation throughout
 - An excellent investment opportunity
 - Well proportioned sitting room
 - Three good sized bedrooms
 - Courtyard garden at the rear
 - A short distance from the town centre and Leonardo Helicopter

What3words
///pirate.shots.flute

Services
All mains services are connected

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



Jeremy Smith
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- Tenure**

Freehold
- Local Authority**

Somerset Council - Council Tax Band A
- Agent's Note**

As at 05/03/2024: Ultrafast broadband is available. Mobile network coverage is available both inside and outside. Source: ofcom.org.uk. We are not aware of any recent planning applications within the postcode area. Source: southsomerset.gov.uk.



Solicitors: Nantes Solicitors
Bridport, DT6 3LH
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katie.day@nantes.co.uk

NANTES
Solicitors & Notaries

Flat 1 59 Ashley Road

Bournemouth, Dorset BH1 4LG
Guide Price £175,000* Leasehold



A 3-4 bedroom maisonette over three floors with a useful basement room refurbished throughout and well situated for local amenities

The Property

- An excellent investment opportunity
- Extensively refurbished throughout
- LGF: Basement
- GF: Private entrance, hall, kitchen, sitting room
- FF: 3-4 bedrooms, shower room

Location

- Ideally situated for amenities
- Pokesdown station is 1 mile with direct services to London Waterloo

What3words
///comical.mimic.upper

Tenure

Leasehold: 125 years from January 2016 (117 years remaining)
Service charge: £200 per annum
Buildings insurance: £85 per annum
Ground Rent: £200 per annum

Services

All main services are connected

Local Authority

BCP Council - Council Tax Band B

Agent's Note

Viewings strictly by appointment. As at 05/03/2024: Superfast broadband available. Good mobile network coverage inside and outside

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



Meredith Holmes
01202 843190
mholmes@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price



Solicitors: Kernon Kelleher Solicitors
Blandford Forum DT11 7EB
01258 466288
saul.kelleher@kernonkelleher.co.uk



13, 14, 15 and 15a Barnes Lane

Beaminster, Dorset DT8 3LS
Guide Price £550,000 - £650,000*



A terrace of potentially three or four dwellings or an HMO, formerly interlinked accommodation for a regional charity

The Property

- GF: 5 reception rooms and 4 kitchens
- FF: 9 bedrooms and 5 bath/shower rooms
- Outside: Rear garden across the entire terrace
- End of close setting overlooking amenity land
- Pedestrian link to historic town centre
- Bridport and the sea at West Bay 6.5 and 8 miles respectively

What3words ///latitudes.logic.seducing

Services

All main services connected

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band B

Agent's Note

Prospective buyers considering changing the use of the property are to make on their own enquiries. Dorset Council can be contacted at planningwest@dorsetcouncil.gov/01305 838 336. If the straightforward sub-division of the property into three or four dwellings was permitted the existing accommodation is in broad terms 'ready for market' but could be enhanced to increase values. As at 05/03/2024: Ultrafast broadband is available. Mobile coverage is available both inside and outside. Source: ofcom.org.uk. Unallocated street parking only

Viewings by appointment only. Full details available from the Beaminster Office 01308 863100



Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price



Solicitors: Stephens Scown LLP
Truro TR1 1UT
01872 229626
e.parnell@stephens-scown.co.uk



Corfe Hill Farm

Dorchester Road, Weymouth, Dorset DT3 5QP
Guide Price £695,000*




- The Property**
- 2 semi-detached dwellings
 - Range of outbuildings
 - Paddock
 - In about 1.24 acres
 - Situated in a quiet and leafy position accessed via a private road
 - Close to Weymouth with picturesque harbour and beach

What3words
///handbook.coiling.widen

Services
Mains electricity, water and drainage

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



Jon Summers
01305 251154
jsommers@symondsandsampson.co.uk



Solicitors: Wilsons Solicitors LLP
Salisbury, SP1 2SB
01722 427508
Samuel.Harley@wilsonslip.com



Heathfield

Dorchester Road Closworth, Yeovil, Somerset, BA22 9RQ
Guide Price £375,000* SOLD PRIOR




- The Property**
- 3.43 acres in total
 - House, garden, barns and yard of 0.76 acres
 - Scope for redevelopment or renovation (STPP)
 - Double garage and ample off-road parking
 - A range of outbuildings and stores
 - Two shipping containers

What3words ///pirate.shots.flute

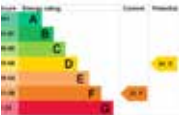
Services
Mains water and electricity. Gas LPG central heating. Private drainage

Tenure
Freehold

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



Stephen Hennessey
01935 423526
shennessey@symondsandsampson.co.uk



Local Authority
South Somerset Council - Council Tax Band D

Agent's Note There is an overage on the paddock only at a rate of 20% for 20 years should any development/ planning be achieved. Please refer to the legal pack. As at 05/03/2024: Ultrafast broadband is available. Mobile coverage is available both inside and outside. Source: ofcom.org.uk. We are not aware of any planning applications in the postcode area. The flood risk summary (for surface water) for this postcode is within a "High Flood Risk" although the owners have confirmed there have been no flood issues within the property. The small area of land beyond the bottom of the yard/outbuildings (eastern side), which had previously been reclaimed, occasionally takes excess water from the stream

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



*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

Oatley

1 Windyridge, Hinton St George, Somerset TA17 8SG
Guide Price £325,000*



The Property

- Plot measuring 0.30 acres (0.12 hectares)
- A well-presented 3 bedroom, 2 reception room Woolaway bungalow
- Full planning permission for demolition and replacement (Ref 23/01212/FUL)
- Generous gardens with lovely views
- Ample driveway parking and detached garage
- Far reaching countryside views
- A30 and A303 within a 5-10 minutes drive
- Mainline station and Waitrose at Crewkerne

What3words ///bound.soulful.coasters

Services
All main services are available

Tenure
Freehold

Local Authority
Somerset Council - Council Tax Band C

Agent's Note
The property is of non-standard "Woolaway" construction. This has implications for mortgage lending/finance. Windyridge is a private road over which this property has a right of way. As at 05/03/2024: There are various planning applications within the village but we are not aware of any that should detrimentally affect the property. Superfast broadband is available. Mobile phone coverage is good both indoors and outdoors. Source: Ofcom.org.uk

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

Kirsty Simpson
01460 200790
ksimpson@symondsandsampson.co.uk

Solicitors: Berensens
Chard TA20 2AH
01460 494100
carinna@berensens.co.uk

67 Killyvarder Way

St Austell, Cornwall PL25 3DJ
Guide Price £60,000 - £80,000*



The Property

- GF: Entrance hall, cloakroom, kitchen with adjoining dining area through to living room, three bedrooms and bathroom
- Outside: There are gardens to the front and rear
- St Austell town centre 2 miles
- Charlestown Harbour 2 miles
- A391 is 0.3 miles
- New A30 link road 3 miles

What3words
///huddled.hill.mixes

Services
All mains services connected

Tenure
Freehold

Local Authority
Cornwall Council - Council Tax Band C

Agent's Note
Refer to the Auctioneers and the legal pack regarding the substantial mining issues that affect the property. As at 05/03/2024: Superfast broadband is available. Mobile covering is available both indoors and outside. Source: Ofcom.org.uk

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

Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk

Solicitors: Nalders Solicitors
Camborne TR14 8EG
01209 714278
kos@nalders.co.uk

*Please see Auction Note on page 2 regarding Guide price

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)

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.

 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - In the event of a bidding dispute, the auctioneer reserves the right to re-offer the lot.
 - 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.
- 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.
- 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.
 - 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 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.
 - 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.
 - 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.
- The auction will be recorded and the phone lines for telephone bidders are likely to be recorded to avoid any doubts or disputes.

