

Auction

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



Symonds & Sampson

Auction Notes

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

Important Notice

Symonds & Sampson LLP and their Clients give notice that:

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

Plans and Measurements

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

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

VAT

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

Tenure

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

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

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

Purchaser's Administration Fee
The successful purchaser will be required to pay to the Auctioneers a Purchaser's Administration Fee of **£1,500 (£1,250 plus VAT)** payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply **per lot** and not per contract. The charge will apply to lots bought prior to and post auction.

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

Disbursements

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

Viewings

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

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

Professional Advice

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

Legal Documents

All legal documents supplied to us, including Special Conditions of Sale, title details, leases, searches, planning permissions and plans, will be available for inspection prior to the auction. The legal documents can be downloaded from symondsandsampson.co.uk/auctions/future-property-auctions at a cost of £10-£24 including VAT.

Contract

The Contract will be subject to the Particulars, General and Special Conditions of Sale, stipulations and notes which may be issued before the sale.

Insurance

You may need to insure the property at the fall of the hammer. Please check the legal pack or with the seller's solicitor.

Identification

In compliance with Money Laundering Regulations all successful bidders are required to provide verified photographic identification and evidence of residency for all named buyers when signing the Sale Memorandum.

If the bidder is acting on behalf of another party, they will be required to provide the documents for both themselves and for the named buyers for whom they act, as well as providing a valid letter of authority from the buyers authorising them to bid on their behalf. If the bidder is acting on behalf of a company, the above document will still be required, together with written authority from the company and a copy of the Certificate of Incorporation.

Deposit

Deposits of 10% of the purchase price (or £2,000, whichever is the greater) are payable on the fall of the hammer. Deposits can be paid by BACS or by debit card. Please ensure that you have adequate funds in the appropriate account. **Cash is not accepted.**

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

Livestream Auction

Registering to bid

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

Telephone bidding

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

Proxy Bidding

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

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

Conditions of Sale


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

Registration of Interest

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

Withdrawals and Sales Prior

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



Auction Day Details

The Digby Memorial Church Hall, Digby Road, Sherborne, Dorset DT9 3NL

What3words
///resist.bluff.freedom

Auction day emergency contact: 07470 050577

Cover: Merlin Wyatt



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



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



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



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

Land adjacent to Crondle Hill Coppice

North Perrott, Crewkerne, Somerset TA18 7SH

Guide Price Lot A: £460,000* Lot B: £65,000*



52.02 acres of level to gently sloping grass land near North Perrott surrounded by beautiful countryside, for sale in two lots

The Property

- Lot A: 48.16 acres (19.48 hectares)
- Lot B: 3.86 acres (1.56 hectares)
- Level to gently sloping and free draining
- Productive and capable of supporting arable crops
- Mains water and independent access to both lots
- Crewkerne 3 miles
- North Perrott 1 mile

What3words Lot A: ///licks.winds.mysteries

Lot B: ///unless.wording.wreck

Services

Mains water to both lots

Unaccompanied viewings in daylight hours having first informed the agent



George Whittaker
gwhittaker@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Tenure

Freehold

Local Authority Somerset Council

Agent's Note Purchaser of Lot A will have the option to purchase Lot B at the guide price. The buyer of Lot A will erect a stockproof fence between Lot A & Lot B within 6 weeks of completion. Lot A will be subject to a right for the purchaser of Lot B to connect into the mains water supply in Lot A, subject to the installation of a submeter. Located in Flood Zone 1 - Low probability of flooding. Likely voice and data mobile coverage. Planning consent for a solar development was granted 11th April 2024 on the land immediately to the South (P/ FUL/2021/00627).

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



Land at Roman Road Farm

Old Sherborne Road, Dorchester, Dorset DT2 9SP

Guide Price Lot A: £125,000* Lot B: £75,000*



Two productive parcels of south facing arable land with attractive far-reaching views, close to the village of Charlton Down, 17.69 acres in total, split into two lots

The Property

- Lot A: 11.28 acres (4.56 hectares)
- Lot B: 6.41 acres (2.59 hectares)
- Level to gently sloping south facing free draining arable land
- Close to popular village
- Access from public highway over shared right of access to property
- Private water supply
- Dorchester – 3.5 miles

Services

Private water supply available subject to the purchaser installing a sub-meter and any connection costs

Unaccompanied viewings in daylight hours having first informed the agent



Will Wallis
wwallis@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

What3words Lot A: ///physical.scrubbing.usual

Lot B: ///toddler.deflect.escalates

Tenure Freehold

Local Authority Dorset Council

Agent's Note The purchaser of Lot A will erect a fence between points marked A – B on the sale plan. The purchaser of Lot B will erect a fence between points marked B – C on the sale plan. Both fences to be erected within six months of completion. The vendor will retain the right for all existing and any new pipes and cables to be laid across both lots. Located in Flood Zone 1 - lowest risk, less than 0.1% annual probability of flooding. No broadband. Likely voice and data mobile coverage by Vodafone, O2, EE and Three (according to Ofcom). We are not aware of any nearby pending planning applications. **The completion date will be Tuesday 15 October (or before by mutual agreement).**

Solicitors: Coles Miller Solicitors LLP
Poole, Dorset, BH15 2PG
01202 673011
khoustonkypta@colesmiller.co.uk



Land at Bennetts Hill

Burton Bradstock, Bridport, Dorset DT6 4NH
Guide Price £600,000*



64.93 acres of productive, level to sloping grass and arable land with outstanding sea views over Freshwater Bay and including the remains of a stone barn



The Property

- 64.93 acres of productive land
- Arable and grassland
- Outstanding sea views over Freshwater Bay
- Bridport 2 miles
- Burton Bradstock 1 mile
- Freshwater Beach 0.7 miles on foot

What3words

///tones.miracle.dreamers

Services

Mains water

Local Authority

Dorset Council

Unaccompanied viewings in daylight hours having first informed the agent



George Whittaker
gwhittaker@symondsandsampson.co.uk

Tenure

To be confirmed: The land is sold subject to a farm business tenancy which will terminate on 1 January 2025. Vacant possession will be available thereafter upon completion.

Agent's Note

Access via the track to the north. A Footpath and a Bridleway cross the land. Located in Flood Zone 1 - Low probability of flooding. No broadband. Likely voice and data mobile coverage. Source ofcom.org.uk.

Solicitors: Slee Blackwell Solicitors
Barnstaple EX31 1BA
01271 349900
nick.arthur@sleeblackwell.co.uk

Slee Blackwell Solicitors
LLP

*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

Land and buildings at Affpuddle

Affpuddle, Dorchester, Dorchester DT2 7HH

Guide Price £200,000*



0.35 acres of land and buildings in Affpuddle village that boast development potential subject to the necessary planning consents

The Property

- Development opportunity
- Peaceful village location
- Mains services nearby
- Good network of bridleways and footpaths nearby
- 0.35 acre site

What3words

///division.kilowatt.grow

Services

Mains services nearby but may not be connected. Buyers have to make their own enquiries.

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



Morgan Fry
mfry@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Tenure

Freehold

Local Authority Dorset Council

Agent's Note

Mobile coverage: likely outdoors and limited indoors. Broadband: Superfast and ultrafast available

Solicitors: Porter Dodson
Poundbury DT1 3QY
01305 262525

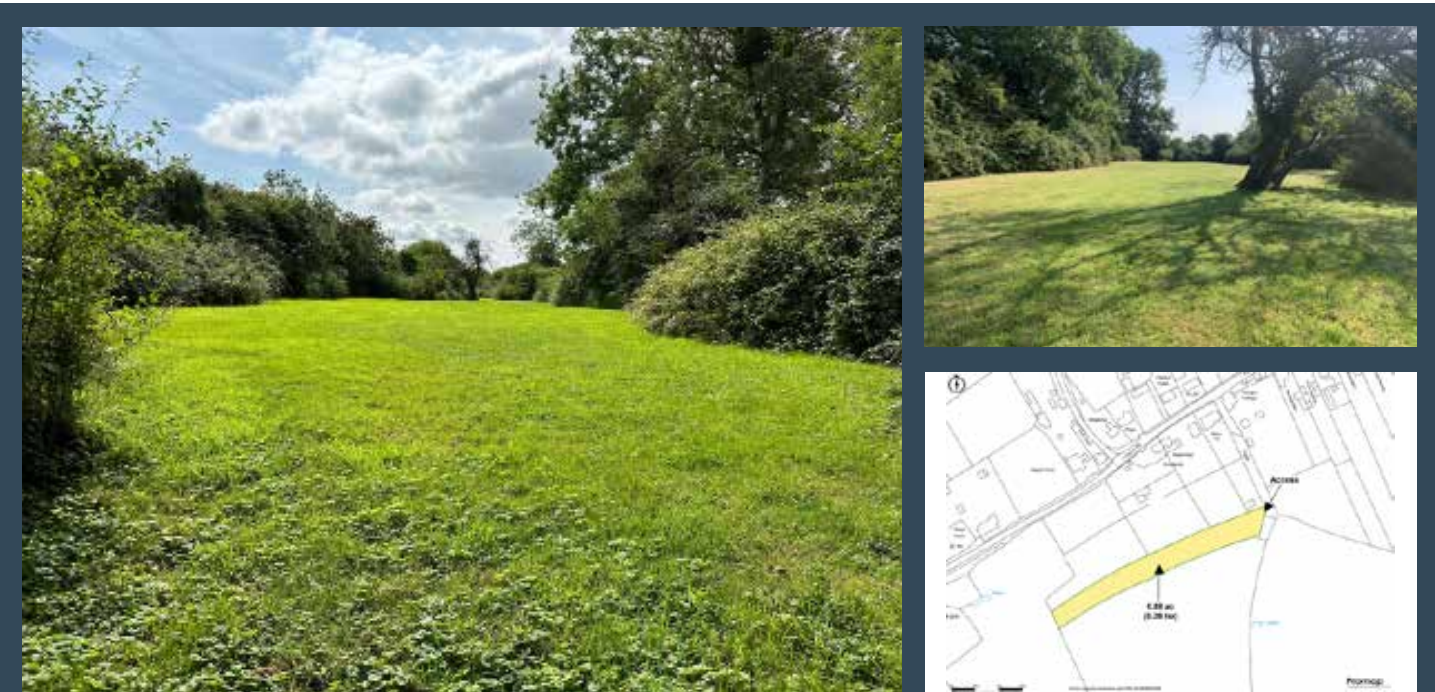
steve.farnham@porterdodson.co.uk

PORTER
DODSON

Land at Folly Road

Kingsbury Episcopi, Somerset TA12 6BH

Guide Price £20,000*



0.88 acres (0.36 hectares) of level pasture land situated in a peaceful location

The Property

- 0.88 acres (0.36 hectares)
- Level pasture land
- Mature hedgerow boundaries and mature trees
- Accessed from a track off Folly Road
- In a peaceful location set to the southwest of Kingsbury Episcopi
- Suitable for a range of agricultural, equestrian, horticultural and recreational uses (STPP)
- East Lambrook 1.5 miles, Martock 2.7 miles, South Petherton 3.3 miles, Ilminster 6.9 miles

What3words ///duplicity.blazing.lakeside

Services

There are no mains services connected

Viewings strictly by appointment only. Full details are available from Yeovil Office 01935 382901



Lucy Carnell
lcarnell@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Tenure

Freehold

Local Authority Somerset Council

Agent's Note

We are not aware of any nearby planning applications. There is a Right of Way in place for the land over the track leading from Folly Road. See legal pack for full details. No public rights of way pass through the land. There is a public footpath along the access track. As at 05/08/24: Broadband: Standard and superfast available. Mobile Network Coverage: Likely outside

Solicitors: Amicus Law
Martock TA12 6DH
01278 664919

heidi.cowling@amicuslaw.co.uk

Amicus Law
SOLICITORS

Building plot at Ridge Close

East Stour, Gillingham, Dorset SP8 5GY
Guide Price £150,000*



A rare opportunity to purchase a single building plot in the centre of a North Dorset village

The Property

- Planning permission was granted for a 3 bedroom detached dwelling.
- Planning number P/FUL/2022/04066
- Proposed accommodation: Hall, kitchen/ dining room, living room, bedroom 3, en suite, cloakroom
- First floor: Bedroom 1, en suite, bedroom 2, family bathroom
- Detached garage and gardens
- Size (gross external) the client tells us it is about 2,000sqft and the garage about 230sqft.

What3words ///bind.rank.dozens

Services All mains services are nearby

Unaccompanied viewings in daylight hours having first informed the agent



Mark Lewis
mlewis@symondsandsampson.co.uk

Tenure Freehold

Local Authority Dorset Council


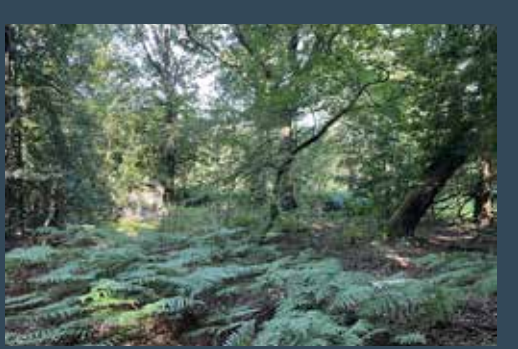
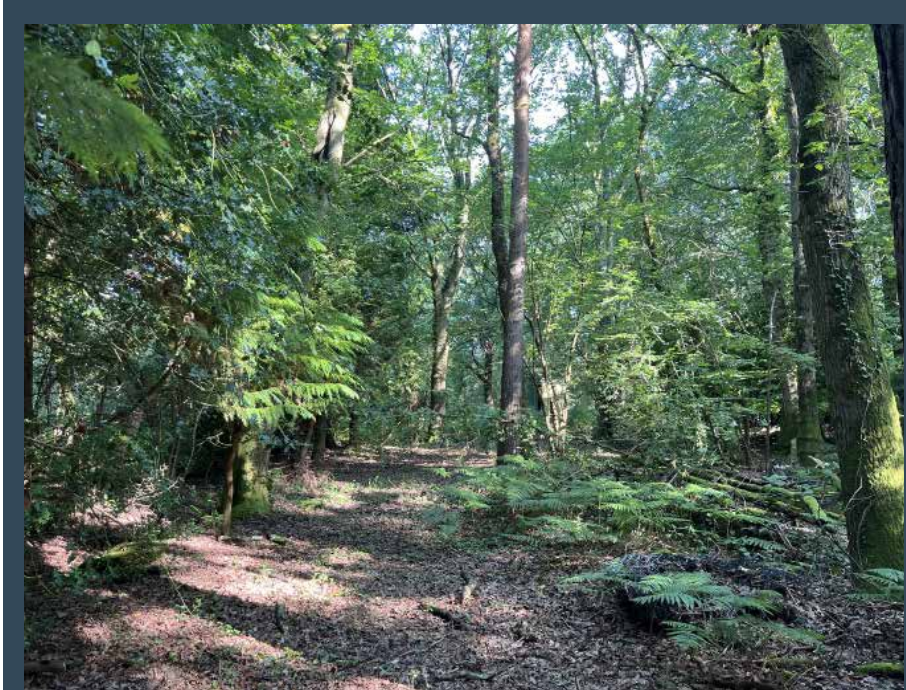
Agents Note Broadband: Superfast and fibre available. Mobile Network Coverage: Likely outside and limited inside. Source ofcom.org.uk. The property is in flood zone 1. The property is subject to some restrictive covenants. Please refer to the legal pack. There is an obligation to contribute a fair and reasonable proportion of the costs (according to user) towards the maintenance of Ridge Close. The property is subject to a section 106 agreement dated 20 April 2023 which requires a financial contribution in the sum of £3,628.40 as a Biodiversity Compensation Payment which the Buyer will need to pay before they can commence development. Further details are within the legal pack.

Solicitors: Blanchards Bailey LLP
Blandford St. Mary DT11 9LQ
01258 483614
kate.samuel@blanchardsbailey.co.uk



Dowager's Copse

Forest Links Road, Ferndown, Dorset BH22 0LW
Guide Price £40,000*



4.25 acres of mature, mixed woodland situated on the southern edge of Holt Heath

The Property

- 4.25 acres (1.71 ha) of mixed, mature woodland
- Remote and secluded
- Vehicular access directly on to Forest Links Road
- Good road connectivity via A31
- Located on the edge of Ferndown

What3words ///bravo.fresh.boom

Services
Mains water

Tenure
Freehold

Unaccompanied viewings in daylight hours having first informed the agent



Lydia Webster
lwebster@symondsandsampson.co.uk

Local Authority Dorset Council

Agent's Note
As at 05/08/24: Mobile Phone coverage: likely outside. Broadband: Standard only

Solicitors: Newnham & Jordon Solicitors
Wimborne BH21 7PT
01202 877400
emily.cole@newnham-jordan.co.uk



*Please see Auction Note on page 2 regarding Guide price

Land at Dorchester Road

Wimborne, Dorset BH21 3EF
Guide Price £18,000* **SOLD PRIOR**



0.55 acres of bare land near Wimborne

- The Property**
- 0.55 acres
 - Permanent pasture
 - Mature boundaries
 - Access off A31
 - Tucked away location
 - Just over 2 miles from Wimborne town centre
 - Poole 7 miles
 - Blandford 10 miles

What3words
///lunged.pacemaker,counters

Services
None

Unaccompanied viewings in daylight hours having first informed the agent



Morgan Fry
mfry@symondsandsampson.co.uk
01202 882103

*Please see Auction Note on page 2 regarding Guide price

Tenure
Freehold

Local Authority Dorset Council

Agent's Note
As at 05/08/24: Mobile coverage: likely outdoors.
Broadband: Standard available

Solicitors: Trethowans LLP
Poole BH15 1PH
01202 339037
katie.bickerstaff@trethowans.com



Development plot at East Stoke

Wareham, Dorset BH20 6AN
Guide Price £125,000*



0.35 acre development plot with outline planning permission for one dwelling

- The Property**
- 0.35 acre development site
 - Sought after location
 - Outline planning permission
 - Road frontage

What3words
///skimmers.blur.dented

Services
None

Tenure
Freehold

Local Authority Dorset Council

Unaccompanied viewings in daylight hours having first informed the agent



Morgan Fry
mfry@symondsandsampson.co.uk
01202 882103

*Please see Auction Note on page 2 regarding Guide price

Agent's Note
Mobile coverage: Likely on some providers indoors. Likely outdoors.
Broadband speed: Standard and superfast available.

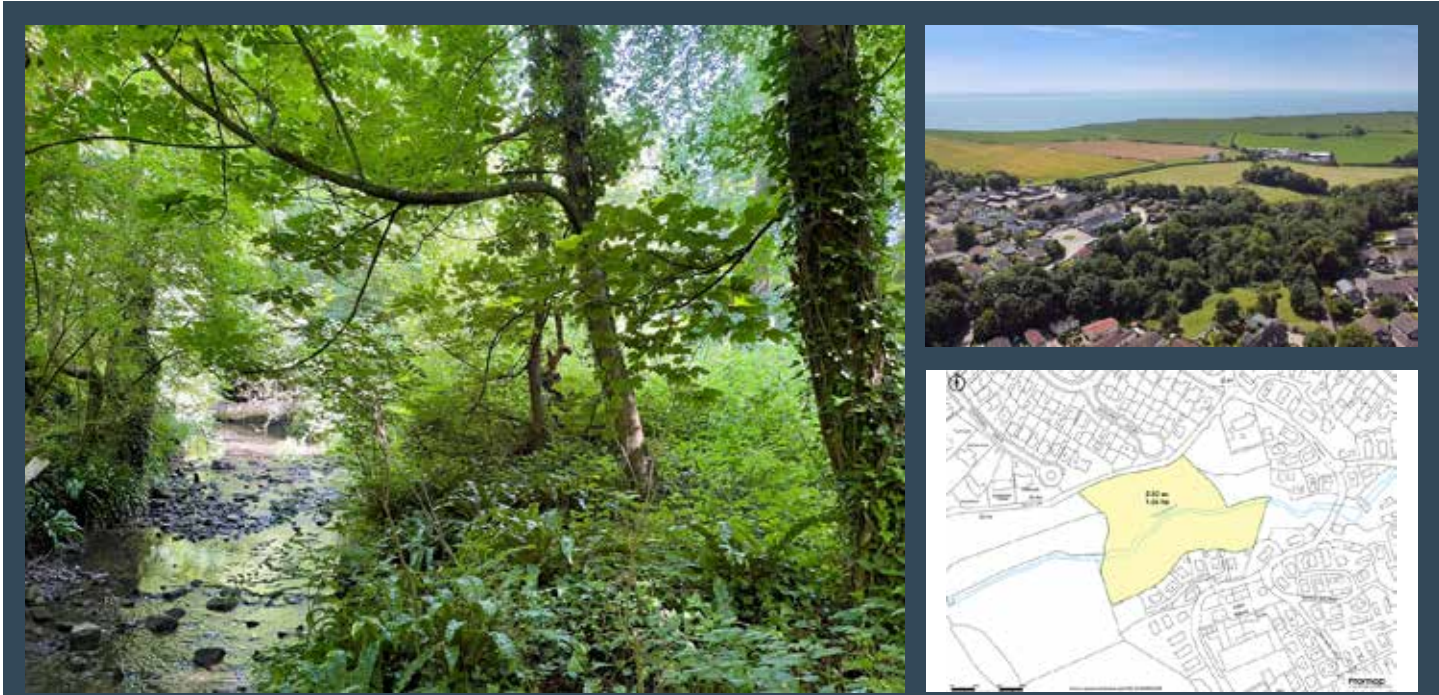
Planning reference: 6/2020/0058

Solicitors : Farnfields Solicitors
Shaftesbury, SP7 8JT
01747 854874
alaina.hopgood@farnfields.com



Land at Ham Wood

Ham Manor Park, Llantwit Major, Wales CF61 1BD
Guide Price £50,000*



2.53 acres (1.02 ha) of woodland with scope for a range of uses (STPP) on the edge of the town, just over a mile from the coast

The Property

- 2.53 acres (1.02 hectares) of scenic woodland
- Situated just over 1 mile from Llantwit Major Beach
- The river Hoddnant runs through the woodland
- On the edge of the town within 1 mile of the centre and amenities
- Rail station with routes to Cardiff, Swansea and Newport, and the M4 is 10 miles
- Providing potential for development (subject to the necessary consents)
- A recent planning application for five holiday pods and a bridge was refused due to 'insufficient supporting information'
- Planning ref: 2021/01516/FUL

What3words

///grape.tickling.hiking

Services

Natural water supply. Mains services are available nearby. Buyers should make their own enquiries.

Tenure

Freehold

Local Authority

Vale of Glamorgan Council

Agent's Note The land is subject to the rights of drainage through a water supply pipe shown by a blue broken line on the Land Registry title plan for the benefit of Numbers 1, 2, 3, 4, 5 and 6 Ham Mews

Solicitors: O'Haras Solicitors
Poole BH16 6FE
01202 631000

bridget.ohara@oharassolicitors.co.uk

O'HARAS SOLICITORS



Meredith Wallis
mwallis@symondsandsampson.co.uk
01258 473766

*Please see Auction Note on page 2 regarding Guide price

Land off Gernick Lane

Carwynnen, Troon, Camborne, Cornwall TR14 9LR
Guide Price £20,000 - £30,000*



A delightful piece of the Cornish countryside extending to 0.40 acres

The Property

- 0.40 acres
- River Connor running through the northern part
- Potential for recreational tenting and caravanning, subject to any requisite consents
- Envious parcel of amenity land
- Gated access from the western roadside boundary
- About 2.5 miles south of Camborne
- In the tiny hamlet of Carwynnen

What3words

///grading.hormones.armrests

Services

Refer to the legal pack

Tenure

Freehold

Local Authority

Cornwall Council

Agent's Note

The land lies in Flood Zone 3. Source www.gov.uk. We are not aware of any nearby planning applications. Broadband: Superfast is available nearby. Mobile Network Coverage: Likely outdoors. Source: Ofcom.org.uk

Unaccompanied viewings in daylight hours having first informed the agent.



Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Solicitors: Walters and Barbary Solicitors
Camborne TR14 8SG
01209 712454
sarah.painter@waltersbarbary.co.uk



1 Chantry View

East Coker, Yeovil, Somerset BA22 9HR
Guide Price £125,000*



A particularly spacious semi-detached bungalow occupying a quiet cul de sac location and requiring some sympathetic improvement

The Property

- End of terrace
- 2 Bedrooms
- Low cost living
- Long drive
- Corner plot
- Private garden

What3words ///class.belts.tinsel

Services

Mains drainage, electricity and water

Tenure Freehold

Local Authority Somerset Council - CT Band B

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



Jeremy Smith
jsmith@symondsandsampson.co.uk

EPC Band D (60) Potential C (70)

Agent's Note The property has been upgraded with energy efficiency, and low running costs in mind. There is a multi-fuel modern Hamlet stove installed with back boiler and dial controls. This is connected to a 210 litre modern RM Flowtherm, thermal store, providing hot water to the property when the stove is lit, as well as room heating. In addition to this there is a 3.9 kilowatt southerly facing solar PV array that provides electric to the house for most of the year, and also provides hot water to the thermal store via 2 separate immersion heaters, controlled via an iBoost Pro system. This system senses excess solar energy generation and diverts it to the immersion heaters in the thermal store, instead of returning it back to the grid. Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside

Solicitors: Battens Solicitors
Yeovil BA20 1EP
01935 846074
jen.haynor@battens.co.uk



Saybrook Cottage

The Street, Charmouth, Dorset DT6 6NU
Guide Price £150,000*



A classic three bedroom period cottage in need of complete modernisation a short step to both the beach and shops

The Property

- Three bedroom period cottage
- In need of modernisation
- A walk to the beach and shops
- Located in the desirable village of Charmouth

What3words ///market.clumped.little

Services

Mains gas, water, electricity and drainage are connected to the property. Gas central heating.

Tenure Freehold

Local Authority Dorset Council - CT Band C

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



Steve Allen
sallen@symondsandsampson.co.uk

EPC Band E (51) Potential B (81)

Agent's Note

As at 29/07/24: Broadband: Superfast available. Mobile Network Coverage: Good outside and limited inside with some providers. Source ofcom.org.uk

Solicitors: Nantes Solicitors
Bridport DT6 3LH
01308 422313
mike.harvey@nantes.co.uk



*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

The Old English House

Morcombelake, Dorset, DT6 6DJ
Guide Price £400,000 – £450,000*



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

The Property

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

What3words

///flinches.airbrush.deleting

Services

Mains electricity and water. Septic tank drainage.
Electric heating

Tenure

Freehold

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



Steve Allen
01308 422092
sallen@symondsandsampson.co.uk

Local Authority

Dorset Council - Council Tax Band E

EPC Band C (59) - Commercial Rating

Agents Notes

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

The private drainage system may need replacing.

Solicitors: Nantes
Bridport DT6 3LH
01308 422313

mike.harvey@nantes.co.uk



Limbury Cottage

Salwayash, Bridport, Dorset DT6 5HT
Guide Price £300,000*



A detached two bedroom cottage in need of refurbishment set in approximately 0.25 acres

The Property

- A 2 bedroom detached property
- In need of refurbishment
- Large garden
- Rural location on the edge of Salwayash
- Countryside views

What3words ///shrimp.saddens.compiler

Services

Mains electricity, water and drainage

Tenure

Freehold

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



Steve Allen
sallen@symondsandsampson.co.uk

Local Authority

Dorset Council - Council Tax Band B

EPC Band E (54) Potential C (77)

Agent's Note

As at 29/07/24: Standard Broadband is available.
Mobile phone coverage both indoors and outdoors. Source ofcom.org.uk

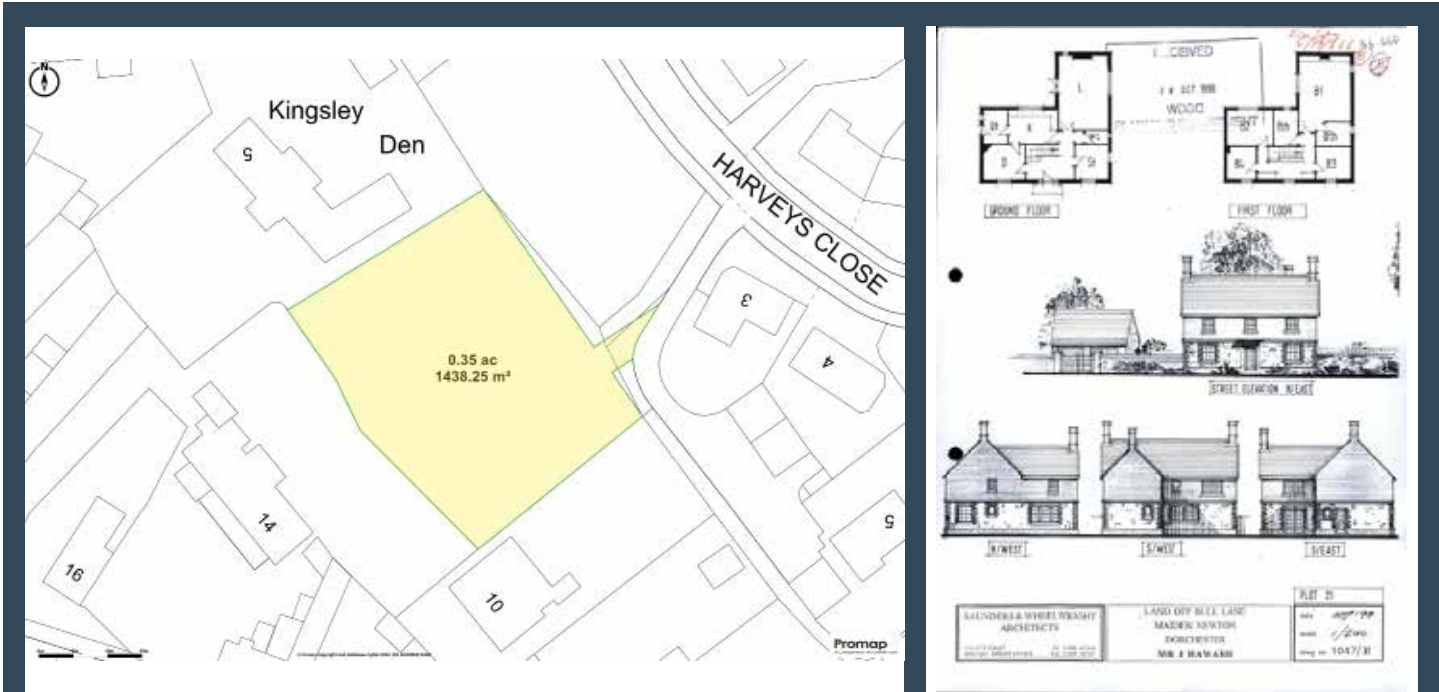
Solicitors: Nantes Solicitors
Bridport DT6 3LH
01308 422313
mike.harvey@nantes.co.uk



*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

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



Adam Taylor
01305 261008
ataylor@symondsandsampson.co.uk

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

Solicitors: Porter Dodson
Poundbury DT1 3QY
01305 262525
steve.farnham@porterododson.co.uk

PORTER
DODSON

Hannam Lodge

Weston, Corscombe, Dorchester, Dorset DT2 0PB
Guide Price £650,000*



A detached two storey property, perfect for modernisation with annexe, stables, outbuildings set in approx. 6.71 acres

- The Property**
 - A unique property for modernisation with annexe built to the vendor's specification residing in rural countryside
 - Accommodation: Hall, kitchen/dining room, sitting/dining room, conservatory, bathroom, 3 bedrooms
 - Lower floor: study/4th bedroom, boiler room, storeroom and garage.
 - Range of outbuildings including 4 stables, workshops and barns
 - Acreage totalling 6.71 acres
 - Wonderful rural situation with expansive countryside views
 - Dorchester 16 miles, Yeovil 9 miles, Beaminster 4 miles

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



Caroline Childs-Chaffey
ccc@symondsandsampson.co.uk

- What3words** ///playback.irony.surprised
- Services**
Mains electricity. Private water and drainage
Oil fired heating (main property) and LPG (annexe)
- Tenure** Freehold
- Local Authority** Dorset Council - Council Tax Band E and Annexe Band A
- Agent's Note** There is spray foam. Main house: EPC Band D (66) Potential B (81) Annexe EPC Band C (73) Potential C (75). As at 29/07/24: Broadband: Standard and superfast available. Mobile Network Coverage: Limited indoors and likely outdoors. Source Ofcom.org.uk

Solicitors: Clarke Willmott
Taunton TA1 2PG
0345 209 1664
mark.buckerfield@clarkewillmott.com

*clarke
willmott
solicitors

*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

Whitesheet House

Whitsans Cross, Donhead St Andrew, Wiltshire SP7 9LL
Guide Price £395,000*



A detached period house for modernisation with an outbuilding and good gardens and grounds

The Property

- The first time on the market for almost 80 years
- A charming period house with outbuilding
- In need of updating and modernisation
- GF: Hall, kitchen, sitting room, dining room, utility room, shower room
- FF: 3 bedrooms, bathroom
- Outbuilding
- Pretty gardens and mature trees and shrubs
- Wonderful views towards Winkelbury Hill and Win Green
- Salisbury 16 miles
- Tisbury Station (mainline Waterloo) 5 miles

Services

Mains electricity and water. Private drainage

Tenure

Freehold

Local Authority

Wiltshire Council - CT Band E

EPC Band

F (22) Potential A (97)

Agents Note

As at 26 June 2024: Broadband: Ultrafast available. Mobile Network Coverage: Likely outside and limited inside. Source ofcom.org.uk
The property is in flood zone 1
The private drainage system may need replacing

What3words

///scavenger.battle.hinders
Viewings strictly by appointment. Full details available from Sturminster Newton Office 01258 473766



Mark Lewis
mlewis@symondsandsampson.co.uk

Solicitors: Farnfields LLP
Shaftesbury SP7 8JT
01747 854244
alaina.hopgood@farnfields.com



8 Lyons Walk

Shaftesbury, Dorset SP7 8JF
Guide Price £95,000* Leasehold with a share of the freehold



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

The Property

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

Services

All mains services are connected

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

Local Authority

Dorset Council - CT Band A

EPC Band

D (62) Potential D (66)

Agents Note As at 16/08.24: Ultrafast broadband is available. Mobile coverage is likely outside, some providers will be limited indoors. Source: ofcom.org.uk

What3words

///fond.frame.amuse

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

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

*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

Fern Cottage

The Row, Sturminster Newton, Dorset DT10 1AX
Guide Price £140,000*



A charming two bedroom end of terrace cottage, in a convenient and tucked away location in the Conservation Area

The Property

- Two bedroom cottage
- Character features
- Spacious kitchen/dining room
- GF: kitchen/diner, sitting room, utility and WC
- FF: Two bedrooms, Jack & Jill bathroom
- Town centre location
- Close to shops and amenities
- Countryside walks nearby
- No through road

What3words ///guidebook.subplot.booster

Services

Mains gas, electricity, water and drainage
Gas central heating

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



Shula Harvey
sharvey@symondsandsampson.co.uk

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C

EPC Band D (59) Potential B (87)

Agent's Note

As at 04/03/2024: Ultrafast broadband is available. Mobile coverage is likely outside, some providers will be limited indoors. Source ofcom - ofcom.org.uk. The property is in flood zone 1 - Source gov.uk. It is likely there is a flying freehold affecting the property. Please refer to the legal pack for more information

Solicitors: Jane Brooks Law
Hull HU4 7DY
01482 848101
sjs@janebrookslaw.co.uk



Grooms

The Paddocks, Iwerne Minster, Dorset DT11 8LN
Guide Price £385,000*



A private 3-4 bedroom character property in need of modernisation with a beautiful garden

The Property

- A 3-4 bedroom detached period property
- In need of modernisation
- Large attractive gardens
- Character features throughout
- Driveway and parking
- GF: Kitchen, two reception rooms, study, utility and shower room
- FF: Three bedrooms, dressing room, bathroom and cloakroom
- Located in the desirable village of Iwerne Minster

What3words

///mute.back.croaking

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



Will Tremlett
wtremlett@symondsandsampson.co.uk

Services

Mains water, electricity and drainage. Electric heating.

Tenure Freehold

Local Authority Dorset Council - CT Band F

EPC Band F (22) Potential A (97)

Agents Note

As at 27th July 2024: Broadband: Ultrafast available. Mobile Network Coverage: Likely outside and limited inside. Source ofcom.org.uk. The property is in flood zone 1. There is a dispute with the neighbour about a boundary wall. Please refer to the legal pack for further details.

Solicitors: Blanchards Bailey
Blandford St. Mary DT11 9LQ
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

Middle Farm

Winterborne Zelston, Blandford Forum, Dorset DT11 9EU

Guide Price £595,000*



A detached Grade II Listed cottage for modernisation with outbuildings, gardens and a paddock. In all approx. 2.99 acres

- ### The Property

 - A charming thatched cottage with many period features in a Conservation Area
 - In need of updating/modernisation
 - GF: Hall, kitchen, sitting room, dining room, utility room, shower room. FF: 3 bedrooms, bathroom
 - Range of outbuildings and barn
 - Delightful gardens, orchard and paddock
 - Extant planning permission for a detached self contained annexe. Ref: 2/2016/0257/CPE
 - Lovely location in the heart of the village
 - Wimborne 9 miles
 - Blandford 9 miles

Services

Mains electricity and water. Private drainage
Oil fired heating

Tenure

Freehold

Local Authority


Dorset Council - CT Band G

Agents Note

As at 26 June 2024 Ultrafast broadband available. Mobile coverage likely outside and limited inside. Source: ofcom.org.uk. The property is in flood zone 1. The private drainage system may need replacing. There is a water pipe supplying the village hall that originates from and crosses Middle Farm. This is currently turned off and the hall will need to install a sub meter to allow continuation of this supply.

What3words ///herring.sketches.signs

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

Solicitors: Kernon Kelleher Solicitors
Blandford Forum DT11 7EB
01258 446288
saul.kelleher@kernonkelleher.co.uk



KERNON-KELLEHER | SOLICITORS
www.kernonkelleher.co.uk

31 Furzebrook Road

Stoborough, Wareham, Dorset BH20 5AU

Guide Price £400,000-£425,000*



An attached three bedroom property for modernisation and 3.60 acres with a campsite, paddock and outbuildings with views over heathland

- ### The Property

 - An extended three bedroom end of terrace cottage for updating and moderisation
 - Enjoying a semi-rural location with impressive views over the surrounding heathland
 - With an established Camping and Caravan Club certified five pitch 'Hideaway' campsite
 - GF: Entrance hall, sitting room, dining room, kitchen/breakfast room, bathroom, WC. FF: 2 bedrooms (1 ensuite WC) SF: Bedroom
 - Paddock and wooded area with direct heathland access, garage and outbuildings
 - Close to Wareham, Stoborough and the coast

Services

Mains water and electricity. Electric heating and woodburner. Shared private drainage.

Tenure

Freehold

Local Authority


Dorset Council - CT Band E

Agent's Note

EPC Band F (21) Potential B (81). The property adjoins a SSSI and a Special Area of Conservation and is within a National Landscape Character Area. A recent Regulation 75 planning app for a temporary caravan rally site on the land adjoining the existing campsite was refused. No's 33 & 35 have a vehicular right of access over the driveway. As at 11 July 2024: Standard broadband available. Limited mobile network indoors and likely outdoors.

What3words ///stiffly.outdone.fault

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

Solicitors: Ellis Jones Solicitors
Swanage BH19 2LT
craig.wells@ellisjones.co.uk
01929 422233



ELLIS JONES
SOLICITORS

*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

Conifers

Winterbourne Abbas, Dorchester DT2 9LJ
Guide Price £350,000*



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

The Property

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

What3words

///additives.sifts.outboard

Services

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

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band E

EPC Band D (62) Potential C (78)

Agent's Note

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

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

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



Adam Taylor
ataylor@symondsandsampson.co.uk

Solicitors: Steele Raymond
Bournemouth, BH2 6LR
01202 980533
henrybarker@steelelraymond.co.uk



Ottersey House

Stocklinch, Ilminster, Somerset TA19 9JF
Guide Price £500,000*



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

The Property

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

What3words

///splints.mime.encloses

Tenure Freehold

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



Kirsty Simpson
01460 200790
ksimpson@symondsandsampson.co.uk

Services

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

Local Authority

Somerset Council - Council Tax Bands D, A, E

Agents Notes The north boundary wall and gates, and the house are both Grade II listed. The property is currently unregistered at HM Land Registry. The neighbouring property to the east has approved planning permission for a replacement extension ref 24/01119/HOU although this should not affect this property or the views from it. The current tenancy on the north section of the property (North House) is due to end on 31/8/24. As the property is currently unregistered at HM Land Registry the title plan and acreage provided should be treated as approximate.

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



*Please see Auction Note on page 2 regarding Guide price

Lower Boxstone Cottage

Hurcott, Ilminster, Somerset TA19 0JS
Guide Price £225,000*



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

The Property

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

What3words
///objective.pushed.instant

Services

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

Tenure

Freehold

Local Authority

Somerset Council - Council Tax Band D

EPC Band F (36) Potential B (88)

Agents Notes Broadband: Superfast available, Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk. Please refer to the location plan prior to viewing. Prospective buyers should inspect the property in order to satisfy themselves of current condition. The property was broken into whilst vacant and may require additional works not shown in the internal photographs taken during November 2023. The external photographs have been taken during June 2024.

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



Kirsty Simpson
01460 200790
ksimpson@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Solicitors: Clarke Willmott
Taunton TA1 2PG
0345 209 1664
mark.buckerfield@clarkewillmott.com



Keepers Cottage

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



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

The Property

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

What3words ///carbonate.waters.swarm

Services

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

Tenure

Freehold

Local Authority

Somerset Council - Council Tax Band E

EPC Band E (43) Potential B (84)

Agents Notes Broadband: Superfast available. Mobile Network Coverage: Likely outside, likely inside. Source – Ofcom.org.uk. Please refer to the location plan prior to viewing. Prospective buyers should inspect the property in order to satisfy themselves of current condition. The property was broken into whilst vacant and may require additional works not shown in the internal photographs taken during November 2023. The external photographs have been taken during June 2024.

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



Kirsty Simpson
01460 200790
ksimpson@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Solicitors: Clarke Willmott
Taunton TA1 2PG
0345 209 1664
mark.buckerfield@clarkewillmott.com



89A High Street

Chard, Somerset TA20 1QT
Guide Price £70,000*



A period property located in the conservation area at the top of the town's High Street offering great potential to renovate and modernise

- The Property**
- Period terrace house
 - 2-3 bedrooms
 - Accommodation over three floors
 - Two reception rooms
 - Rear garden
 - Located in conservation area at top of high street
- What3words** ///hoped.thinnest.howler
- Services** All mains services are connected
- Tenure** Freehold
- EPC Band** D (56) Potential C (78)

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



Kirsty Simpson
01460 200790

*Please see Auction Note on page 2 regarding Guide price

Local Authority
Somerset Council - Council Tax Band B

Agent's Note As at 29/07/24: Broadband: Superfast available. Mobile data network: Likely outdoors and limited indoors. The vendor is acting as a power of attorney and has not lived at the property. All information is provided in good faith and buyers must satisfy themselves. Any remaining chattels at the point of completion are to be included in the sale. The vendor does not have any information regarding the attic room and therefore we cannot confirm whether it was an existing feature of the original property or has been converted later, and if so whether it met any necessary regulations that may have been required at that time. The property is located in the town centre and there are various planning applications in the vicinity. The property is located in a designated conservation area. The property benefits from a right of way across the rear of the two neighbouring properties

Solicitors: Every's Solicitors
Crewkerne TA18 7LH
01460 279279
sarah.warren@everys.co.uk



Dairy House

Seavington St Mary, Ilminster, Somerset TA19 0QR
Guide Price £275,000*



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

- The Property**
- Detached period house
 - 4 bedrooms, family bathroom
 - 3 reception rooms
 - Kitchen with scope to knock through
 - Oil fired central heating
 - Partly-walled rear garden, outbuilding
 - Off road parking
- What3words**
///lunging.clauses.streamers
- Services**
Mains electricity, mains water via Wessex Water through a private connection and mains drainage. Oil fired central heating.

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



Kirsty Simpson
01460 200790
ksimpson@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Tenure
Freehold

Local Authority
Somerset Council - Council Tax Band E

EPC Band E (39) Potential C (75)

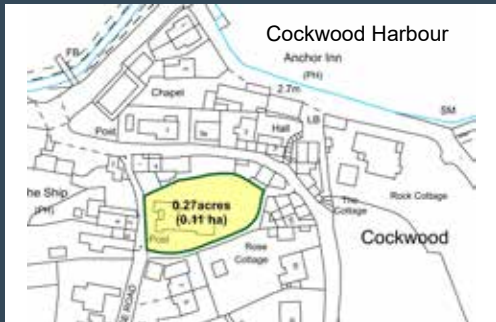


Agent's Note
Broadband: Superfast available, Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk. Structural repairs have recently been carried out to remedy subsidence to one corner of the property, and the tree removed to prevent reoccurrence. Access to the parking area will be via a right of way across the adjoining vehicular access on the west side of the property.

Solicitors: Clarke Willmott
Taunton TA1 2PG
01823 230100
mark.buckerfield@clarkewillmott.com



The Cockles

5 and 5A, Vicarage Road, Cockwood, Exeter, Devon EX6 8RE
Guide Price £450,000*



Two self-contained bungalows (main and annexe) for refurbishment or replacement (STPP) in a astounding no-through road location with harbour views in over 0.25 acres of gardens and grounds

The Property

- Main bungalow: Entrance hall, kitchen, sitting room, shower room and two bedrooms
- Annexe: Entrance lobby, hallway, kitchen, combined sitting/dining room, bedroom and bathroom
- Gardens and grounds of circa 0.27 acre (0.11 ha) Ample off-street parking and a garage
- Stunning views of Cockwood Harbour, Exe Estuary and to fields and woodland
- Exeter City 10 miles, Marsh Barton 8 miles
- Powderham Castle circa 2.5m
- Starcross Railway Station less than a mile – Exeter St David in about a quarter of an hour

What3words ///merchant.united.handsets

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



Graham Barton
gbarton@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Services

All mains services connected (metered separately)

Tenure Freehold

Local Authority

Teignbridge District Council - CTB D and B

EPC Band D (60) Potential C (78)

Agent's Note Broadband : Ultrafast available. Mobile Network Coverage : Likely outside. Limited inside. Source – Ofcom.org.uk. 5A has been rented separately to the main bungalow for circa twenty years, please refer to the Auction Legal Pack for further information. 5 and 5A each have separate Council Tax Bandings. 5 and 5A appear as separate entries on Royal Mail Postcode Finder.

Solicitors: Thompson and Jackson
Plymouth PL6 5XR
01752 665037
kathryn@thompsonandjackson.co.uk



2 In The Doors

Castle Hill, Axminster, Devon EX13 5QB
Guide Price £125,000*



An attached double fronted stone built cottage set away from passing traffic requiring comprehensive refurbishment throughout

The Property

- GF: Entrance hallway, sitting room and kitchen/ dining room
- FF: Two bedrooms, bathroom
- Ideally positioned for Axminster town centre
- Forms part of an individual street scene in one of the town's most historic areas
- The World Heritage Jurassic Coast, Seaton and Lyme Regis are approximately 6 miles

What3words

///niece.sprays.bibs

Services

Mains electricity, water and drainage

Tenure

Freehold

Local Authority

East Devon District Council - Council Tax Band C

EPC Band G (5) Potential C (77)

Agent's Note

Broadband: Superfast available
Mobile Network Coverage: Likely outside. Limited inside. Source – Ofcom.org.uk. We have been made aware that ceilings to the cottage contain asbestos. The property is accessed via a private pathway belonging to 1 In The Door. A pedestrian right of way agreement exists.

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



Rickey Stoodley
rstoodley@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

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



Springhead Cottage

Carwynnen, Camborne, Cornwall TR14 9LR
Guide Price £150,000*



A 4 bedroom end-of-terrace cottage for refurbishment and improvement in a delightful semi-rural setting set in gardens and grounds of 0.14 acres

The Property

- GF: Porch/garden room, living room, kitchen/ breakfast room, rear lobby, utility room, shower room and separate WC
- FF: 4 bedrooms
- Ample space for several vehicles
- Garden bordered by the River Connor that runs through Carwynnen
- Towards the end of a no-through lane
- Circa 2.5 miles south of Camborne
- In the tiny hamlet of Carwynnen

Services Mains water, electricity. Private drainage

Tenure Freehold

Local Authority Cornwall Council - Council Tax Band C

EPC Band G (6) Potential D (59)

Agent's Note Broadband: Ultrafast available. Mobile Network Coverage: Likely outdoors. None indoors. Ofcom.org.uk. (Vendors Note: Past Sky subscription facilitated indoor mobile coverage.) Parts of the garden and grounds sit in Flood Zones 2 and 3. However the Sellers have confirmed that the water course at the bottom of the garden to their 53 year knowledge hasn't broken its banks. Recent years only have seen some water ingress in the kitchen/breakfast room.

What3words
///frames.duties.goodness

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

Viewings by appointment only. Full details available from Millerson Camborne Office 01209 612255

Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

44 Fore Street

Redruth, Cornwall TR15 2AE
Guide Price £90,000-£100,000*



A former barbers shop and extensive three bedroom accommodation for updating (on ground, first and second floors) plus garden

The Property

- Three storeys
- Modest commercial element and three bedroom 'townhouse' on three floors
- Cottage garden to rear
- Edge of town centre
- 65m to public car park
- 150m to Redruth Railway Station

Local Authority Cornwall Council - Council Tax Band A
Rateable Value for Barber Shop £2550pa (100% small business rates relief for qualifying parties)

EPC Band E (50) Potential C (79)

Agent's Note As at 05/08/24: Broadband : Ultrafast available. Mobile Network Coverage : Likely outside. Limited inside. Source: ofcom.org.uk

What3words
///goodbyes.repeat.paddlers

Services Mains, water, electricity and drainage

Tenure Freehold

Viewings by appointment only via Smart Commercial
on 01872 300401 or 07503 918548

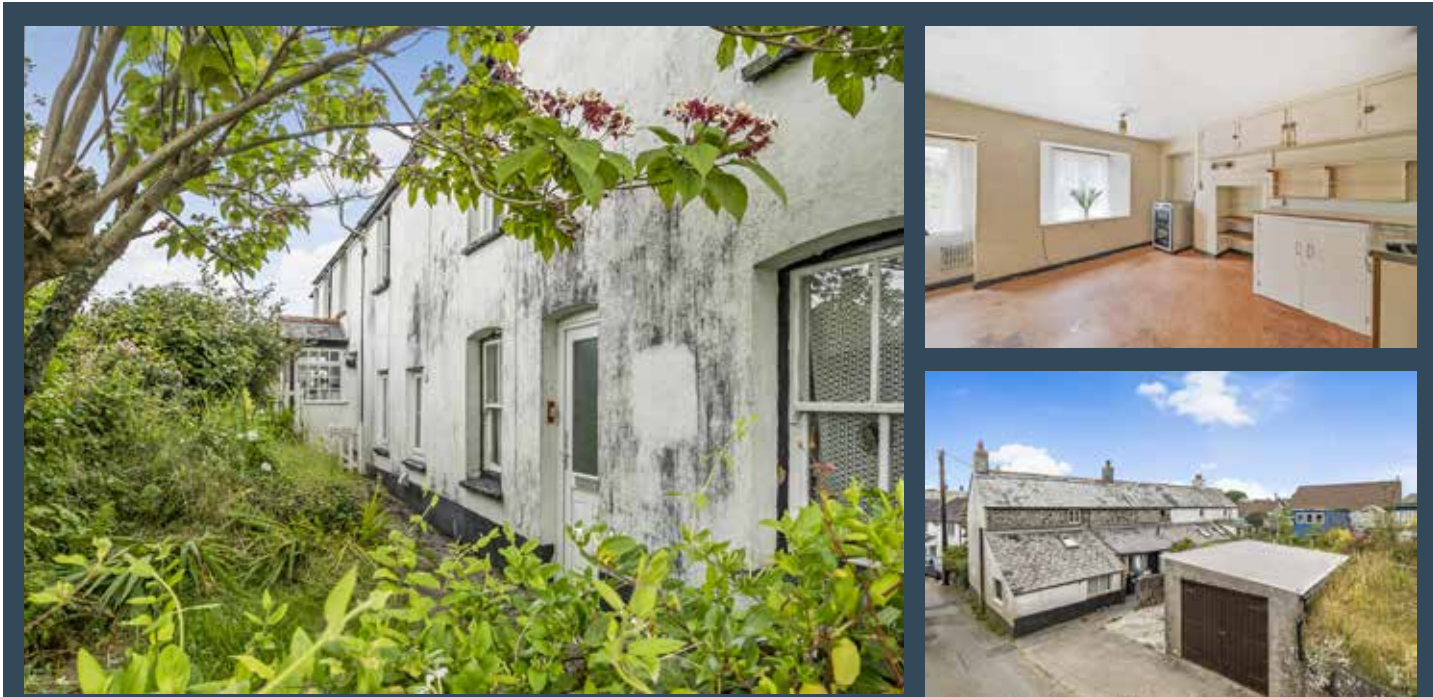
Solicitors: Thurstan Hoskin Solicitors
Redruth TR15 2BY
01209 213646
stephen.morrison@thurstanhoskin.co.uk

Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Polmerrie

Merrymeet, Liskeard, Cornwall PL14 3LP
Guide Price £150,000*



A three bedroom semi-detached cottage for modernisation with a garage and garden

- The Property**
 - GF: Entrance hall, kitchen/breakfast room, sitting room, living room with wet room off, rear utility/lobby, workshop, pantry and WC
 - Three bedrooms and bathroom
 - Garage and off-street parking
 - Three distinct areas of garden
 - Rural village, many countryside walks at hand
 - The town of Liskeard is circa 2 miles
 - The coast at Looe is circa 11 miles
 - The City of Plymouth via the Tamar Bridge is circa 20 miles
- Services**

Mains electricity, water and drainage
- Tenure** Freehold
- Local Authority**

Cornwall Council - Council Tax Band C
- EPC Band** G (18) Potential D (64)
- Agent's Note**

As at 05/08/24: Broadband: Ultrafast available. Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk.

What3words
///pronouns.geek.friends

Viewings by appointment only. Full details available from Millerson Liskeard Office 01579 344401.



Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk

Solicitors: Earl and Crocker
Liskeard PL14 6BW
01579 345304
enquiries@earlandcrocker.co.uk



*Please see Auction Note on page 2 regarding Guide price

4 Individual Parking Bays at Windsor Hill

St Ives, Cornwall TR26 1DT
Guide Price £25,000 per bay*



Four parking bays in a residential area about 0.25 miles from the town centre, harbour and seafront. For sale separately

- The Property**
 - Guide price £25,000 per bay*
 - All spaces essentially level
 - Hard surfacing throughout
 - Each bay is 4.37m deep and 2.76m wide (see Agent's Note below)
 - On Windsor Hill opposite 7 Belmont Place
 - A mixed-type residential area
 - Circa 400m to the town centre and a further 50m or so to the harbour and seafront.
 - Circa 400m to the Tate St Ives and Porthmeor Beach
 - Circa 300m to the Barbara Hepworth Museum and Sculpture Garden
- Services**

None
- Tenure** Freehold
- Local Authority**

Cornwall Council
- Agent's Note**

The bays are lotted A, B, C and D running southwards from Bay A. Bays B and D each have a small pier formed into the rear boundary wall. Superfast broadband is available. Mobile Network Coverage: Limited indoors. Likely outdoors. Source: Ofcom.org.uk

What3words
///artichoke.ringside.heartburn

Unaccompanied viewings in daylight hours having first informed the agent.



Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk

Solicitors: Stephens Scown LLP
Exeter EX1 1RS
01392 210700
j.fuell@stephens-scown.co.uk



*Please see Auction Note on page 2 regarding Guide price

Cypress House

Mid Cornwall Business Centre, Par Moor Road, St Austell, Cornwall PL25 3RT
Guide Price £645,000*



A rare investment opportunity to acquire site with a block of 16 multi-let rentable units with permissions for redevelopment and new vehicular access set in the popular St Austell Bay Business Park.



The Property

- Full Planning Permission to demolish the existing building and construct 25 new units arranged in 4 blocks and construct a new vehicular access from Cypress Avenue
- The site has potential for alternative redevelopment opportunities subject to obtaining necessary consents
- 1.00 acre site situated in a strategic location just off the A390 and A3082
- The existing building offers an investment opportunity with 13 modern multi-size offices, 3 workshops and generous parking provision
- The planning for redevelopment benefits from Use Class E (Shops, offices, cafes, restaurants GPs and more)
- Other nearby occupiers include Toolstation, Brewers Decorator Centres, Screwfix, Bowling Club, Westcountry and Spearfishing UK

Services

Mains 3-phase electric, water and drainage. Built in camera system, alarm system and outdoor security lights. The individual units within the building benefit from sub metre electric.

Tenure Subject to lease, please contact agent for further details.

Local Authority

Cornwall Council - Interested parties are advised to make their own enquires with the Local Authority to ascertain the rates payable.

Agent's Note

Demolition of existing industrial unit and erection of new commercial buildings: Ref.No: PA23/04374 Construction of new vehicular access: Ref.No: PA22/00415. Broadband: Superfast available Mobile Network Coverage: Likely outside, limited inside. Source: ofcom.org.uk

What3words

///movies.disposal.bypasses

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



Paul Heard
pheard@symondsandsampson.co.uk

Solicitors: Nash & Co Solicitors
Beaumont House, PL4 9BD
01752 827013
nwinslet@nash.co.uk



*Please see Auction Note on page 2 regarding Guide price

Peartree Cottage

Exbury Road, Beaulieu, Brockenhurst, Hampshire SO42 7YS
Guide Price £475,000*



A charming two bedroom cottage with enormous potential within the New Forest National Park in about 0.20 acres adjoining Beaulieu Heath

- The Property**

 - A detached cottage within New Forest National Park
 - Directly adjoining open forest
 - Set in 0.2 acres with Common Rights
 - Various outbuildings including stables, sheds and workshop
 - Enormous scope to improve and extend subject to planning
- Services**

Mains water and electricity. Private drainage to a septic tank. No central heating system
- Local Authority**


New Forest National Park - Council Tax Band E
- EPC Band F (25) Potential B (81)**
- Agents Notes**

As at 05/08/24: Mobile phone coverage is available from all four major networks. Broadband: superfast is available in the area.
Source: <https://www.ofcom.org.uk>
- What3words**

///lecturers.sweeter.incurring
- Tenure**

Freehold

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



Jack Edwards
jedwards@symondsandsampson.co.uk

Solicitors: Scott Bailey LLP
Lymington, SO41 9ZT
01590 676933
james.burford@scottbailey.co.uk



*Please see Auction Note on page 2 regarding Guide price

Crowland Cottage

Chisels Lane, Neacroft, Chirstchurch, Dorset BH23 8JU
Guide Price £395,000*



A period cottage with spacious accommodation in private grounds of 0.21 acres, in a convenient location on the edge of the New Forest

- The Property**

 - A charming 2 bedroom cob cottage offering deceptively spacious and versatile accommodation
 - Within secluded grounds of 0.21 acres
 - Off road parking and double carport
 - Scope to modernise and remodel
 - Ideal for Airbnb or second home use
 - Conveniently located on the edge of the New Forest National Park with Highcliffe Beach just 3 miles
 - Hinton Admiral mainline station 2 miles
- Services**


Mains water and electricity. Private drainage
- Tenure**

Freehold
- Local Authority**

New Forest Council – Council Tax Band E
- EPC Band F (31) Potential D (62)**
- Agent's Note** The septic tank may not comply with modern regulations. Buyers should make their own investigations and if necessary, factor the cost to replace into their bid. As at 05/08/24: Standard and superfast broadband available. There is limited mobile network coverage inside the property and likely mobile coverage outside
- What3words**

///untrained.whips.geek

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



Meredith Wallis
01202 843190
mwallis@symondsandsampson.co.uk

Solicitors: Kernon Kelleher Solicitors
Blandford Forum DT11 7EB
01258 446288
saul.kelleher@kernonkelleher.co.uk



*Please see Auction Note on page 2 regarding Guide price

Chime Cottage

Tarrant Gunville, Blandford Forum, Dorset DT11 8JN

Guide Price £225,000 - £250,000*



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

The Property

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

What3words ///widest.chops.anchorman

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Services

Mains water and electricity. Private drainage

Tenure Freehold

Local Authority Dorset Council - CT Band D

EPC Band G (10) Potential D (62)

Agents Note

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

Solicitors: Blanchards Bailey LLP
Blandford DT11 9LQ
01258 459361
caroline.walton@blanchardsbailey.co.uk



Terms and Conditions for all bidders

The following terms and conditions apply to all intended buyers who wish to bid in the room, online, via telephone or by proxy.

- 1 Intending purchasers must complete bidder registration via Auction Passport or fill in the appropriate bidding form ensuring that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective or result in your registration not being approved. Copies of all relevant bidders/purchasers identification must be provided prior to the start of the auction. No responsibility is taken by the auctioneers for unprocessed registrations received later than 24 hours prior to the auction.
- 2 Maximum bids for proxy or telephone bidders must be for an exact figure, rounded to the nearest £1,000, and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective bidder.
- 3 All bidders registered via Auction Passport must authorise a £10,000 hold on a debit card as part of the registration. Those submitting bidding forms will be required to provide card details for security. If you are successful, the £10,000 hold will be deducted from your account and put towards the 10% deposit. If you are unsuccessful, the hold on your card will usually be removed within 5 working days.

When the 10% deposit is taken, you will also be required to pay a Buyer's Administration Fee of £1,500 (£1,250 + VAT). In some cases, this figure may be higher and if so will be stated in the addendum. For lots with a purchase price below £50,000, the Buyer's Administration Fee will be £900 (£750+VAT). Payments can be made either by BACS or debit card and must be made on the day of the auction. The Buyer's Administration Fee is payable on lots sold at auction, post auction and prior to auction. If the successful bidder fails to provide the required deposit and buyers administration charge, then Symonds & Sampson LLP and/or their seller reserves its rights to pursue the winning bidder via all legal means necessary for the deposit and the buyers administration charge and any associated losses and interest as applicable.

- 4 The auctioneer, in accepting remote bids, acts as agent for the prospective bidder/purchaser who shall be considered to have authorised the auctioneer on the basis of all relevant conditions of sale and any amendments to the auction particulars. In the event of the prospective purchaser's bid being successful, the auctioneer or any duly authorised partner or employee of Symonds & Sampson LLP is authorised by the bidder and purchaser to sign any Memorandum of Sale or Sale Contract relating to the property concerned incorporating any addendum.
- 5 The auctioneer accepts no liability for any bid not being made on behalf of the prospective purchaser and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 6 In the event of a bidding dispute, the auctioneer reserves the right to re-offer the lot.
- 7 In the event that another bidder makes a bid equal to the maximum bid the remote bidder is prepared to make, the auctioneer reserves the right to accept either bid at their own discretion.
- 8 The auctioneer accepts no responsibility for failure of telecommunications or internet connections in respect of a telephone or internet bid, or any delays in the postal system if a bidding form is sent through the post.

- 9 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 10 The auctioneer will accept no liability whatsoever for any bid not being made on behalf of the prospective buyer as a result of: Lack of clarity of instructions, Error, lack of clarity or confusion regarding the bidder's registration or the deposit, prospective buyers become disconnected during bidding or are unobtainable, interruption or suspension of telephone or internet services or for any other reason whatsoever beyond the control of the auctioneer.
- 11 Successful proxy bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale. Any alteration to the submitted bid or withdrawal must be received and confirmed in writing by the auctioneer prior to commencement of the auction. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf. If we receive two proxy bids at the same level, both bidders will be notified and given the opportunity to adjust their bid.
- 12 All bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions, Special Conditions of Sale, Addendum, Important Notice for Prospective Buyers in the catalogue and the contents of the Legal Pack. In particular, bidders are deemed to have carefully checked the Special Conditions of Sale for any additional costs and fees payable to the seller that may be detailed therein.
- 13 All successful remote bidders will be required either to provide certified proof of identity or visit a Symonds & Sampson office with hard copies together with details of the source of their funds within 48 hours of the auction. By registering to bid, you agree to comply with our requests to verify your identity, and to answer any follow up questions that may be raised in due course, as and when necessary.

We are obliged to identify buyers, bidders and payers in accordance with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended). We are likely to request from you, and retain some information and documentation for these purposes and/or make searches of appropriate databases electronically (including verification through third party data providers). For the avoidance of doubt, searches may also be conducted on individuals, directors and shareholders of these entities as is required by the legislation. If satisfactory evidence of your identity is not provided within a reasonable time, there may be circumstances in which we are not able to proceed. Failure to satisfy our requirements can also result in a termination of the acquisition of the property. Please be aware that we may share the information and documentation you provide for this purpose with the vendor, the vendor's solicitors, agents or other authorised representatives of the vendor in order to facilitate the transaction.

- 14 The auction will be recorded and the phone lines for telephone bidders are likely to be recorded to avoid any doubts or disputes.
- 15 By registering to bid you are agreeing to these Terms & Conditions and understand that should your bid be successful the offer will be binding and you will be legally bound jointly and separately with the intended Buyer (where the Buyer is different) by the applicable Conditions of Sale.

Register to Bid – Live Stream Auction

If you cannot register through the online system, please complete and return this form with two ID documents.

We cannot guarantee to process registrations received later than 24 hours before the auction.

☐ Telephone*

☐ Proxy

☐ Room

*In the event that the connection or line is lost for online or telephone bidders, the auctioneer is authorised to continue to bid on your behalf up to the maximum bid stated on this form, should you choose to provide one.

TELEPHONE BIDDERS – A member of staff will attempt to contact the bidder by telephone prior to the relevant lot being offered for sale. If we are successful in making contact, then the bidder may take part in the bidding via a member of staff. If we are not able to make contact the auctioneer is authorised to bid on behalf of the telephone bidder up to the maximum bid stated on this form, should you choose to provide one.

Please be aware that there are limited telephone lines and we cannot guarantee that a line will be available to you.

LOT DETAILS

Date of Auction*

Lot Number*

Property Name and Address*

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

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

BIDDER DETAILS

Title*

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

Capacity

Address Line 1*

Address Line 2*

Postcode*

Telephone No.

Email Address*

SOLICITOR DETAILS

Solicitor Company*

Solicitor Name*

Address Line 1*

Address Line 2*

Telephone No.

Email Address*

PROOF OF IDENTIFICATION AND ADDRESS

To comply with Anti-Money Laundering Regulations, we require scanned copies of your proof of ID AND proof of address (Passport or driving license and Council tax/utility bill or bank statement) to enable you to bid. If you are successful and are bidding remotely you will be required either to provide certified proof of ID within 48 hours of the auction or visit a Symonds & Sampson office with hard copies.

By submitting your ID, you authorise Symonds & Sampson LLP to undertake further proof of identification and anti-money laundering checks that may be required should you be successful in your bid. Please note: if you then fail anti-money laundering checks, your purchase will be in jeopardy and you will lose the buyer's administration fee, so you must satisfy yourself in advance that your purchase complies with the current Money Laundering Regulations.

PAYMENT OF THE 10% DEPOSIT AND BUYER'S ADMINISTRATION FEE

If you are successful via the internet registration process a security deposit of £10,000 will be taken from your account. A member of staff will then contact you by phone for the balance of the deposit and the buyers administration fee, as set out in our Terms and Conditions, to be taken immediately

TERMS AND CONDITIONS

I agree to the terms and conditions for all bidders. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete the transaction within the time specified in the Conditions of Sale.

I have read the Common Auction Conditions and the Special Conditions of Sale in their entirety and am aware of any additional costs and fees payable by the buyer detailed therein. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day.

Signature

Date of Signature (dd/mm/yyyy)

Our next

Auction

Thursday 3 October 2024 at 2:00pm

The Guildhall, Axminster EX13 5NX

Symonds & Sampson

46

