

# Auction

Thursday 3 October 2024 at 2:00pm  
The Guildhall, Axminster EX13 5NX



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](http://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](http://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](http://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.



Cover: Ted Cairns

## Auction Day Details

The Axminster Guildhall  
Axminster  
Devon EX13 5NX

What3words  
///priced.attracts Depending

Auction day emergency  
contact: 07470 050577



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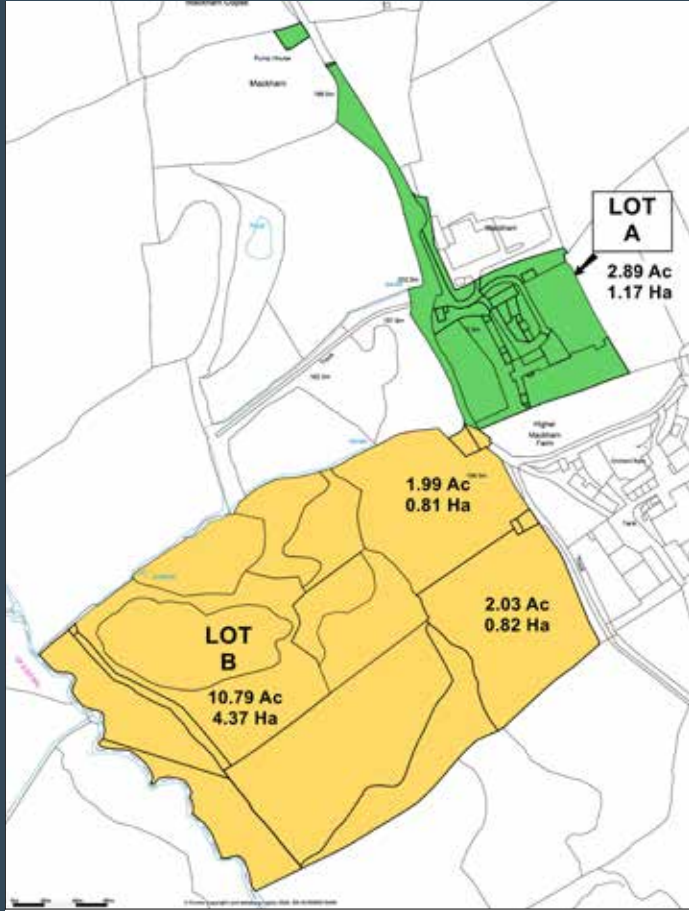
Graham Barton MRICS  
Auctioneer, Surveyor  
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01297 33122



# Middle Mackham Farm

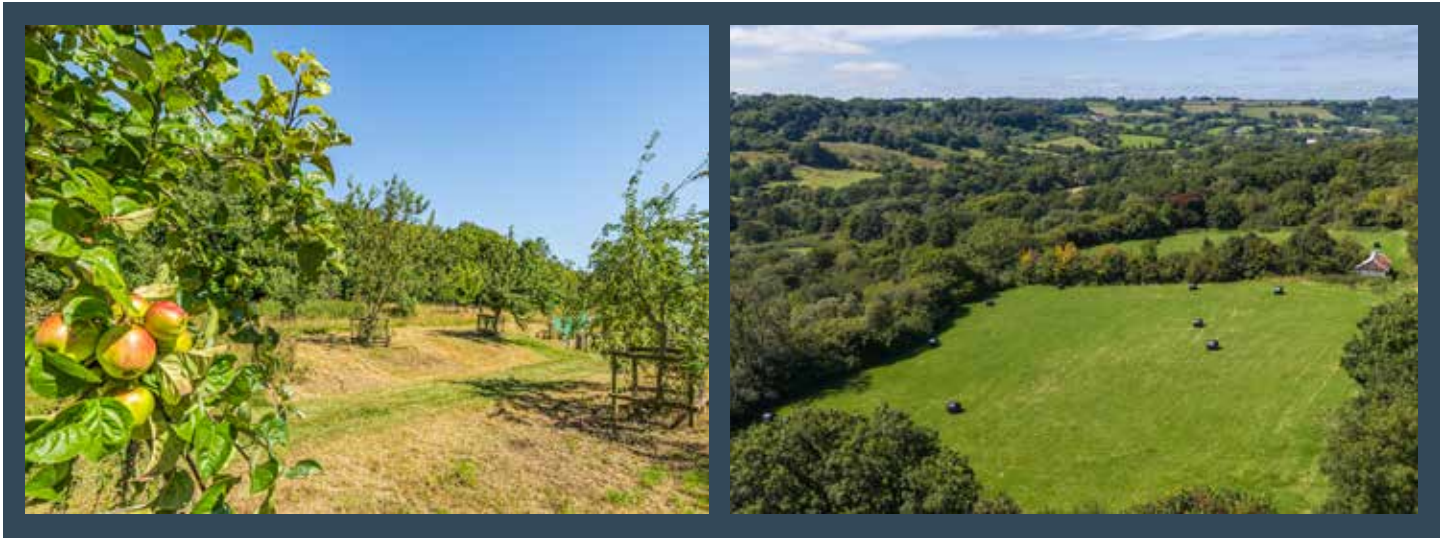
Madford, Hemyock, Devon EX15 3QX

Guide Price Lot A: £450,000 Lot B: £125,000\*





A historic farmstead (Grade II) for restoration, with potential (STPP). Courtyard of traditional barns, set in about 17.70 acres (7.16 ha) of pretty pastureland, woodland and orchard, offered as a whole or in two lots



### The Property

- Lot A: The farmhouse, annexe, farm buildings and about 2.89 acres (1.17 hectares)
- Main house: Drawing room, kitchen, old dairy, dining room/garden room, 4 bedrooms
- Cottage annexe: sitting room, kitchen/dining room, 2 bedrooms and bathroom
- Courtyard of traditional barns with potential (STPP)
- Lot B - About 14.81 acres of unspoilt pasture land, woodland and a field shelter
- Gloriously situated enjoying a tranquil, rural position
- In the Blackdown Hills National Landscape
- With frontage to the Madford River

### What3words

///origin.bookcases.comments

### Services

Main electricity. Private water and drainage. Oil central heating in the annexe

### Tenure

Freehold

### Local Authority

Mid Devon District Council - CT Band E

### EPC Band Exempt

### Agent's Note

The purchaser of Lot A will be offered first refusal on Lot B at a set figure

### Rights of Way

A public footpath runs on the land a good distance from the farmstead.

### Agricultural Schemes

Delinked payments will be retained by the current owner. No application to the Sustainable Farming Incentive (SFI) has been made. The land is not entered into any stewardship schemes.

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



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**Solicitors:** Holley & Steer Solicitors  
Burnham On Sea TA8 2ET  
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# Land and barn at Lower Tidderson

Rackenford, Devon EX16 8DN

Guide Price Lot A: £235,000 Lot B: £85,000 Lot C: £175,000\*





# Two-bedroom property within a barn offers a rare opportunity alongside approximately 34.89 acres (14.12 hectares) of pasture land arranged in two convenient blocks, all offered in three separate lots

## Lot A: Property and land Guide price £235,000\*

- A unique 2 bedroom property within a timber barn
- Includes a single parcel of level pastureland extending to 4.92 acres
- Private access via a quaint lane
- The property offers a lifestyle of serenity and natural beauty
- The site has potential for further development opportunities subject to obtaining necessary planning consents
- What3words ///actor.flown.liberated

## Lot B: 9.62 acres of well-maintained pasture land Guide price £85,000\*

- Attractive level pastureland arranged in 2 parcels extending to 9.62 acres (3.89 hectares)
- Benefits from direct road frontage and access
- Bounded by mature hedgerow and stock proof fencing
- Classified as Grade 3 Agricultural Land
- Opportunity for a range of agricultural, equestrian and conservation uses
- What3words ///polo.upholds.downsize

## Lot C: 25.27 acres of of well-maintained pasture land Guide price £175,000\*

- Level and gently sloping pastureland arranged in 4 parcels extending to 25.27 acres (10.22 hectares)
- Accessed just off Tidderson Lane
- Enclosed by mature hedgerow and tree lined boundaries with stock proof fencing
- Classified as Grade 3 and 4 Agricultural Land
- Includes a small area of mixed woodland adding to conservation appeal
- What3words ///unusable.caravan.baker

## Location

- Located in a quiet, rural position on the outskirts of the popular village of Rackenford
- Attractive area with unspoilt views of Devons' rolling countryside
- Good access to the A361 and M5
- Approximately 7.5 miles west of the town centre of Tiverton, 13.5 miles southeast of the centre of South Molton and 21.3 miles north of the city centre of Exeter

## Services

Lot A: Mains electric, mains water and private drainage system. Partial underfloor heating.

Lot B: No services available

Lot C: No services available

## Tenure Freehold

**Local Authority** North Devon Council CT Band A

**EPC Band** D (60) Potential C (74)

## Agent's Note

Retention of an extension to dwelling that provides extra residential accommodation within shell of existing barn. Ref: 78225

Application for a lawful development certificate for existing use of part of a barn as a single dwelling and mixed ancillary storage & agricultural use in remainder of the barn. Ref: 54304

The private drainage system may not comply with modern regulations. Prospective buyers should make their own enquiries and factor into their maximum bid the cost to replace/works required to bring the system up to standard. Broadband: Standard. Mobile Network Coverage: Likely outside, limited inside. Source: Ofcom.org.uk

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



Sarah Vere  
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**Solicitors:** Harris & Harris Solicitors  
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ben.monksummers@harris-harris.co.uk



# Buildings, Agricultural Land and Former Touring Caravan Park Greenham, Wellington, Somerset TA21 0LZ **POSTPONED**

Guide Price Lot A: £350,000 Lot B: £275,000 Lot C: £105,000 Lot D: £105,000\*





## Strategically positioned with great potential: A generous sized plot with buildings and concrete yard area, former caravan park set in 2.60 acres and 24.09 acres of pastureland. All offered in four convenient lots

### Lot A: Buildings and yard Guide £350,000\*

- Approximately 2.00 acre site situated in a strategic location just off the A38
- Steel frame building with box profile sheeted walls and roof subject to a tenancy
- Brick built building with green box profile sheeted front
- Aluminium arched agricultural building with sliding doors
- Concrete entrance with steel security fencing
- The site has potential for alternative development opportunities subject to obtaining necessary consents
- What3words ///stood.barks.evidence

### Lot B: Former touring caravan park Guide £275,000\*

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

### Lot C: 13.54 acres of well-maintained pasture land Guide £105,000\*

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

### Lot D: 10.55 acres of well-maintained pasture land Guide £105,000\*

- A single parcel of level productive pastureland extending to 10.55 acres (4.27 hectares)
- Classified as Grade 2 Agricultural Land
- Strategic position with excellent road access
- Bordered by mature hedges and stock proof fencing
- Potentially suitable for a range of agricultural, horticultural and equestrian uses
- What3words ///crispy.dark.inversion

### Situation

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

### Services

Lot A: Mains electricity and water. Solar panels are installed on two buildings

Lot B: Mains electricity and water. Mains water pipe within lot

The buyers of Lots A & B will be required to take their own independent supply off the mains within 1 year of completion

Lot C: No services available

Lot D: No services connected but there is a mains water pipe within the lot

### Tenure Freehold

### Local Authority Somerset Council

### Agent's Note

Please refer to the agent for a bespoke brochure for more information. Interested parties are advised to make their own enquiries in relation to planning at the property

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



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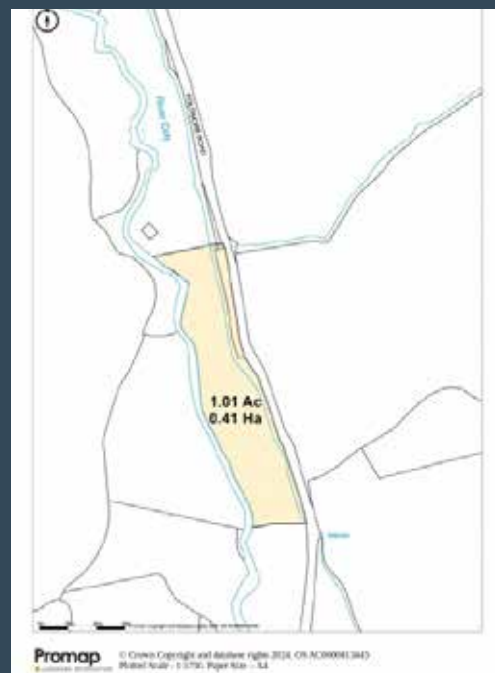
**Solicitors:** Porter Dodson Solicitors  
Taunton TA1 2PX  
01823 625800  
ben.hingley@porterdodson.co.uk

**PORTER  
DODSON**

# Mill Leat Copse

Farway, Colyton, Devon EX24 6EF

Guide Price £25,000\*



An attractive 1.01 acre (0.41 ha) parcel of native woodland, well situated in the village of Farway

## The Property

- Set in East Devons Area of Outstanding Natural Beauty (now National Landscape)
- The woodland offers a tranquil haven and perfect escape
- The River Coly runs along the western boundary and Mill Leat along the eastern boundary
- Comprises a mixture of mature, mainly deciduous trees
- Road frontage

## Services

None connected. Natural supply running along the western boundary

## Tenure

Freehold

## Local Authority

East Devon District Council

## Agents Notes

No public rights of way cross the woodland

## What3words

///boardroom.worldwide.qualifier

Unaccompanied viewings in daylight hours having first informed the agent



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01823 337636  
janet.keirle@everys.co.uk

**everys**  
solicitors

\*Please see Auction Note on page 2 regarding Guide price



# Farm Building and Land at Bingham's Farm

Melplash, Bridport, Dorset DT6 3TT  
Guide Price £125,000\*



An excellent parcel of arable land extending to about 11.59 acres (4.69 ha) with pole barn, in a convenient location close to Bridport

## The Property

- 11.59 acres (4.69 ha) of gently sloping, productive arable/pasture land
- Mature hedgerows form the boundaries
- Grade 2 Agricultural land, free draining loam soil
- Substantial timber pole barn (15.3m x 8.7m) offering potential for alternative uses (STPP)
- Excellent access and road frontage
- Convenient location close to Bridport
- Adjoins the main A3066 Bridport to Beaminster road
- Lovely far reaching views

## What3words

///mimes.visits.musically

Unaccompanied viewings in daylight hours having first informed the agent



Ross Willmington  
rwillmington@symondsandsampson.co.uk

## Services

Mains water supply crosses the field but is not connected

## Tenure

Freehold

## Local Authority

Dorset Council

## Agent's Note

No public rights of way cross the land  
Agricultural Schemes: Delinked payments will be retained by the current owner. No application to the Sustainable Farming Incentive (SFI) has been made. The land is not entered into any stewardship schemes.

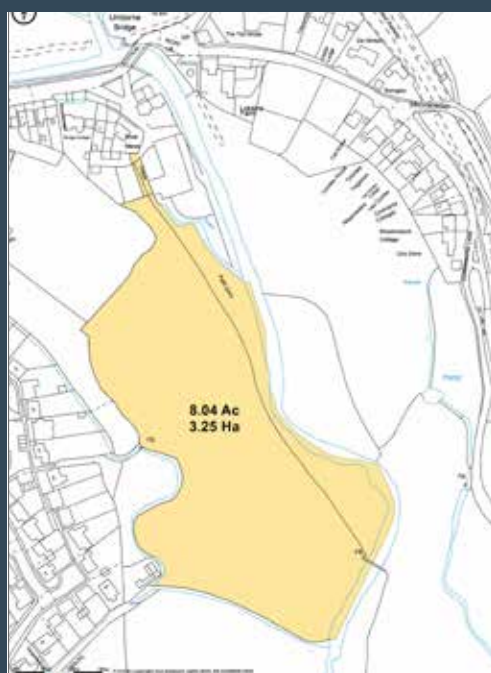
**Solicitors:** Porter Dodson Solicitors  
Poundbury DT1 3QY  
01305 262525  
steve.farnham@porterdodson.co.uk

**PORTER  
DODSON**

# Land at Dolphin Street

Colyton, Devon EX24 6LU

Guide Price £65,000\*



8.04 acres (3.25 ha) of level pasture land enjoying a pretty position on the edge of Colyton and having long frontage to the River Coly, just below Umborne Bridge

## The Property

- 8.04 acres (3.25 ha) of level, productive pastureland
- Grade 3 and 4 agricultural land
- Strategic position on the edge of Colyton overlooking the pretty Coly Valley
- Long frontage to the River Coly
- Good access via Umborne Bridge Business Park

## Tenure

Freehold

## Local Authority

East Devon District Council

## Agent's Note

Two footpaths cross the land

## What3words

///booms.greyhound.prepare

## Services

None connected, natural water supply and main water close by in Dolphin Street

Unaccompanied viewings in daylight hours having first informed the agent



Ross Willmington  
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**Solicitors:** Scott Rowe Solicitors  
Lyme Regis DT7 3QE  
01297 443777  
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\*Please see Auction Note on page 2 regarding Guide price



# Land at Three Horseshoes

Branscombe, Seaton, Devon EX12 3BR  
Guide Price £10,000 – £15,000\*



About 0.62 of an acre (0.25 ha) parcel of pasture and coppice in a prominent position adjacent to the A3052 coast road at Branscombe

## The Property

- Parcel of pasture, coppice and layby opposite former Three Horseshoes Inn
- Excellent access and long road frontage
- Potential for alternative uses (STPP)
- Prominent position adjacent to the main A3052 coast road

## What3words

///parts.remarking.slimmer

## Services

None connected. Mains water, gas and electricity are close by

## Tenure

Freehold

## Local Authority

East Devon District Council

## Agent's Note

A public footpath giving access to Branscombe crosses the land

Unaccompanied viewings in daylight hours having first informed the agent



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**Solicitors:** WBW Solicitors  
Seaton EX12 2RF  
01297 630708  
ashleighmcclements@wbw.co.uk

**WBW**

# Land at Gore's Hill

Mapperton Lane, Melplash, Bridport Dorset DT6 3UF

Guide Price £175,000\*



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

## The Property

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

## What3words

///cure.tonality.unionists

## Services

Mains water

## Tenure

Freehold

Unaccompanied viewings in daylight hours having first informed the agent



George Whittaker  
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## Local Authority

Dorset Council

## Agents Note

Voice and data mobile coverage by all networks (according to Ofcom)

No broadband

The land is not located in a Flood Zone

We are not aware of any nearby planning applications

**Solicitors:** Bishopsgate Law

London, EC2M 3XD

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mitchell@bishopsgatelaw.com

**Bishopsgate**Law



# Land at Ibberton Lane

Woolland, Blandford Forum, Dorset DT11 0EW

Guide Price £145,000\*



12.80 acres (5.18 ha) of pasture land with a 4-box stable block, tack room and stream frontage

## The Property

- A single field of level and gently sloping permanent pasture
- Two highway entrances
- High quality timber stable block on concrete yard and brick plinth
- 3 x 12'x12' and 1 x 16 x12' stables, and lockable tack room
- Post and rail fenced yard area
- The River Divilish and a tree belt runs along the eastern boundary
- Quiet sheltered spot
- Good network of lanes, bridleways and hills for hacking

## Services

Separately metered mains water supply  
Mains electricity not connected

## Tenure

Freehold

## Local Authority

Dorset Council

## Agents Note

Wessex Internet fibre cable inside road hedge  
Located in the Dorset National Landscape

**What3words** ///firework.whispers.drum

Unaccompanied viewings in daylight hours having first informed the agent



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**Solicitors:** Blanchards Bailey  
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emily.wolstenhome-rimmer@blanchardsbailey.co.uk

  
Blanchards  
Bailey

# Sunnylands Farm

Chardstock, Devon EX13 7EE

Guide Price £395,000\* **POSTPONED TO 25 OCTOBER**



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

## The Property

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

**What3words** ///springing.requests.whimpered

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



Rickey Stoodley  
rstoodley@symondsandsampson.co.uk

**Services** Mains electricity, water. Private drainage

**Tenure** Freehold

## Local Authority

East Devon District Council - CT Band E

**EPC Band** E (49) Potential A (98)

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

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





# The Old Bakehouse

4 Salisbury Terrace, The Hill, Kilmington, Axminster EX13 7SE  
Guide Price £125,000\* **POSTPONED TO 25 OCTOBER**



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

## The Property

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

## What3words

///pampered.silk.finalists

## Services

Mains water, electricity and drainage

## Tenure

Freehold

## Local Authority

East Devon District Council - CT Band B

**EPC Band E (48) Potential D (66)**

## Agent's Note

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

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



Rickey Stoodley  
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**Solicitors:** WBW Solicitors  
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01297 630700  
nicholahedditch@wbw.co.uk

**WBW**

# Avalon

Barbican Hill, East Looe, Cornwall PL13 1BQ  
Guide Price £290,000 - £335,000\*



A stunning refurbishment/redevelopment opportunity with fabulous views and a potential building plot (STPP)

## The Property

- Detached 'Mundic clear' bungalow in garden and grounds of 0.24 acres (0.10 ha)
- Scope for upwards/sideways extension (STPP)
- GF: Kitchen/breakfast room, sitting/dining room, large inner hall (potential bedroom 4), 3 bedrooms, bathroom
- Gardens and grounds with immense promise, various sheds/stores
- Off-street parking for multiple vehicles
- Approx. 23m frontage to Barbican Hill
- Elevated setting, panoramic views over East Looe River
- Approx. 125m from the town centre.
- Less than 300m from the beach

**What3words** ///twitchy.talent.september

**Services** All mains services are connected

**Tenure** Freehold

**Local Authority** Cornwall Council - CTB C

**EPC Band** E (52) Potential C (81)

## Agent's Note

As at 20.08.24: Mobile network: Limited indoors and likely outdoors. Broadband: Superfast available. Source: ofcom.org.uk Planning: We are not aware of any nearby planning applications

Viewings strictly by appointment only. Full details from Seasons Estate Agents 01503 265265



Graham Barton  
01297 33122  
gbarton@symondsandsampson.co.uk

**Solicitors:** Mark Grassam Solicitors  
East Looe PL13 1DN  
01503 262119  
law@markgrassamsolicitors.com



\*Please see Auction Note on page 2 regarding Guide price



# 1 Monmouth Park

Lyme Regis, Dorset DT7 3FJ

Guide Price £200,000 - £250,000\*



A single building plot with full planning permission for a substantial five bedroom detached house in Lyme Regis

## The Property

- Planning permission for five bedroom detached house
- Garage and parking
- Plot lies on the edge of Monmouth Park
- A short drive into the centre of Lyme Regis

## What3words

///handlebar.starring.lamenting

## Services

It is understood that there will be ready connections on site for electricity, mains drainage, water, gas and telephone/broadband.

## Tenure

Freehold

## Local Authority

Dorset Council

## Agent's Note

The purchaser of 1 Monmouth Park will have first refusal to purchase 6 Pine Ridge at the same price that has been paid for 1 Monmouth Park

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



Daniel Magee  
dmagee@symondsandsampson.co.uk

**Solicitors:** Keystone Law  
London WC2A 1JF  
020 3319 3700  
nick.ellis@keystonelaw.co.uk

**KEYSTONE LAW**

\*Please see Auction Note on page 2 regarding Guide price

# 6 Pine Ridge

Lyme Regis, Dorset DT7 3FJ

Guide Price £200,000 - £250,000\*



A single building plot with full planning permission for a substantial five bedroom detached house in Lyme Regis

## The Property

- Planning permission for five bedroom detached house
- Garage and parking
- Plot lies on the edge of Monmouth Park
- A short drive into the centre of Lyme Regis

## What3words

///speeded.shippers.consoled

## Services

It is understood that there will be ready connections on site for electricity, mains drainage, water, gas and telephone/broadband.

## Tenure

Freehold

## Local Authority

Dorset Council

## Agent's Note

The purchaser of 1 Monmouth Park will have first refusal to purchase 6 Pine Ridge at the same price that has been paid for 1 Monmouth Park

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



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London WC2A 1JF  
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nick.ellis@keystonelaw.co.uk

**KEYSTONE LAW**

\*Please see Auction Note on page 2 regarding Guide price



# 24 Forest Edge Drive

Ashley Heath, St Leonards and St Ives, Dorset BH24 2ER

Guide Price £125,000\*



0.26 acre building plot at the end of a no-through road in Ashley Heath, subject to all the necessary planning consents

## The Property

- Building plot development opportunity
- Secluded location
- Good network of bridleways and footpaths nearby
- 0.26 acre site

## What3words

///harp.neon.suspended

## Services

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

## Tenure

Freehold

## Local Authority

Dorset Council - CT Band A (static caravan)

## Agent's Note

As at 20.08.2024: Mobile coverage: indoor and outdoor likely. Broadband speeds: standard available. Source ofcom.org.uk

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



Morgan Fry  
mfry@symondsandsampson.co.uk

**Solicitors:** Coles Miller Solicitors  
Poole, BH17 7AG  
01202 338833  
relkins@coles-miller.co.uk



# Building plot at Colehill

Rear of 58 Lonnen Road, Colehill, Wimborne BH21 7AX

Guide Price £195,000\*



A single building plot measuring 0.22 acres (0.08 hectares) with full planning permission for a substantial contemporary dwelling

## The Property

- A single building plot measuring 0.22 acres
- Full planning permission for a (2,110 sqft./196 sqm.) dwelling
- Garden, detached double garage and off-road parking
- 3-4 bedrooms (2 ensuite) and open-plan living
- Situated along a sought after road in Colehill
- Enjoying an elevated position
- Planning Ref: P/FUL/2023/01568
- Excellent road links nearby

**What3words** ///inch.collision.profiled

**Services** All mains services are connected to 58

## Tenure

Freehold

## Local Authority

Dorset Council

## Agent's Note

The garage belonging to 58 Lonnen Road will be demolished between exchange and completion to create access to the building plot. The approved plans can be inspected via the Dorset Council Planning Portal. The site is subject to an overage clause - please refer to the legal pack. CIL payment approx. £27,000 (£0 self-build exemption). Standard/superfast broadband available. Limited mobile coverage indoors and likely coverage outdoors. Flood Risk Zone 1.

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



Meredith Wallis  
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**Solicitors:** Genesis Legal  
Ferndown BH22 9DE  
01202 552255

andrew@genesislegal.co.uk



\*Please see Auction Note on page 2 regarding Guide price



# Mons Bungalow

High Street, Henstridge, Somerset BA8 0RB

Guide Price £495,000\* **FOR SALE BY PRIVATE TREATY**



A mixed residential and commercial property comprising a large chalet bungalow and excellent range of outbuildings

## The Property

- Chalet style bungalow with private garden
- Spacious GIA of over 2500 sqft.
- GF: Entrance hall, sitting room, dining room, kitchen, 2 bedrooms, shower room and 2 WCs
- FF: 2 bedrooms, bathroom
- Ample business opportunities from a plethora of outbuildings
- Excellent development potential (STPP) and scope for modernisation
- Village centre location
- Long tree-lined driveway from village High Street

## What3words

///save.geologist.laying

## Services

Mains water, electricity and drainage. Oil fired central heating. LPG gas hob.

## Tenure

Freehold

## Local Authority

Somerset Council - Council Tax Band E

**EPC Band D (65) Potential C (75)**

## Agent's Note

As at 01/09/2024: Ultrafast broadband available. Mobile signal is limited indoors, and likely from most providers outdoors. Source Ofcom ofcom.org.uk The property is in flood risk zone 1 - source gov.uk

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



Shula Harvey  
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**Solicitors:** Porter Dodson Solicitors  
Sherborne DT9 3NL  
01935 846764  
caron.abbott@porterdodson.co.uk

**PORTER  
DODSON**

# Middle Leaze

Chedington, Beaminster, Dorset DT8 3JA

Guide Price £195,000\*



A detached 3 bedroom Woolaway bungalow with views over open farmland

## The Property

- 1 of 3 bungalows situated on the edge of Broadleaze Farm
- Constructed in the mid 1970's of Woolaway construction
- Scope for improvement and modernisation
- Good sized front and rear gardens
- Far reaching views overlooking farmland
- Rural yet accessible position in beautiful West Dorset countryside

**What3words** ///voltage.ounce.coil

## Services

Mains electricity and water. Shared private drainage. Oil fired central heating

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



Caroline Childs-Chaffey  
ccchaffey@symondsandsampson.co.uk

**Tenure** Freehold

**Local Authority** Dorset Council - CT Band B

## Agent's Note

The dwelling is of non-standard concrete panel Woolaway construction, which requires specialist mortgage lending. The dwelling was constructed subject to an agricultural occupancy condition. In 1998 a Certificate of Lawful Use was granted for non-compliance with the condition for a period exceeding ten years. The dwelling has been unoccupied since June 2023. We recommend purchasers seek specialist planning advice. Standard and superfast broadband available. Likely mobile coverage from most providers indoors and likely from all providers outdoors. Source: ofcom.org.uk

**Solicitors:** Battens Solicitors  
Sherborne DT9 3BU  
01935 315565  
chloe.adams@battens.co.uk



\*Please see Auction Note on page 2 regarding Guide price



# 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)



# Auction

Friday 25 October 2024 at 2:00pm  
Digby Memorial Church Hall  
Digby Road, Sherborne DT9 3NL

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Beat the Budget!  
Property Auction 25 October

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