

# Auction

Friday 15 November 2024 at 2:00pm  
Digby Memorial Church Hall  
Digby Road, Sherborne DT9 3NL



Symonds & Sampson



# Auction Notes

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

## Important Notice

Symonds & Sampson LLP and their Clients give notice that:

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

### Auction Day Details

Digby Memorial Church Hall  
Sherborne, Dorset DT9 3NL

What3words  
///priced.attracts Depending

Auction day emergency  
contact: 07470 050577



Mark Lewis FRICS FAAV FNAVA  
Senior Partner, Auctioneer  
[mlewis@symondsandsampson.co.uk](mailto:mlewis@symondsandsampson.co.uk)  
01258 473766



Meredith Wallis MNAVA MNAEA  
Auction Partner, Head of Auctions  
[mwallis@symondsandsampson.co.uk](mailto:mwallis@symondsandsampson.co.uk)  
01202 843190



Graham Barton MRICS  
Auctioneer, Surveyor  
[gbarton@symondsandsampson.co.uk](mailto:gbarton@symondsandsampson.co.uk)  
01297 33122



Shula Harvey MNAEA  
Auction Negotiator  
[sharvey@symondsandsampson.co.uk](mailto:sharvey@symondsandsampson.co.uk)  
01258 473766

# The Site of the Former St Keyne Village Hall

St Keyne, Liskeard, Cornwall TR14 4SB

Guide Price £15,000\*



An interesting plot of land measuring 0.046 acres (0.018 ha) on the edge of the village

## The Property

- Site measuring 0.046 acres (0.018 ha)
- Largely level and rectangular in nature
- Potential for a variety of uses, subject to any requisite consents
- Remnants of the original structure but mostly open space
- A short flight of steps leads up from the road
- North/eastern edge of the village
- Liskeard c. 3 miles

## What3words

///resonated.scrambles.email

## Services

Please refer to the legal pack

Viewings during daylight hours having first informed the Joint Agents, Millerson 01579 344401



Graham Barton  
gbarton@symondsandsampson.co.uk

## Tenure

Freehold

## Local Authority

Cornwall Council

## Agents Notes

Ultrafast broadband available. Mobile network coverage likely outside and limited inside. On the 11th January 2011, the land in this lot together with other land was granted planning consent by Cornwall Council under Ref: E2/08/00877/OUT, the Description of Development on the Decision Notice being "Outline application for the construction of dwelling and construction of new vehicular/pedestrian access (Demolition of village hall)".

**Solicitors:** Setfords Solicitors  
Guildford GU1 4AW  
0330 058 4012  
info@setfords.co.uk

**setfords**

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



# Land at Coles Lane

Yetminster, Sherborne, Dorset, DT9 6LP

Guide Price £40,000\*



0.15 acres with development potential subject to planning permission/consents

## The Property

- Land measuring approximately 0.1516 acres
- Potential for building plot subject to the relevant planning permissions/consents
- Village location

## What3words

///freshest.rewarded.tigers

## Services

None

## Tenure

Freehold

## Local Authority

Dorset Council

## Agents Notes

As at 19/09/24: Broadband: Ultrafast available.  
Mobile Network Coverage: Likely outside, limited to no coverage inside. Source ofcom.org.uk

Unaccompanied viewings in daylight hours having first informed the agent



Andy Wakinshaw  
01935 814488  
awakinshaw@symondsandsampson.co.uk

**Solicitors:** Dorset Council  
Dorchester DT1 1XJ  
01305 224525

daniela.aslett@dorsetcouncil.gov.uk



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

# Unit 2, 7-8 Market Place

Wincanton, Somerset BA9 9LL

Guide Price £70,000\*



A ground floor retail unit forming part of an attractive Grade II Listed building in the heart of the town

## The Property

- Leasehold
- Forming part of an attractive Grade II Listed building
- Frontage to Market Place and North Street
- Most recently an Estate Agents offices
- Sales/office area, kitchenette and cloakroom
- Cellar/storage on the lower ground floor
- Front and side access
- Free all day parking close-by
- GIA: 858.5 sqft./79.9 sqm.

## What3words

///legal.division.dumplings

## Services

Mains electricity, water and drainage

## Tenure

Leasehold 999 years from 18 February 2005  
980 years remaining

## Local Authority

Somerset Council – RV: £3,400

## EPC Band D (100)

## Agents Notes

We are advised by our client that they have not been required to pay a service charge or ground rent during their ownership (since 2013).

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



Mark Lewis  
mlewis@symondsandsampson.co.uk

**Solicitors:** Farnfields Solicitors

Shaftesbury SP7 8JT

01747 854244

julian.alakahoon@farnfields.com

*Farnfields*  
SOLICITORS



# Land at Lonnen Road

Colehill, Wimborne, Dorset BH21 7AU  
Guide Price £100,000\*



A 5.70 acre parcel of permanent pasture with mature boundaries, situated in a secluded location on the rural fringe of Colehill

## The Property

- 5.70 acre parcel of woodland
- Agricultural vehicular access off Colehill Lane
- Situated 2.5 miles north east of Wimborne Minster
- Good network of bridleways and footpaths nearby
- No water or electricity connected

## Tenure

Freehold

## Local Authority

Dorset Council

## What3words

///amicably.dries.speaking

## Services

None

Unaccompanied viewings in daylight hours having first informed the agent



Morgan Fry  
01202 882103  
mfry@symondsandsampson.co.uk

**Solicitors:** Hugh James Solicitors  
Southampton SO14 0TB  
033 3016 2222  
jessica.forrester@hughjames.com

**HUGHJAMES**

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

# 117 Middle Street

Yeovil, Somerset BA20 1NA  
Guide Price £100,000\*



A historic town centre retail property for renovation with land at the rear, suitable for a variety of uses or conversion/development STTP

## The Property

- Freehold with vacant possession
- Well-established town centre location
- Detached outbuilding
- Mid-terrace property with accommodation over three floors
- Renovation required with good sized plot at the rear
- Further development potential (subject to planning permission)

## Tenure

Freehold

## Local Authority

Somerset Council – Rateable Value £8,400

## What3words

///grabs.far.trout

## Services

Mains gas, electricity, water and drainage

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



Stephen Hennessey  
shennessey@symondsandsampson.co.uk

**Solicitors:** MacLachlans Solicitors  
Shaftesbury SP7 8EJ  
01747 440448  
jackie@maclachlansolicitors.co.uk





# Barn at Blind Street

Blind Street, Bere Regis, Wareham, Dorset BH20 7LE

Guide Price £125,000 - £150,000\*



A detached period brick barn with full planning permission for a replacement 3 bedroom dwelling with off-road parking and garden

## The Property

- A brick barn with full planning permission for a replacement 3 bedroom dwelling with off-road parking, store and garden
- Planning ref: P/FUL/2022/01870
- Grounds of about 0.06 acres (2,613.6 sq. ft.)
- Close to the centre of the village
- Situated on a no-through lane
- Well-placed for access to the A31 and A35
- Within the Conservation Area

## What3words

///poetic.improvise.sobered

## Services

All mains services are available in Blind Street

Unaccompanied viewings in daylight hours having first informed the agent



Meredith Wallis  
01202 843190  
mwallis@symondsandsampson.co.uk

## Tenure Freehold

## Local Authority

Dorset Council

CIL Liability £5,885.96 (self-build exemption)  
please refer to the planning documents

## Agents Notes

The property benefits from a vehicular and pedestrian right of access over the area coloured brown on the site plan. Located within a Conservation Area. The property is subject to restrictive covenants. As at 27/08/24 in Blind Street: Standard and superfast broadband available and likely mobile coverage outside. Likely/limited coverage inside

**Solicitors:** Harold G Walker Solicitors  
Verwood BH31 7AA  
01202 823308  
simonnethercott@hgw.co.uk



# Saybrook Cottage

The Street, Charmouth, Dorset DT6 6NU

Guide Price £140,000\* **SOLD PRIOR**



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

## The Property

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

## What3words

///market.clumped.little

## Services

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

## Tenure

Freehold

## Local Authority

Dorset Council - CT Band C

**EPC Band E** (51) Potential **B** (81)

## Agent's Note

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

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



Steve Allen  
sallen@symondsandsampson.co.uk

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



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



# Buddle House and Land

Ringwood Road, North Gorley, Hampshire SP6 2PB

Guide Price £150,000\*



An idyllic parcel of pasture land with a poultry shed extending to 3.35 acres (1.35ha) situated in the unspoilt surroundings of North Gorley

## The Property

- Land and building within the New Forest National Park
- 3.35 acres of land with Common Rights
- Large poultry shed on concrete base
- Possible redevelopment potential subject to planning
- Three separate points of access

## What3words

///angers.incurs.taller

## Services

Mains water and electricity to the building

## Tenure

Freehold

## Local Authority

New Forest Council

## Agent's Note

The vendors are currently in the process of erecting a stockproof fence along the northern boundary of the land.

A vehicular right of way at all times for all purposes will be retained by the vendor over the area shown red on the plan.

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



Jack Edwards  
jedwards@symondsandsampson.co.uk

**Solicitors:** Bonallack & Bishop Solicitors  
Salisbury SP1 1LY  
01722 654378  
stephanie.clark@bishopsllaw.com

**BONALLACK & BISHOP**  
SOLICITORS

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

# Garage site at Elmhurst Way

RO 31-37 Elmhurst Way, West Moors, Ferndown BH22 0DN

Guide Price £120,000\*



A 0.38 acre garage site in a residential area thought to provide scope for development subject to planning permission and consents

## The Property

- 0.38 acres (0.15 hectares)
- Currently comprising 10 vacant garages
- Thought to provide scope for development
- Lapsed planning permission for 3 dwellings
- Planning ref: 3/19/0156/FUL
- Situated in a popular residential area
- Well-placed for access to the A31 and the surrounding area

## What3words

///stud.actor.liked

## Services

All mains services are available in Elmhurst Way

**Tenure** Freehold

**Local Authority** Dorset Council

## Agents Notes

The land tinted blue on the sale plan is subject to a right to park vehicles in favour of 33 Elmhurst Way. The extent of this right, having been acquired by prescription, may be limited by the nature of the user from which it has arisen. Please refer to the legal pack. A buyer would need to seek covenant consent from the seller in the event of a future planning application being granted. The cost to request such consent is £300 plus VAT. The buyer will be required to reimburse the seller's fees on completion. Please refer to the special conditions of sale in the legal pack

Unaccompanied viewings in daylight hours having first informed the agent



Meredith Wallis  
01202 843190  
mwallis@symondsandsampson.co.uk

**Solicitors:** Capsticks LLP  
Winchester SO23 8SR  
01962 678 300  
Email



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



# 1 Monmouth Park

Lyme Regis, Dorset DT7 3FJ

Guide Price £150,000\* **WITHDRAWN**



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

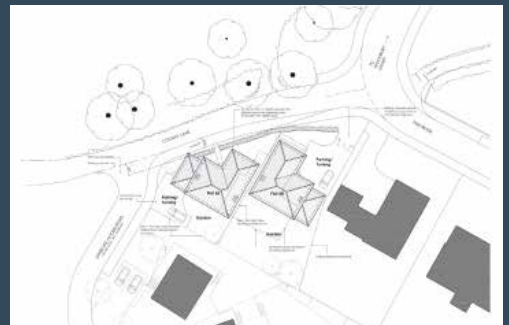
**Solicitors:** Keystone Law  
London WC2A 1JF  
020 3319 3700  
nick.ellis@keystonelaw.co.uk

**KEYSTONE LAW**

# 6 Pine Ridge

Lyme Regis, Dorset DT7 3FJ

Guide Price £150,000\* **WITHDRAWN**



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



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



# Windsor Place

Liskeard, Cornwall PL14 4BH

Guide Price £175,000\*



A handsome Grade II Listed part-vacant mixed commercial investment/development opportunity

## The Property

- GF: Arrival hall with staircase to upper floors
- Unit 1 (c.48sqm/516sqft) occupied by The Hive at £375pcm/£4,500pa
- Unit 2 (40sqm/430sqft) with a past retail use
- FF: Unit 3 (80.9sqm/870sqft) occupied by Topcuts Hair Salon and Treatment Rooms at £520pcm/£6,240pa
- SF: Unit 4: A large vacant residential apartment, in need of refurbishment with potential for sub-division (STPP)
- Outside: Rear yard, store, garage and garden
- Town centre location
- Adjacent to the new Liskeard Integrated Services Hub

**What3words** ///universes.bonkers.column

## Services

Mains electricity, water and drainage

**Tenure** Freehold

**Local Authority** Cornwall Council - please refer to the GOV.UK for rateable values

**EPC Bands** Unit 1: E (108), Unit 2: D (93), Unit 3: C (58), Flat E (40)

## Agent's Note

Ultrafast broadband is available. Mobile coverage is likely inside and outside. Source: ofcom.org

Viewings strictly by appointment. Full details available from the Joint Agents Millerson 01579 344401



Graham Barton  
gbarton@symondsandsampson.co.uk

**Solicitors:** Coodes  
Liskeard PL14 4BH  
01579 347600  
kevin.george@coodes.co.uk



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

# Gwyngala

Dawes Lane, East Looe, Cornwall PL13 1JE

Guide Price £185,000\*



A three bedroom inverted detached house for refreshment/updating with views over the roofscape to the convergence of the East and West Looe Rivers and the woodland beyond

## The Property

- GF Entrance hall, master bedroom with en-suite shower room, two further bedrooms, bathroom and utility room.
- FF Signature open plan kitchen/living/dining room, French doors to Juliet balcony, patio door to the large balcony with the lovely westwards outlook
- Outside: In addition to the balcony there are areas of a hard landscaping that could readily be softened with flower baskets and pots
- Parking: There is an off-road parking bay beneath which is a useful workshop/store
- Elevated with enviable views westwards
- About half a mile from the town centre
- Approx. 100m to the beach

## What3words

///voices.stickler.embedded

## Services

All mains services

## Tenure

Freehold

**Local Authority** Cornwall Council - CT Band E

**EPC Band** C (70) Potential B (83)

## Agents Notes

Ultrafast broadband available. Mobile network coverage likely outside and limited outside

Viewings strictly by appointment only. Details are available from Joint Agent Seasons 01503 265265



Graham Barton  
gbarton@symondsandsampson.co.uk

**Solicitors:** Jennifer Melly Law  
Neath SA11 1EH  
01639 630057  
jennifer@jennifermellylaw.com



Jennifer Melly Law

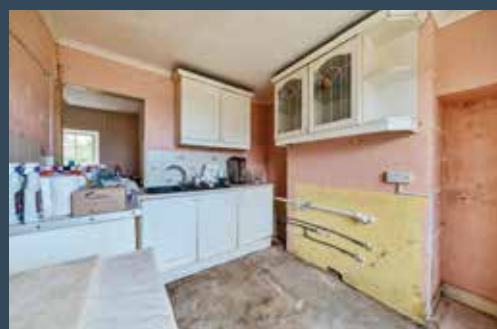
\*Please see Auction Note on page 2 regarding Guide price



# Rose Cottage

Dottery, Salwayash, Bridport, Dorset DT6 5HX

Guide Price £195,000\*



A three bedroom semi-detached cottage for updating with garden, garage and off street parking

## The Property

- GF: Lobby, sitting room, dining room, kitchen/breakfast room, store room (potential study)
- FF: 3 bedrooms, shower room
- Outside: There is a small frontage with railings  
A sizeable rear garden with a shared private drive leading to the garage, off street parking and additional larger area of garden
- Set in a popular village
- Just over 3 miles from Bridport and 4 miles from Beaminster.
- Under 5 miles from the sea at West Bay
- Countryside walks nearby

## What3words

///corrosive.womanly.typified

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



Graham Barton  
01297 33122  
gbarton@symondsandsampson.co.uk

## Services

Mains water, drainage and electricity

## Tenure

Freehold

**EPC Band E** (45) Potential B (84)

## Local Authority

Dorset Council - CT Band C

## Agents Notes

The roof was reslated with a new membrane in November 2023. Superfast broadband available  
Mobile network coverage is likely outside and limited inside. Source: Ofcom.gov.uk

**Solicitors:** WBW Solicitors

Axminster EX13 5AH

01297 630700

nicholahedditch@wbw.co.uk

**WBW**

# Glengarry House

94 Cher, Minehead, Somerset TA24 5EN

Guide Price £195,000\*



A grand end of terrace five bedroomed house for general updating with large rear garden

## The Property

- GF: Lobby, reception hall, sitting room, dining room, breakfast room, kitchen, utility room and WC
- FF: 5 bedrooms, bathroom and separate WC
- Outside: Low maintenance frontage with the sizeable principal garden being to the rear
- Potential for sub-division into two properties subject to requisite consents
- In an elevated position
- About 0.3 miles from The Avenue and Park Street
- Less than a mile from the seafront
- About a mile from the picturesque Minehead Harbour at the end of Quay Street

**What3words** ///diver.tweaked.harmonica

## Services

All mains services are connected

## Tenure

Freehold

**Local Authority** Somerset Council - CT Band C

**EPC Band** D (67) Potential C (78)

## Agents Notes

Ultrafast broadband available

Mobile Network Coverage: Likely outside and inside. Source: ofcom.gov.uk

Viewings strictly by appointment only. Full details available from Joint Agents Webbers 01643 706917



Graham Barton  
01297 33122  
gbarton@symondsandsampson.co.uk

**Solicitors:** Thorne Segar  
Minehead TA24 5DE  
01643 703 234

liam.wolley@thornesegar.co.uk

**THORNE SEGAR**  
SOLICITORS

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



# 4 Lower Burton Cottages

Dorchester, Dorset DT2 7RZ

Guide Price £210,000\* **WITHDRAWN**



A three bedroom end of terrace cottage enjoying uninterrupted countryside views

## The Property

- Close to Dorchester
- Countryside views
- In need of modernisation
- Off-road parking
- Garden
- Outside store

## What3words

///dramatic.increases.niece

## Services

Mains electricity and water are connected.  
Private drainage. (Septic tank shared between six properties)

## Tenure

Freehold

## Local Authority

Dorset Council - CT Band B

**EPC Band E** (40) Potential A (103)

## Agent's Note

Superfast broadband available. Likely mobile coverage both indoors and outdoors. Source: ofcom.org.uk

Viewings strictly by appointment only. Full details available from the Dorchester Office 01305 236237



Stuart Philips  
sphilips@symondsandsampson.co.uk

**Solicitors:** Porter Dodson Solicitors  
Poundbury DT1 3SB  
01305 262525  
michelle.wilson@porterdodson.co.uk

**PORTER  
DODSON**

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

# 48A West Street

Corfe Castle, Wareham, Dorset BH20 5HE

Guide Price £225,000\*



An attached 3 bedroom cottage in need of improvement enjoying views towards the castle

## The Property

- A charming cottage with gardens
- In need of updating and modernisation
- Scope to remodel subject to covenant consent
- GF: Kitchen, sitting room, cloakroom
- FF: 3 bedrooms, bathroom
- Pretty gardens
- Off-road parking by separate agreement
- Situated in the village Conservation Area
- Central village position
- Wareham 5 miles
- Swanage 6 miles

## What3words

///widest.chops.anchorman

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



Meredith Wallis  
mwallis@symondsandsampson.co.uk

## Services

All mains services are connected

**Tenure** Freehold

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

**EPC Band** F (33) Potential C (77)

**Agents Note** As at 26 June 2024: Broadband: Superfast and fibre available. Mobile Network Coverage: Likely outside and limited inside. Source [ofcom.gov.uk](https://www.ofcom.gov.uk). The property is in flood zone 1. The neighbouring property has a pedestrian right of way over the property. The property is not registered at Land Registry. The sale is subject to restrictive covenants - please refer to the legals.

**Solicitors:** Womble Bond Dickinson  
Bristol BS1 6DZ  
0345 415 000  
[sarah.sanderson@wbd-uk.com](mailto:sarah.sanderson@wbd-uk.com)





# The Old Liberal Club

Town Street Shepton Mallet, Somerset BA4 5BJ

Guide Price £275,000\* **POSTPONED**



An exciting investment opportunity comprising three maisonettes and a commercial premises in a historical building in the heart of Shepton Mallet

## The Property

- Investment opportunity
- Two three bedroom maisonettes and a one bedroom maisonette
- Commercial premises with storage room and kitchenette
- Parking
- Situated in the heart of Shepton Mallet

## What3words

///validated.tame.kicked

## Services

All mains services. Gas central heating in maisonettes

## Tenure

Freehold

**Local Authority** Somerset Council - 20A, 20B and 20C: CTB A for. 20 RV: £2,000, Rear of 20 RV: £2,500. Buyers are to make their own enquiries

**EPC Band** D (60) Potential C (70)

## Agents Notes

As of 01/10/24: Ultrafast broadband available. Mobile coverage available both indoors and outside. Source: ofcom.org.uk. The property may be suitable for redevelopment STTP. Interested parties should satisfy themselves as to the suitability of their proposed use.

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



Stephen Hennessey  
shennessey@symondsandsampson.co.uk

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

**everys**  
solicitors

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

# Lovely Cottage

Cutty Lane, North Cadbury, Somerset BA22 7DG

Guide Price £275,000\*



A quintessential character cottage for updating with three double bedrooms being set in extensive gardens and grounds of 0.33 acres

## The Property

- GF: Porch, dining room, sitting room, kitchen, WC, utility room, pantry and workshop (also accessed from the garden).
- FF: Three double bedrooms and bathroom.
- Outside: The extensive gardens are a particular feature being largely to lawn with potential to improve
- There is also a useful outbuilding and a number of handy sheds.
- Parking: Off-street provision for a number of vehicles.

Mains electricity, water and drainage

**Tenure** Freehold

**Local Authority** Somerset Council - CT Band E

**EPC Band** F (37) Potential C (76)

## Agents Notes

Broadband : Superfast available  
Mobile Network Coverage : Limited indoors, likely outdoors. Source: Ofcom.gov.uk

## What3words

///newly.occur.important

## Services

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



Graham Barton  
01297 33122  
gbarton@symondsandsampson.co.uk

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

**WBW**

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



# Proctors Cottage

Stock Hill Lane, Holwell, Sherborne, Dorset DT9 5LD

Guide Price £300,000\*



A detached three bedroom cottage in need of full renovation, set in 5.31 acres (2.15 hectares)

## The Property

- In need of complete renovation throughout
- Charming character features
- Two reception rooms, three bedrooms
- In a plot of 5.31 acres with a large garden and adjacent field

## What3words

///refuse.elevates.then

## Services

Mains electricity, cesspool drainage, private water supply

## Tenure

Freehold

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

**EPC Band** G (4) Potential D (66)

## Agent's Note

Standard broadband is available. Mobile phone coverage is available from all four major networks outdoors with no coverage indoors. Source: ofcom.org.uk. The property is at high risk of surface water flooding however the owners report there have been no issues for this property with flooding during their or previous ownerships. Very low risk of flooding from rivers and sea.

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



Andy Wakinshaw  
awakinshaw@symondsandsampson.co.uk

**Solicitors:** Porter Dodson  
Sherborne DT9 3NL  
01935 846764

caron.abbott@porterdodson.co.uk

**PORTER  
DODSON**

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

# Tilly Whim

Giles Cross, Bradford Peverell, Dorchester, Dorset DT2 9SJ

Guide Price £300,000\*



A charming detached cottage requiring complete renovation throughout in a peaceful position on the edge of this popular village

## The Property

- A charming period cottage requiring complete renovation throughout
- In a rural setting on the edge of Bradford Peverell
- GF: Conservatory, kitchen/dining room, sitting room, cloakroom
- FF: 4 bedrooms, bathroom
- 0.26 acres of gardens and grounds, garage and off-road parking
- Mainline station to London Waterloo at Dorchester (2.5 miles)

## What3words

///rebel.corkscrew.vowel

## Services

Mains water and electricity. Private drainage.  
Oil fired central heating

**Tenure** Freehold

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

**EPC Band** E (44) Potential B (86)

## Agents Notes

The property benefits from a private right of access over the area hatched in brown on the sale plan. As at 25.09.24: Standard and ultrafast broadband available. Mobile Network Coverage: Likely outside and limited to none inside. Coverage likely indoors from O2. Source ofcom.org.uk

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



Adam Taylor  
ataylor@symondsandsampson.co.uk

**Solicitors:** Pengillys Solicitors  
Dorchester DT1 3SS  
01305 768888  
tc@pengillys.co.uk

**PENGILLYS**  
SOLICITORS • MEDIATORS

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



# Bakery Cottage

Kings Stag, Sturminster Newton, Dorset DT10 2AY

Guide Price £310,000\* **SOLD PRIOR**



A detached cottage for modernisation offering a collection of outbuildings, large garden and generous driveway

## The Property

- In need of modernisation and updating
- Two reception rooms, three bedrooms
- Large garden
- Outbuildings and workshop
- Ample off road parking

## What3words

///prosper.decanter.swatting

## Services

Mains electric, drainage and water. Oil fired central heating

## Tenure

Freehold

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

**EPC Band** F (38) Potential D (60)

**Agent's Note** Access to the private driveway is facilitated through a shared driveway. Responsibility of the driveway is shared with the neighbouring property, this means sharing costs for any maintenance needed. The hallway, living room, and dining room flooded in 2021. Preventative work has been carried out to the property including new drains, the previously open void has been filled, and vents have been filled. The internal property damage was repaired accordingly. Low risk of surface water, river and sea flooding. Ground water and reservoir flooding is unlikely in this area. Source - [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

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



Andy Wakinshaw  
[awakinshaw@symondsandsampson.co.uk](mailto:awakinshaw@symondsandsampson.co.uk)

**Solicitors:** Porter Dodson Solicitors  
Sherborne DT9 3NL  
01935 846764  
[caron.abbott@porterdodson.co.uk](mailto:caron.abbott@porterdodson.co.uk)

**PORTER  
DODSON**

# 86 Combe Street Lane

Yeovil, Somerset BA21 3PG

Guide Price £400,000\*



A detached property in gardens of 0.75 acres requiring complete modernisation enjoying countryside views, extensive parking and a garage

## The Property

- Incredibly rare opportunity
- Plot 0.75 acres / 0.30 ha
- Fantastic country views
- Huge development potential (subject to PP/consents)
- 3 bedrooms and 2 reception rooms
- Extensive parking
- Garage

## What3words

///olive.boats.chip

## Services

Mains water, electricity and drainage

**Tenure** Freehold

**Local Authority** Somerset Council - CT Band E

**EPC Band** F (22) Potential C (76)

## Agents Note

Broadband - Ultrafast broadband is available.  
Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://www.ofcom.org.uk>

The area around 86, Combe Street Lane, Yeovil, BA21 3PG has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

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



Jeremy Smith  
[jsmith@symondsandsampson.co.uk](mailto:jsmith@symondsandsampson.co.uk)

**Solicitors:** Farnfields Solicitors  
Gillingham SP8 4AX  
01747 825432  
[gayle.defries@farnfields.com](mailto:gayle.defries@farnfields.com)

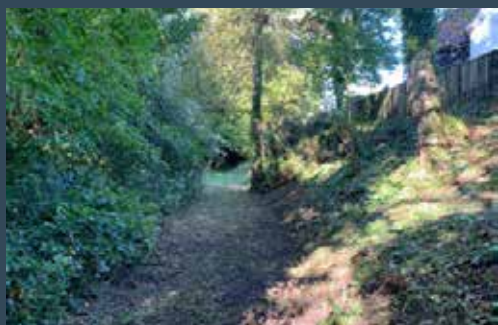
*Farnfields*  
SOLICITORS



# Content

Uplyme Road, Lyme Regis, Dorset DT7 3LT

Guide Price £600,000-£675,000\*



A stunning 5 bedroom 'Arts and Crafts' style house for modernisation with glorious views in 0.52 acres of gardens and grounds with development potential subject to planning permission

## The Property

- GF: Reception hall, living room, garden room dining room, study, kitchen, scullery, rear lobby, larder, WC
- FF: 5 bedrooms, bathroom
- Outside: 0.52 acres of mature garden, garage and off-road parking, short shared driveway
- Adjacent eastern half of the atmospheric railway cutting serving the long defunct Lyme Regis to Axminster line
- Elevated position with glorious rural and sea views to Rhode Hill and Lyme Bay World Heritage Jurassic Coast
- Potential to create access at rear
- About a mile to Lyme Regis' renowned seafront
- Glorious walks in abundance

**What3words** ///reef.solves.renewals

**Services** All mains services

**Tenure** Freehold

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

**EPC Band** F (37) Potential C (76)

## Agents Notes

Broadband: Superfast available  
Mobile Network Coverage : Limited indoors, likely outdoors. Source: Ofcom.gov.uk

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



Graham Barton  
01297 33122  
gbarton@symondsandsampson.co.uk

**Solicitors:** Scott Rowe  
Lyme Regis DT7 3QE  
01297 443 777

richard.lewis@scottrowe.co.uk





A small, scruffy dog with white fur, brown patches on its head and ears, and black markings on its back is standing in a snowy field. The dog is looking directly at the camera. The background shows a snow-covered landscape with some trees and a fence in the distance. The sun is low in the sky, creating a warm, golden glow.

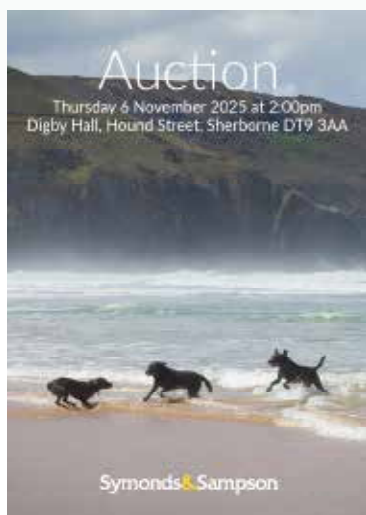
# *Our next* Auction

Wednesday 11 December 2024 at 2:00pm  
Digby Hall, Hound Street, Sherborne DT9 3AB

Symonds & Sampson



# 2025 Auction Dates



If you are considering buying or selling by auction and would like more information, please call the Auction Department 01258 473766

# 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.

**Updated 10/07/2024**



# 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)

Symonds&Sampson

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