

Auction

Thursday 20 June 2024 at 2:00pm

Digby Hall, Sherborne



Symonds & Sampson



COUNTRY MATTERS 2024

AVAILABLE NOW

Symonds & Sampson

Auction Notes

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

Important Notice

Symonds & Sampson LLP and their Clients give notice that:

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

Plans and Measurements

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

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

VAT

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

Tenure

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

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

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

Purchaser's Administration Fee

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

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

Disbursements

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

Viewings

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

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

Professional Advice

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

Legal Documents

All legal documents supplied to us, including Special Conditions of Sale, title details, leases, searches, planning permissions and plans, will be available for inspection prior to the auction. The legal documents can be downloaded from symondsandsampson.co.uk/auctions/future-property-auctions at a cost of £12-£24 including VAT.

Contract

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

Insurance

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

Identification

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

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

Deposit

Deposits of 10% of the purchase price (or £2,000, whichever is the greater) are payable on the fall of the hammer. Deposits can be paid by cheque which, unless otherwise stated, should be made payable to the **Solicitor for the Seller** or by debit card. Please ensure that you have adequate funds in the appropriate account. **Cash is not accepted.**

Please be aware that you may be required to provide evidence of source of funds to the solicitor upon purchase.

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

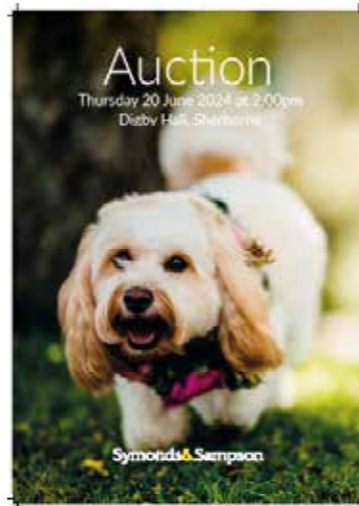
All Lots are sold subject to the Common Auction Conditions, the General Conditions of Sale for Online Unconditional (Immediate Exchange) Property Auction and all Legal Documentation

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: Jessie James



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Come and see us at the shows

Honiton Agricultural Show - 1st August

Gillingham & Shaftesbury Show - 14th & 15th August

Melplash Show - 22nd August

Dorset County Show - 7th & 8th September

The Dairy Show - 2nd October



We hope you'll drop into our stand.

Land at Movey Lane

Limington, Yeovil, Somerset BA22 8EN

Guide Price £40,000*



2.30 acres (0.93 hectares) of pasture land with a pond set in a single enclosure situated in the village of Limington

The Property

- Conveniently sized parcel of pasture land
- 2.30 acres (0.93 hectares)
- Direct road access
- Situated in the village of Limington
- Enclosed by hedge and tree lined boundaries
- Classified as Grade 2 on the Agricultural Land Classification Maps
- Ilchester 1 mile
- Yeovil 6 miles

Services

No mains services currently connected to the land. The land benefits from a pond.

Tenure

Freehold

Local Authority

Somerset Council

What3words

///accordion.rods.orbit

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



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Land at East Orchard

Shaftesbury, Dorset SP7 0LG

Guide Price Lot A £160,000* Lot B £50,000*



22.38 acres (9.06 ha) of level pasture land with mains water and good access in two lots

The Property

- Lot A: 18.52 acres (7.50 hectares)
- Lot B: 3.86 acres (1.56 hectares)
- Arable capable land having previously grown maize
- Small pond in Lot B
- Separate highway access for each lot
- Quiet rural spot in the Blackmore Vale
- Convenient to Shaftesbury and Sturminster Newton (both 5 miles)

Tenure

Freehold

Local Authority

Dorset Council

Agent's Note

The buyer of Lot B will erect a stockproof fence between points A and B within 3 months of completion. The owner of Arthurs Barn adjoining has a right of access to land over the entrance of Lot B, see sale plan. A public footpath crosses Lot A.

What3words ///districts.bullion.ground

Services

Mains water supply to Lot A. An easement will be reserved for Lot B to connect to this supply if required with Lot B installing a submeter.

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



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Cashmoor House

Cashmoor, Blandford Forum, Dorset DT11 8DN

Guide Price £695,000 **POSTPONED TO 25 JULY**



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

The Property

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

Accommodation

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

What3Words

///desiring.risk.hopes

Services

Mains water and electricity
Oil fired heating
Private drainage

Location

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

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band A

Agents Notes

The area hatched blue on the sale plan does not form part of the title. We understand from our client that they, and the previous owners, have enjoyed uninterrupted use for many years. The septic tank may not comply with modern regulations and prospective buyers should make their own enquiries and if relevant, factor the cost to install a new system into their bidding. As at 25/04/24: Likely mobile network voice coverage from all providers. Restricted data inside the property. Standard and ultrafast broadband available.

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



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ELLIS JONES
SOLICITORS

Land at Cashmoor

Cashmoor, Blandford Forum, Dorset DT11 8DN
 Guide Price £30,000* **POSTPONED TO 25 JULY**



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

The Land

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

What3words ///laying.gems.yell

Services

Access to a natural water supply

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

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

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



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Land at Underleigh Farm

Butterleigh, Cullompton, Devon EX15 1PJ
 Guide Price £475,000*



Approximately 58.00 acres of well managed pasture land and amenity woodland

The Land

- Approximately 58.00 acres
- Well managed pasture land
- Grade 3 Agricultural Land
- Amenity woodland
- Gently sloping fields
- Well managed hedges and fences
- Practical ring-fenced block
- Rural location outside the village of Butterleigh
- Right of way over private road access
- Approximately 4.6 miles from Tiverton town
- Approximately 11.2 miles from the centre of Exeter City

What3words

///rectangular.nature.starting

Services

None

Tenure

Freehold

Local Authority

Mid Devon District Council

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



Sarah Vere MRICS FAAV
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 Exeter, EX1 1UA
 01392 207020
 k.bolt@Tozers.co.uk



*Please see Auction Note on page 2 regarding Guide price

22 Woodhayes

Henstridge, Templecombe, Somerset BA8 0RZ

Guide Price £125,000* **WITHDRAWN**



A semi-detached three bedroom property of non-standard construction in need of renovation

The Property

- A semi-detached 3 bedroom property for improvement and updating
- 'Cornish House' construction - precast reinforced concrete panel structure
- Potential to replace the existing or for additional units (subject to PP/any consents)
- Second vehicular access from Bugle Court
- Situated in a residential area
- Off-road parking for several cars
- Village with amenities including shop and pub
- Ideally located for access to the A30 and A357
- Templecombe train station is about 2 miles
- Sherborne 7 miles, Wincanton 8 miles

What3words ///secret.camps.lyricist

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



Meredith Holmes
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Services

Mains water, electricity and drainage

Tenure

Freehold

Local Authority

South Somerset Council - Council Tax Band A

Agents Notes

The property is of non-standard construction
As at 24/04/24: Ultrafast broadband is available
Likely mobile network coverage inside and outside the property from Three only. Planning permission was granted in 2014 to demolish the property and erect two replacement dwellings (now lapsed)

Solicitors: Porter Dodson
Poundbury, DT1 3QY
01305 262525

steve.farnham@porterdodson.co.uk

**PORTER
DODSON**

*Please see Auction Note on page 2 regarding Guide price

The Townhouse

38 St Michaels Road, Bournemouth, Dorset BH2 5DY

Guide Price £325,000*



A freehold block of five apartments, all let on ASTs and producing £40,860 per annum in a convenient location close to the town centre

The Property

- An excellent investment opportunity
- Comprising 4 x studio holiday apartments and 1 x one bedroom apartment all on ASTs
- Producing £40,860 per annum
- Formerly a guesthouse, the property was converted in 2015
- Planning ref: 7-2015-10320-J
- Sought after location in the West Cliff area
- Convenient for The Triangle and town centre
- 1.5 miles to Bournemouth train station
- Within a short walk of local beaches

What3words

///lovely.spun.beyond

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



Meredith Holmes
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*Please see Auction Note on page 2 regarding Guide price

Services

Mains water, electricity and drainage
Electric heating

Tenure

Freehold

Local Authority

BCP Council - Flats 1-5 Council Tax Band A

Agents Notes The planning permission granted was for the conversion of the property to provide 4 x studio holiday apartments and 1 x two bedroom apartment. Internal photographs provided by client and taken in 2016, 2017 and 2023. Ultrafast broadband available. Limited network coverage inside. Likely coverage outside from all providers

Solicitors: Placidi Law Company Limited
Southampton, SO31 7GH
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**PLACIDI
SOLICITORS**

B1 Midland Heights

Norwich Avenue West, Bournemouth, Dorset BH2 6AJ

Guide Price £65,000* **SOLD PRIOR**



A converted one bedroom ground floor flat let on an AST producing £9,120 per annum in a convenient location

The Property

- Formerly a commercial unit/store
- Converted without planning permission over 10 years ago to provide a 1 bed apartment
- The apartment has been let on an AST since its conversion
- The accommodation comprises private entrance, reception room with separate kitchen area, one bedroom and a shower room
- Current rent £760 per month
- Ideally situated within equal distance of both Bournemouth town centre and Westbourne

Tenure

125 years from 01/02/13 (113 years and 9 months remaining). Service charge: £417.03 quarterly (£1,668.12 per annum). Reserve fund: £174.42 quarterly (£697.68 per annum). Ground Rent: £195.00 per annum

Local Authority

BCP Council - Council Tax Band A

Agents Notes

Planning permission was not obtained for the conversion from a commercial unit to a residential apartment. The property was converted/has been tenanted for 10+ years. As at 03/05/2024: Likely mobile coverage both inside and outside the property from all network providers. Standard, superfast, and ultrafast broadband available.

What3words ///porch.began.bride

Services Mains water, electricity and drainage

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



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michael@placidi.co.uk



*Please see Auction Note on page 2 regarding Guide price

4 Higher Waterston Cottages

Piddlehinton, Dorchester, Dorset DT2 7SW

Guide Price £200,000* **SOLD PRIOR**



A three bedroom end of terrace cottage with a large garden (0.26 acres) and scope to extend STPP

The Property

- 3 bedrooms
- Potential to extend (STPP)
- Large garden (0.26 of an acre)
- Needing modernisation
- Off road parking
- Within easy reach of Dorchester town centre
- The property is circa 1013 sq ft (including outside shed).

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C

Agent's Note

As at 13/05/24: Superfast broadband is available. It is reported that mobile network coverage is unlikely in this area. Source: Ofcom.org

What3words

///rises.bulb.bookshop

Services

Mains electricity. Private water and drainage.

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



Stuart Philipps
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Solicitors: HK Law
Dorchester DT1 1UR
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*Please see Auction Note on page 2 regarding Guide price

43 Colliton Street

Dorchester, Dorset DT1 1XH
Guide Price £250,000* **SOLD PRIOR**



A four bedroom Grade II Listed townhouse in the heart of the town with walled rear garden requiring modernisation throughout

The Property

- A Grade II Listed town house
- Four bedrooms
- Walled rear garden
- In need of modernisation
- Circa 1,232 sq. ft. (114.4 sq. m.)
- In the heart of the town
- Within easy reach of all amenities
- Good transport links and within easy access to mainline railway station

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C

Agent's Note

As at 13/05/24: Superfast broadband is available. Mobile network coverage is likely inside and outside the property. Source: Ofcom.org

What3words ///systems.rails.unafraid

Services

Mains electric, water, gas and drainage. Gas fired central heating

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



Adam Taylor
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*Please see Auction Note on page 2 regarding Guide price

Cad Green Cottage

Cad Green, Ilton, Ilminster, Somerset TA19 9HB
Guide Price £395,000* **POSTPONED TO 25 JULY**



A detached period cottage set in 1.04 acres (0.42 hectares) with a good selection of outbuildings, offering scope for refurbishment/redevelopment

The Property

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

What3words

///drop.completed.butlers

Services

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

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



Kirsty Simpson
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*Please see Auction Note on page 2 regarding Guide price

Tenure

Freehold

Local Authority

Somerset Council - Council Tax Band D

Agent's Note

As at 13/05/24: The property will be sold subject to an overage on any future development. Please refer to legal pack. The property has not flooded within the past c.12 years but please speak to the office regarding ingress of water previously. Insurance cover is in place with an increased excess for flood cover. <https://check-long-term-flood-risk.service.gov.uk/risk> Stated as medium risk from rivers and sea, and high risk from surface water. Broadband - Ultrafast broadband is available. Mobile phone coverage - Network coverage is good from all four providers .Information from <https://www.ofcom.org.uk>

Solicitors: Ellis Jones Solicitors
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2 Poundbury Business Centre

Poundbury, Dorchester, Dorset DT1 3WA

Guide Price £450,000* plus VAT



An income producing office investment property producing £35,000pa on a long lease to a charity

The Property

- A 4824sqft office premises over 2 floors
- Let on a leaseback to the current occupier the Charity Relate for £35,000pa plus VAT
- New 10 year FRI lease with tenant break clause and rent review at year 5
- Good quality offices with allocated parking

What3words

///spoke.wire.snowballs

Services

Mains water, gas and electricity

Tenure

Leasehold Duchy of Cornwall (228 years unexpired at a peppercorn rent)

Local Authority

Dorset Council - RV: £34,750

Agent's Note

As at 13/05/24: Standard to Ultrafast broadband is available. Mobile network coverage is likely indoors and outdoors. Source: Ofcom.org

Joint agent

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*Please see Auction Note on page 2 regarding Guide price

Stallen Cottage

Nether Compton, Sherborne, Dorset DT9 4PZ

Guide Price £400,000*



A detached thatched cottage retaining character features throughout and a 1.76 acre plot

The Property

- A detached thatched cottage
- 1.76 acre plot
- Character features throughout
- In need of modernisation
- Idyllic village location
- Beautiful position overlooking the surrounding countryside

What3words

///vets.caravans.lateral

Services

Mains water, drainage and electricity
Oil central heating

Tenure

Freehold

Local Authority

Dorset Council – Council Tax Band F

Agent's Note

As at 13/05/24: Superfast broadband is available. Mobile network coverage is available outdoors.

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



Andy Wakinshaw
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*Please see Auction Note on page 2 regarding Guide price

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Rutters
SOLICITORS



Avondale

Bath Road, Sturminster Newton, Dorset DT10 1DU
 Guide Price £275,000* **SOLD PRIOR**



A substantial three bedroom semi-detached Edwardian property requiring updating and offering scope for extension (STPP) with a large rear garden, situated in a prominent position

The Property

- In need of improvement with potential for extension (STPP)
- Well proportioned accommodation
- Extensive rear garden
- 3 receptions and 3 double bedrooms
- Off road parking for several cars
- Conveniently located for easy access to the town centre

Tenure

Freehold

Local Authority

Dorset Council – Council Tax Band C

Agent's Note

As at 13/05/24: Mobile phone networks are likely outside and inside the property. Superfast broadband is available. Source ofcom.org.uk

What3words

///hobby.recapture.wording

Services

All mains services are connected. Gas fired central heating

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



Mark Lewis
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 mlewis@symondsandsampson.co.uk



Solicitors: Farnfields Solicitors
 Warminster BA12 9AJ
 01985 213661
 sarah.clarke@farnfields.com



*Please see Auction Note on page 2 regarding Guide price

Fifehead Mill

Fifehead Neville, Sturminster Newton, Dorset DT10 2AL
 Guide Price £695,000* **SOLD PRIOR**



A delightful 5 bedroom cottage for modernisation with outbuildings and about 8.00 acres of pasture

The Property

- A charming cottage with outbuildings, barn, and land
- In need of updating/modernisation
- Accommodation: Hall, kitchen, sitting room, dining room, office, conservatory, bedroom 5, shower room, cloakroom, workshop
- First floor: 4 bedrooms, bathroom
- Outbuildings and barns
- Pretty gardens
- 7.92 acres of pastureland in a ring fence with the river Divelish meandering through

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band E

Agent's Note

As at 13/05/24: Mobile phone networks are likely outside and most are likely inside. Source ofcom.org.uk, Wessex Internet comes into the property via a fibre network. We are not aware of any planning applications in the postcode area that affect the property. A footpath crosses a part of the land. The property is in flood zone 3 but although some fields and a part of the garden floods the house has not done so. The property is unregistered

What3words ///registry.housework.healers

Services Mains electricity, water. Private drainage.

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



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 margaret.goddard@mogersdrewett.com



*Please see Auction Note on page 2 regarding Guide price

Highgate Farm

East Orchard, Shaftesbury, Dorset SP7 0LH

Guide Price Lot A: £400,000 Lot B: £75,000*



A detached 3 bedroom bungalow for renovation or replacement STPP with outbuildings and about 17.00 acres of pasture in two lots

The Property

- A 3 bedroom brick built bungalow
- In need of renovation/replacement STPP
- Accommodation: kitchen, sitting room, bathroom, 3 bedrooms
- The outbuildings are mostly in need of repair or replacement
- 17.00 acres of pastureland in a ring fence
- The buyer of Lot A will have the exclusive option to purchase Lot B for £100,000

What3words ///canny.tigers.uncouth

Services

Mains electricity and water. Stream water in fields. Private drainage

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band A

Agent's Note

As at 26/04/24: Mobile phone networks are likely outside and most are likely inside. Source ofcom.org.uk. The private drainage system may need replacing and prospective buyers should factor the cost into their bid. We are not aware of any planning applications in the postcode area that affect the property. A poultry building close by will be replaced by a dwelling. Source Dorset Council. The buildings and dwelling may contain asbestos.

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



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Solicitors: MacLachlan Solicitors
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The Old Bakery

Packers Hill, Holwell, Sherborne, Dorset DT9 5LN

Guide Price £475,000*



A detached period cottage requiring renovation and improvement, with useful outbuildings, garden and a small paddock in a delightful rural setting. In all about 0.90 acre

The Property

- A detached period cottage for renovation
- 4 receptions and 3 double bedrooms
- Former bakery with vaulted ceiling
- A range of useful outbuildings
- Gardens and a small paddock
- Rural setting
- Countryside views across the Blackmore Vale

What3words ///aced.tumblers.violin

Services

Mains water, drainage and electricity. Oil fired central heating/electric heaters

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band F

Agent's Note

As at 26/05/24: Mobile phone networks are likely outside and inside the property. Superfast broadband is available. Source ofcom.org.uk. We are not aware of any planning applications in the postcode area that affect the property. Source: Dorset Council. There are some internal and external cracks affecting the brickwork of the former bakery and the adjoining first floor bedroom. A structural survey has been conducted. Buyers are welcome to informally view the report but should make their own investigations regarding the cracks and the works required to remedy

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



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Prickloes

Kirkham Street, Somerton, Somerset TA11 7NL

Guide Price £195,000*



A detached stone cottage for modernisation with a garage and parking, in a quiet backwater within easy walking distance of the town

The Property

- A detached cottage for modernisation
- 3 bedrooms
- Sitting room with fireplace
- Dining hall, kitchen
- Bathroom
- Utility/WC
- Walking distance to town centre and amenities

What3words ///cheetahs.crazy.memory

Services

All mains services. Gas heating via radiators

Tenure

Freehold

Local Authority

Somerset Council - Council Tax Band C

Agent's Note

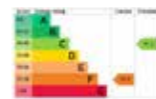
Broadband - Superfast broadband is available.
Mobile signal/coverage - Available both indoors and outside. Ref: Ofcom checker.

The old King Ina C Of E Academy has a planning application to demolish and build one detached house. See details below: Ref. No: 22/00812/FUL | Received: Thu 17 Mar 2022 | Validated: Tue 10 May 2022 | Status: Awaiting decision

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



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WBW

39 Main Street

Bothenhampton, Bridport, Dorset DT6 4BJ

Guide Price £225,000 - £250,000* **SOLD PRIOR**



A delightful two bedroom period cottage in good order throughout with a lovely garden

The Property

- A period cottage
- 2 bedrooms
- Conservation Area
- Long garden

What3words

///wades.recital.landowner

Services

All mains services are connected

Tenure

Freehold

Local Authority

Dorset Council

Agent's Note

As at 17/05/2024: Mobile phone network coverage is good both indoors and out. Superfast broadband is available.

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



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Solicitors: Porter Dodson
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**PORTER
DODSON**

46 Bimport

Shaftesbury, Dorset SP7 8BA

Guide Price £250,000* **SOLD PRIOR**



A semi-detached bungalow of non-standard construction for improvement with a lovely garden, a short level walk from the centre of town

The Property

- Good sized reception rooms
- Two bedrooms
- South facing rear garden
- Ample off-road parking
- Popular residential road close to the middle of town
- Sought after town with pretty High Street

What3words

///reset.critic.removed

Services

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

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band D

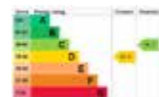
Agent's Note

As at 14/05/24: Indoor mobile coverage is likely from most providers with outdoor coverage likely from all providers. Ultrafast broadband is available. Source: Ofcom.org

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



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44 Lower Street

Merriott, Somerset TA16 5NN

Guide Price £450,000* **SOLD STC**



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

The Property

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

What3words ///glorious.these.unlocking

Services

All mains services connected

Tenure

Freehold

Local Authority

Somerset Council - Council Tax Bands F and A

Agent's Note

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

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



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*Please see Auction Note on page 2 regarding Guide price

Units 1 & 2 Stourvale Barns

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

Guide Price £315,000* **POSTPONED TO 25 JULY**



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

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

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

Tenure Freehold

Local Authority

BCP Council - Unit 2 Council Tax Band D

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

What3words ///salads.vibrates.from

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



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EPC TBC

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*Please see Auction Note on page 2 regarding Guide price

52 & 52A Salisbury Street

Blandford Forum, Dorset DT11 7PR

Guide Price £100,000*



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

The Property

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

What3words ///triangles.straddled.scared

Services

All mains services available nearby

Tenure

Freehold

Local Authority

Dorset Council - RV: £5,500

Agent's Note

We understand that the property is in poor structural condition. Please refer to the planning portal for a Structural Survey and Conditions Report. No internal viewings. Dorset Council Planning Portal Ref: P/FUL/2022/06493 and P/LBC/2022/06494. As at 08/03/2024: Superfast broadband available. Good mobile network coverage inside and outside the property. Source: ofcom.org.uk. Planning permission to develop land to the south of the property was granted 21/10/2020. Source: dorsetcouncil.gov.uk

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



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*Please see Auction Note on page 2 regarding Guide price

Terms and Conditions of the Auction

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

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

When the 10% deposit is taken, you will also be required to pay a Buyer's Administration Fee of £1,200 (£1,000 + VAT). In some cases, this figure may be higher and if so will be stated in the addendum. For lots with a purchase price below £50,000, the Buyer's Administration Fee will be £900 (£750+VAT).

Payments can be made either by BACS or debit card and must be made on the day of the auction.

The Buyer's Administration Fee is payable on all lots sold at auction, prior to the auction, or post-auction.

If the successful bidder fails to provide the required deposit and buyers administration charge, then Symonds & Sampson LLP and/or their seller reserves its rights to pursue the winning bidder via all legal means necessary for the deposit and the buyers administration charge and any associated losses and interest as applicable.
- 4 The auctioneer, in accepting remote bids, acts as agent for the prospective bidder/purchaser who shall be considered to have authorised the auctioneer on the basis of all relevant conditions of sale and any amendments to the auction particulars. In the event of the prospective purchaser's bid being successful, the auctioneer or any duly authorised partner or employee of Symonds & Sampson LLP is authorised by the bidder and purchaser to sign any Memorandum of Sale or Sale Contract relating to the property concerned incorporating any addendum.
- 5 The auctioneer accepts no liability for any bid not being made on behalf of the prospective purchaser and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 6 In the event of a bidding dispute, the auctioneer reserves the right to re-offer the lot.
- 7 In the event that another bidder makes a bid equal to the maximum bid the remote bidder is prepared to make, the auctioneer reserves the right to accept either bid at their own discretion.

- 8 The auctioneer accepts no responsibility for failure of telecommunications or internet connections in respect of a telephone or internet bid, or any delays in the postal system if a bidding form is sent through the post.
- 9 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 10 The auctioneer will accept no liability whatsoever for any bid not being made on behalf of the prospective buyer as a result of: lack of clarity of instructions, error, lack of clarity or confusion regarding the bidder's registration or the deposit, prospective buyers becoming disconnected during bidding or are unavailable, 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 office before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorized 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 Notices for Prospective Buyers in the catalogue and the contents of the Legal Pack. In particular, bidders are deemed to have carefully checked the Special Conditions of Sale for any additional costs and fees payable to the seller that may be detailed therein.
- 13 All successful remote bidders will be required either to provide certified proof of identity or visit a Symonds & Sampson office with hard copies together with details of the source of their funds within 48 hours of the auction. By registering to bid, you agree to comply with our requests to verify your identity, and to answer any follow up questions that may be raised in due course, as and when necessary.

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

Register to Bid – Live Stream Auction

If you cannot register through the online system, please complete and return this form with two ID documents. We cannot guarantee to process registrations received later than 24 hours before the auction.

Telephone* Proxy Online* Room

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

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

LOT DETAILS

Date of Auction*	Lot Number*
<input type="text"/>	<input type="text"/>
Property Name and Address*	Maximum Bid £ (optional but required for a proxy bid)
<input type="text"/>	<input type="text"/>
Maximum Bid in Words (optional but required for a proxy bid)	
<input type="text"/>	

BIDDER DETAILS

Title*	Name/Company Name* IF PURCHASE IS TO BE IN JOINT NAMES PLEASE INCLUDE PROOF OF ID AND ADDRESS FOR BOTH
<input type="text"/>	<input type="text"/>
Capacity	Address Line 1*
<input type="text"/>	<input type="text"/>
Address Line 2*	Postcode*
<input type="text"/>	<input type="text"/>
Telephone No.	Email Address*
<input type="text"/>	<input type="text"/>

SOLICITOR DETAILS

Solicitor Company*	Solicitor Name*
<input type="text"/>	<input type="text"/>
Address Line 1*	Address Line 2*
<input type="text"/>	<input type="text"/>
Telephone No.	Email Address*
<input type="text"/>	<input type="text"/>

PROOF OF IDENTIFICATION AND ADDRESS

To comply with Anti-Money Laundering Regulations, we require scanned copies of your proof of ID AND proof of address (Passport or driving license and Council tax/utility bill or bank statement) to enable you to bid. If you are successful and are bidding remotely you will be required either to provide certified proof of ID within 48 hours of the auction or visit a Symonds & Sampson office with hard copies. By submitting your ID, you authorise Symonds & Sampson LLP to undertake further proof of identification and anti-money laundering checks that may be required should you be successful in your bid. Please note: if you then fail anti-money laundering checks, your purchase will be in jeopardy and you will lose the buyer's administration fee, so you must satisfy yourself in advance that your purchase complies with the current Money Laundering Regulations.

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

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

TERMS AND CONDITIONS

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

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

<input type="text"/>	<input type="text"/>
Signature	Date of Signature (dd/mm/yyyy)

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