

Auction

Thursday 27 March 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3AB



Symonds & Sampson

Auction Notes

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

Important Notice

Symonds & Sampson LLP and their Clients give notice that:

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

Plans and Measurements

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

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

VAT

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

Tenure

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

Disbursements

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

Viewings

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

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

Professional Advice

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

Legal Documents

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

Contract

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

Insurance

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

Identification

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

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

Deposit

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

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

Livestream Auction

Registering to bid

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

Telephone bidding

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

Proxy Bidding

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

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

Conditions of Sale

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

Registration of Interest

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

Withdrawals and Sales Prior

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



Auction Day Details

Digby Hall, Hound Street, Sherborne, Dorset DT9 3AB
What3words ///puls.tight.charmingly
Auction day emergency contact: 07470 050577



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



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

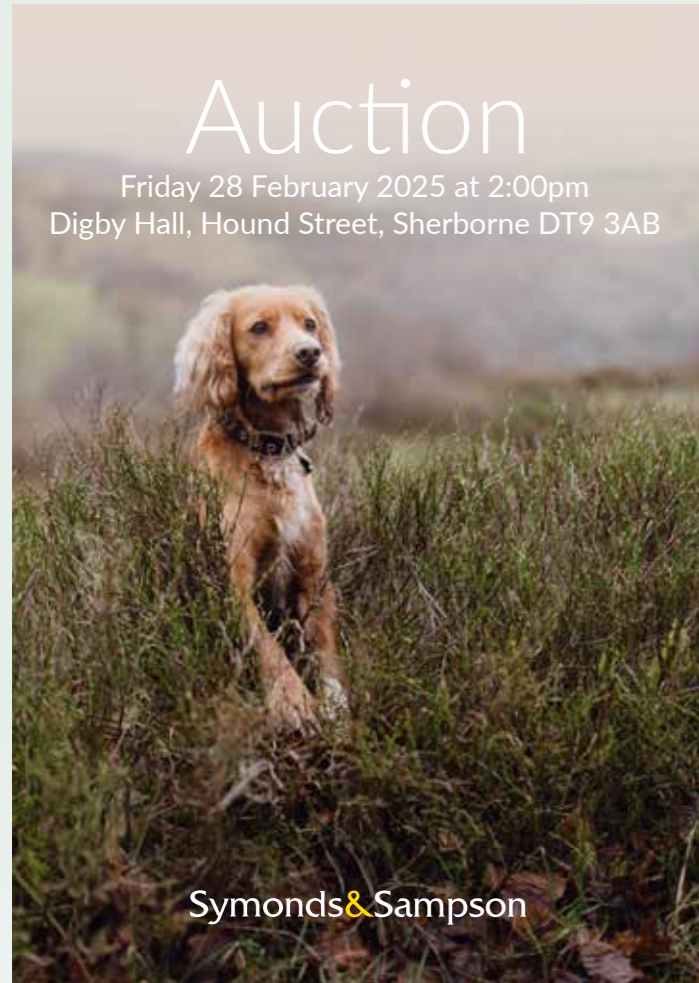


Graham Barton MRICS
Auctioneer, Surveyor
gbarton@symondsandsampson.co.uk
01297 33122



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

2025 Auction Dates



Auction
Friday 28 February 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3AB

Symonds & Sampson



Auction
Thursday 27 March 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3AB

Symonds & Sampson



Auction
Thursday 5 June 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3AB

Symonds & Sampson



Auction
Thursday 24 July 2025 at 2:00pm
Digby Memorial Church Hall, Digby Road,
Sherborne, Dorset DT9 3NL

Symonds & Sampson



Auction
Thursday 10 April 2025 at 2:00pm
The Guildhall, West Street, Axminster EX13 5NX

Symonds & Sampson



Auction
Thursday 15 May 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3AB

Symonds & Sampson



Auction
Thursday 18 September 2025 at 2:00pm
Digby Hall, Hound Street, Sherborne DT9 3NL

Symonds & Sampson



Auction
Thursday 9 October 2025 at 2:00pm
The Guildhall, West Street, Axminster,
Devon EX13 5NX

Symonds & Sampson



Symonds
& Sampson

COUNTRY MATTERS
Available Now

NHH

Land at Norton Drove

Kingsbury Episcopi, Somerset TA12 6BG

Guide Price £60,000*



4.68 acres (1.89 hectares) of level pasture land with an area of cider orchard and a pond providing a haven for wildlife

The Property

- 4.68 acres (1.89 hectares)
- Pasture land, cider orchard, pond and a shelter
- Mature hedgerow boundaries and mature trees
- Accessed from a track off Norton Lane
- In a peaceful location set to the North of Kingsbury Episcopi
- Suitable for a range of agricultural, equestrian, horticultural and recreational uses (STPP)
- East Lambrook 1.9 miles, Martock 3 miles, South Petherton 3.7 miles, Ilminster 8 miles

Local Authority

Somerset Council

Services

None

Agents Notes

There is a right of way in place to access the land over the track leading from Norton Lane. See legal pack for full details. The land has a public footpath which dissects the middle of the parcel. The western boundary of the land falls within a high risk of flooding from rivers and sea.

What3words ///nourished.instead.slick

Tenure

Freehold

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



George Russo
grusso@symondsandsampson.co.uk

Solicitors: Parker Rhodes Hickmotts
Rotherham S60 1BP
01709 388351
rubyaman@prhsolicitors.co.uk



Land at Goathill Lane

South Cheriton, Templecombe, Somerset BA8 0BU

Guide Price £70,000*



6.78 acres (2.74 ha) of pasture land with woodland belt and stream frontage

The Property

- Level and gently sloping permanent pasture land
- Good road frontage
- Includes a belt of mixed broadleaf woodland
- A small stream runs along the northern boundary
- Forest Marble clay soil
- No public rights of way cross the land
- Suitable for a range of agricultural, equestrian, horticultural and recreational uses
- A rural yet accessible position off a quiet country lane
- Wincanton 4 miles, Sherborne 7 miles
- Between the villages of South Cheriton and Charlton Horethorne

What3words

///rents.case.hurtles

Services

Natural stream water only

Tenure

Freehold

Local Authority

Somerset Council

Unaccompanied viewings in daylight hours having first informed the agent



Andrew Tuffin
01258 472244
atuffin@symondsandsampson.co.uk

Solicitors: MacLachlan Solicitors
Shaftesbury SP7 8EJ
01747 440448
tom@maclachlansolicitors.co.uk



*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

23-24 Beatrice Terrace

Hayle, Cornwall TR27 4ED

Guide Price £115,000-£135,000*



A residential and commercial refurbishment, investment and redevelopment opportunity

The Property

- GF: 24 Beatrice Terrace: Commercial 48 sqm/517 sqft of retail and ancillary space
- FF: 23 Beatrice Terrace: Residential 2 bedroom flat for modernisation
- Off-street parking and yard space at rear
- Potential to convert to two flats or one dwelling (subject to PP/consents)
- The Hayle Estuary and Copperhouse Pool nearby.
- The Towans and Hayle Beach circa one and a half miles.
- St Ives and Penzance, circa eight and ten miles respectively

What3words ///flank.affords.flight

Viewings strictly by appointment only. Full details available from Stratton Creber, Truro 01872 830128



Graham Barton
gbarton@symondsandsampson.co.uk

Services

Mains electricity, water and drainage

Tenure

Freehold
24 Beatrice Terrace is occupied by Cornwall Animal Hospital Trust. First floor flat (23) is vacant

Local Authority

Cornwall Council – 24 RV £2,125, 23 CTB A

EPC Band 24 C (58) 23 E (47) Potential C (80)

Agents Notes

Ultrafast broadband available. Mobile network coverage limited inside, likely outside.
Source: ofcom.org.uk

Solicitors: Hine Downing
Falmouth
01326 316655
john.lowry@hinedowning.com



47-49 Fore Street

Hayle, Cornwall TR27 4DX

Guide Price £120,000-£140,000*



A multi-element mixed residential and commercial investment and redevelopment opportunity (part-let at £13,200pa)

The Property

- GF 49 (Commercial, tenanted by Newells Travel Agents): Retail space, kitchen/staff room, WC. See below for terms
- GF 47B (Residential, tenanted) Hallway, sitting/dining room/kitchen, bedroom, bathroom. See below for terms
- FF: Above 47 and 49 a stripped-out space that we understand was previously a second flat
- Outside: Yard, storage space and large garden
- Commercial element let at £6,000pa, the GF flat let at £7,200per annum equivalent. Upper floor former flat vacant
- At the eastern end of the town's principal shopping area
- St Ives 7 miles, Penzance 10 miles

Viewings strictly by appointment only, full details from Stratton Creber Truro Office 01872 830128



Graham Barton
gbarton@symondsandsampson.co.uk

What3words ///noble.absorbed.intruded

Services

Mains electricity, water and drainage

Tenure Freehold

Local Authority

Cornwall Council – RV **49** £5,900, **47A** CTB A, **47B** CTB B

EPC Band 49 C (73) 47B C (73) Potential C (78) 47A G (3) Potential C (78)

Agents Notes

Ultrafast broadband available. Mobile coverage likely outside, limited indoors. Source: ofcom.org.uk

Solicitors: Hine Downing
Falmouth
01326 316655
john.lowry@hinedowning.com



Eagle House

23 High Street, Chard, Somerset TA20 1QF
Guide Price £130,000*



A handsome Grade II listed Georgian townhouse currently with commercial planning use but offering potential for varying uses or to create a substantial family home, subject to planning permission/consents

The Property

- Former Georgian townhouse
- Superb development opportunity
- Character features
- Currently with commercial planning use
- Potential for conversion to residential (STPP)
- Rear yard /potential garden, off road parking

What3words ///project.decoding.rods

Services Mains electricity, water and drainage

Tenure Freehold

Local Authority Somerset Council - CTB/RV: N/A

Agents Notes Grade II Listed, within Conservation Area. There is a flying freehold that is currently being transferred. Access to the parking/yard at the rear is currently over the rear of 21a High Street. There is potential to create a wider access (STPP). The storage containers will not be removed prior to a sale. Works at 21a High Street including a section of new party wall at the rear are not yet signed off by Building Control as they are part of a longer ongoing project. There have been various alterations within the property, and some temporary repairs (guttering) which do not yet have consent. Please refer to the Somerset Council website for information on this and any other historic applications both on this property and nearby. The office also holds further information should you have any questions in advance of arranging a viewing. No children at viewings.

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

Berensens



Jonathan Holloway
jholloway@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Gwyngala

Dawes Lane, East Looe, Cornwall PL13 1JE
Guide Price £165,000-£190,000* **SOLD PRIOR**



A detached three bedroom inverted house for updating with views over the roofscape to the convergence of the Looe Rivers

The Property

- GF: Entrance hall, master bedroom with en-suite shower room, two further bedrooms, bathroom and utility room.
- FF: Open plan kitchen/living/dining room, with Juliet balcony and access to large balcony with impressive views.
- Outside: Garden, parking bay, workshop/store
- Elevated with enviable views westwards
- Close to the town centre and beach

What3words ///voices.stickler.embedded

Services

Mains water, electricity and drainage

Tenure

Freehold

Local Authority

Cornwall Council - CTB E

EPC Band C (70) Potential B (83)

Agents Notes

Superfast broadband available. Mobile coverage likely outside, limited inside. Source: ofcom.org. A structural survey dated 21st January 2025 is available. Please refer to the legal pack

Viewings by appointment only, full details from
Seasons Estate Agents East Looe 01503 265265



Graham Barton
gbarton@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

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



Jennifer Melly Law

Homestead

Back Street East Stour, Dorset SP8 5JZ

Guide Price £175,000*



A charming Grade II Listed two bedroom cottage with generous gardens, garage and off road parking

The Property

- A two bedroom semi detached cottage
- Grade II Listed
- Features including an inglenook fireplace
- In need of complete renovation
- Generous sized garden, garage and parking
- Popular Dorset village location
- Close to village amenities including a bus stop and pub
- Close to Gillingham and Shaftesbury

What3words ///beanbag.fixed.leave

Services

Mains water, drainage and electricity. Oil central heating

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



Mark Lewis
mlewis@symondsandsampson.co.uk

Tenure

Freehold

Local Authority

Dorset Council - CTB C

EPC Band F (32) Potential D (68)

Agents Notes

Ultrafast broadband available, limited mobile signal inside, likely outside by main providers. Source: Ofcom. Please note the property is being sold on behalf of executors and therefore they are unable to confirm specific details are correct, buyers are recommended to do their own investigation for anything of specific interest.

Solicitors: Rutters Solicitors
Shaftesbury SP7 8AY
01747 852377
c.morrison@rutterslaw.co.uk



54 The Beeches

Beaminster, Dorset DT8 3SN

Guide Price £190,000*



A three bedroom semi detached house in need of modernisation situated in a popular residential area of Beaminster.

The Property

- 3 bedrooms
- Spacious sitting room
- Conservatory
- In need of modernisation
- Garage and driveway parking
- Cul-de-sac location
- Sought after area
- Views of hills in distance
- Easy access to facilities

What3words ///making.hoops.crimson

Services

All mains services are connected

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



Matthew Edmunds
medmunds@symondsandsampson.co.uk

Tenure

Freehold

Local Authority

Dorset Council - CT Band C

EPC Band C (76) Potential B (82)

Agents Notes

Ultrafast broadband available. Limited mobile network coverage inside and likely outside. Source: ofcom.org. As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing. We understand spray foam insulation is present at the property.

Solicitors: Nantes Solicitors
Bridport DT6 3LH
Tel. No. 01308 422313
carolyn.harmer@nantes.co.uk



Development plot at Thorner Way

Chilcompton, Somerset BA3 4WU

Guide Price £195,000*



A partially built 5 bedroom property within a generous plot of about 0.40 acres

The Property

- A partially built 5 bedroom property
- Giving a buyer the opportunity to finish to their own taste
- Proposed accommodation: GF: Entrance hall, 3 reception rooms, kitchen/dining room, WC. FF: 5 bedrooms (1 with ensuite and dressing room), bathroom
- Double garage, parking, garden
- Situated at the end of an established cul de sac
- Midsomer Norton 1.6 miles
- Frome with a mainline station and a range of amenities is 7 miles

What3words

///gracing.relieves.windy

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



Mark Lewis
mlewis@symondsandsampson.co.uk

Services

Buyers are to make their own investigations into services supplied, however we understand an air source heat pump can be fitted to supply heating to the property

Tenure Freehold

Local Authority Mendip Council

Agents Notes The location and site plans are for identification purposes only and prospective buyers should refer to the LR title plan which can be supplied on request. Rights will be granted over the access road in favour of the other properties on Thorner Way, along with a requirement for them to contribute towards upkeep. As at 24th August: Ultrafast broadband available. Mobile signal is likely indoors from some providers, and likely from most providers outdoors. Source Ofcom ofcom.org.uk

Solicitors: Lightfoots Solicitors
Thame OX9 2BX
01844 212305
cbiggs@lightfoots.co.uk

Lightfoots
SOLICITORS

*Please see Auction Note on page 2 regarding Guide price

Peter Pan

The Green, Morcombelake, Bridport, Dorset DT6 6EA

Guide Price £200,000*



A charming two bedroom terraced cottage in a village location, with beautifully landscaped gardens and countryside views

The Property

- Modern fitted kitchen
- Beautifully landscaped gardens
- Countryside views
- Village location

What3words

///silence.forwarded.erase

Services

Mains electricity and water. Electric heating. Private drainage*

Tenure

Freehold

Local Authority

Dorset Council - CT Band B

EPC Band E (49) Potential B (91)

Agents Notes

Standard broadband is available. Mobile network coverage is mostly good indoors and outside. *It is understood that the drainage system does not comply with the current Environment Agency regulations and will need replacement. This will mean that until this is remedied only specialist lenders will consider applications.

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



Steve Allen
sallen@symondsandsampson.co.uk

Solicitors: Barwells Solicitors
Newhaven BN9 9PU
T: 01273 511081
conveyancing-nh@barwells.com

Barwells Solicitors
Est. 1976

*Please see Auction Note on page 2 regarding Guide price

30 Trinity Street

Dorchester, Dorset DT1 1TT
Guide Price £200,000*



A versatile former café/restaurant premises with 1-2 bed manager's flat, garden, garaging and parking in a prominent town centre position

The Property

- 1,160 sqft ground floor net
- Highly prominent café/restaurant
- 1-2 bed managers flat above
- Parking/garaging
- Rear garden
- Town centre
- Prominent position opposite the planned new Premier Inn.
- Adjacent to cinema and other restaurants and shops
- Public car park nearby

What3words

///inefficient.fork.subsets

Services

Mains water and sewerage, electricity and gas (may require reconnection)

Tenure

Freehold

Local Authority

Dorset Council - Flat CT Band A, RV £17,750

EPC Band C (70) Flat TBC

Agents Notes

Standard, super and ultrafast broadband is available. There is limited mobile network coverage inside but likely mobile coverage outside.

Solicitors: Porter Dodson
Poundbury DT1 3QY
01305 756310

laura.chamberlain@porterdodson.co.uk

**PORTER
DODSON**



Jan Merriott
jmerriott@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

4 Clayford Cottages

Clayford, Wimborne, Dorset BH21 7BJ
Guide Price £225,000*



A semi detached, extended 4 bedroom period property for complete renovation with a generous garden adjoining Ferndown Forest

The Property

- A deceptively spacious semi-detached cottage
- Benefitting from a later extension to the rear
- In need of complete renovation
- Potential to remodel or extend (STPP)
- GF: 2 reception rooms, kitchen/dining room, utility/shower room, sun room
- FF: 4 bedrooms, bathroom
- In a rural position with an extensive network of footpaths and bridleways nearby
- Ideally located for the A31 (less than 2 miles)
- Wimborne 4.5 miles, Poole 11 miles

What3words

///chat.sleep.flash

Tenure

Freehold

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Local Authority

Dorset Council - CT band C

Services

Mains water and electricity. Private drainage*

EPC Band F (35) Potential D (68)

Agents Notes Standard and ultrafast broadband available. Limited mobile network coverage indoors. Likely coverage outside. Source: ofcom.org. The property is within Greenbelt and close proximity of a SSSI. *The septic tank may not comply with current regulations. Prospective buyers should factor the cost to replace the system into their maximum bid. The property is accessed via a trackway, over which it has a right of access. The property is not registered with HMLR and the buyer will need to apply for first registration on completion.

Solicitors: OHara's Solicitors
Lytchett Minster BH16 6FE
01202 631000

bridget.ohara@oharassolicitors.co.uk

O'HARAS SOLICITORS

Homeleigh

Alston, Axminster, Devon EX13 7LG

Guide Price £250,000*



A countryside bungalow in need of renovation/redevelopment with 0.65 acres of gardens and grounds

The Property

- 3 bedrooms, 2 reception rooms
- 3 dilapidated outbuildings
- Great potential for renovation (STPP)
- Relatively level site
- Gardens and grounds totalling 0.65 acre (0.26ha)
- Glorious edge of village setting
- Located within the National Landscape
- Axminster 4 miles

What3words ///tinkle.cheeses.dupe

Services

Mains water and electricity. Private drainage

Tenure

Freehold

Local Authority

East Devon District Council - CTB C

EPC Band G (18) Potential C (77)

Agents Notes

Standard broadband available. Mobile network likely outside, limited inside. Source Ofcom.org.uk
Some of the outbuildings and the lean-to may contain asbestos sheeting. The private sewerage system is unlikely to comply with the new private drainage laws

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



Rickey Stoodley
rstoodley@symondsandsampson.co.uk

Solicitors: Rutters Solicitors.
SP8 4AW
01747 822005
k.bourne@rutterslaw.co.uk



16 Wessex Avenue

Shillingstone, Blandford Forum, Dorset DT11 0TG

Guide Price £275,000*



A semi detached 3 bedroom property for updating with full planning permission for an attached 3 bedroom dwelling, parking and gardens

The Property

- A semi-detached, extended 3 bedroom dwelling for refurbishment/completion
- Full planning permission for an attached 3 bedroom dwelling and off-road parking and gardens for each property
- Planning Ref: P/FUL/2024/06220
- The development is subject to covenant consent
- Situated in a popular village between Blandford and Sturminster
- Good road links to the surrounding area
- Popular village with amenities

What3words ///flashback.outdoors.scream

Tenure Freehold

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

Local Authority

Dorset Council - CT band C

Services

All mains services are connected to the property

EPC Band D (65) Potential (83)

Agents Notes

Ultrafast broadband available. Likely mobile coverage indoors from some providers and likely coverage from all providers outside. The development is subject to covenant consent from Sovereign Housing Association who have advised that in principle that they are prepared to vary the restrictive covenant for the sum of £25,000 plus legal costs. Please refer to the legal pack.

Solicitors: Blanchards Bailey LLP
Blandford Forum DT11 9LQ
01258 459361



Newlands

Goldsmith Lane All Saints, Axminster, Devon EX13 7LU

Guide Price £300,000-£350,000*



An individual detached country house in need of modernisation in gardens and grounds of 0.65 acres (0.26 ha)

The Property

- Three bedrooms, two spacious reception rooms
- Potential for improvement (STPP)
- Garage and parking
- Relatively level gardens
- Garden and grounds totalling 0.65 acres
- Private driveway, set away from passing traffic
- Favoured location in well regarded village
- Axminster 2 miles, Lyme Regis 6 miles

What3words ///down.arise.tonsils

Services

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

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



Rickey Stoodley
rstoodley@symondsandsampson.co.uk

Tenure

Freehold

Local Authority

East Devon District Council - CTB E

EPC Band E (39) Potential C (71)

Agents Notes

Standard broadband available. Limited mobile coverage indoors, likely outdoors. Source: ofcom.org.uk. The Executor of the estate is unaware if the private drainage system complies with the current regulations. We have been made aware that the extension to the rear of the property has some structural movement

Solicitors: Scott Rowe
Axminster EX13 5DS
01297 32345

robin.brakstad@scottrowe.co.uk



Building plot at Shute Lane

Bruton, Somerset BA10 0BN

Guide Price £350,000*



A wonderful chance to purchase a development site for a detached house set in 3.25 acres close to the town centre

The Property

- A rare chance to buy a building plot close to the centre of Bruton
- The elevated site has rural views and is set in about 3.25 acres
- Planning permission has been granted (23/01572/FUL) for a detached dwelling, garage and formation of associated access
- The house is 203sqm, double car port 30sqm, and equipment store and potting shed 22sqm
- Castle Cary railway station 4 miles

What3words /// leaky.imparting.decanter

Services

Mains electricity and water close by

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



Mark Lewis
mlewis@symondsandsampson.co.uk

Tenure

Freehold

Local Authority

Somerset Council

Agents Notes

Standard and ultrafast broadband available. There is limited mobile network coverage inside the property and likely mobile coverage outside. Standard and Superfast broadband available. Prospective purchasers should be aware of the conditions in the grant of planning permission

Solicitors: Mogers Drewett
Wells BA5 1FD
01749 342323

tracy.neal@mogersdrewett.com



*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

50 The Esplanade

Weymouth, Dorset DT4 8DQ
Guide Price £350,000*



An income producing investment property with prime beach front restaurant on ground floor and two vacant beach facing flats above

The Property

- Income producing investment
- A third flat has been sold on a long leasehold
- Current income can be enhanced by letting the vacant flats
- Ground floor beach front restaurant producing £30,000pa
- 2 vacant 1 bedroom beach facing flats above (with access from New Street)
- Weymouth seafront
- Busy and vibrant with restaurants and bars
- Central
- Popular holiday destination

What3words ///snows.relay.leave

Services Mains electricity, water and drainage

Tenure Freehold

Local Authority

Dorset Council - CTB Flat 2: B, Flat 3: A
RV: £22,000

EPC Band

GF Bar B (38)
Flat 2 D (62) Potential B (86)
Flat 3 D (55) Potential B (82)

Agents Notes

Standard and Superfast broadband is available. There is limited mobile network coverage inside but likely mobile coverage outside

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



Jan Merriott
jmerriott@symondsandsampson.co.uk

Solicitors: Pengillys
Weymouth, DT4 8HB
01305 768888
mdr@pengillys.co.uk



*Please see Auction Note on page 2 regarding Guide price

117 Old Christchurch Road

Bournemouth, Dorset BH1 1EP
Guide Price £425,000*



An investment property in the heart of Bournemouth producing approximately £55,984 gross income per annum

The Property

- A grand Victorian end of terrace brick and slate property including a turret feature with stone detailing and wrought iron balcony
- Retail unit: Let for 10 years from 13/11/15 at £22,700pa. Total 123m² over 2 floors
- Flat 1: 770sqft 2 bed AST £1100pcm = £13,200pa
- Flat 2: 770sqft 2 bed regulated tenancy £163.32/month = £8,239.92pa
- Flat 3: 1150sqft 2/3 bed AST £987pcm = £11,844pa
- In a central, commercial area with offices, shops, cafes and bars
- Close to the beach and gardens

What3words ///placed.paying.sports

Services Mains electricity, water and sewerage

Tenure Freehold

Local Authority

BCP Council - Basement and GF RV: £18,250
Flat 1 Band A, Flat 2 Band B, Flat 3 Band B

EPC Band Basement

Flat 1 D (65) Potential C (71)
Flat 2 TBC
Flat 3 D (59) Potential C (80)

Agents Notes Standard, super and ultrafast broadband is available. There is likely mobile network coverage inside and outside the property

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



Jan Merriott
jmerriott@symondsandsampson.co.uk

Solicitors: Preston Redman
Bournemouth BH1 2EN
01202 292424
acf@prestonredman.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.

- 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.
 - Maximum bids for proxy or telephone bidders must be for an exact figure, rounded to the nearest £1,000, and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective bidder.
 - All bidders registered via Auction Passport must authorise a £10,000 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.
- The auctioneer, in accepting remote bids, acts as agent for the prospective bidder/purchaser who shall be considered to have authorised the auctioneer on the basis of all relevant conditions of sale and any amendments to the auction particulars. In the event of the prospective purchaser's bid being successful, the auctioneer or any duly authorised partner or employee of Symonds & Sampson LLP is authorised by the bidder and purchaser to sign any Memorandum of Sale or Sale Contract relating to the property concerned incorporating any addendum.
 - The auctioneer accepts no liability for any bid not being made on behalf of the prospective purchaser and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
 - In the event of a bidding dispute, the auctioneer reserves the right to re-offer the lot.
 - In the event that another bidder makes a bid equal to the maximum bid the remote bidder is prepared to make, the auctioneer reserves the right to accept either bid at their own discretion.
 - The auctioneer accepts no responsibility for failure of telecommunications or internet connections in respect of a telephone or internet bid, or any delays in the postal system if a bidding form is sent through the post.

- Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
 - The auctioneer will accept no liability whatsoever for any bid not being made on behalf of the prospective buyer as a result of: Lack of clarity of instructions, Error, lack of clarity or confusion regarding the bidder's registration or the deposit, prospective buyers 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.
 - Successful proxy bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale. Any alteration to the submitted bid or withdrawal must be received and confirmed in writing by the auctioneer prior to commencement of the auction. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf. If we receive two proxy bids at the same level, both bidders will be notified and given the opportunity to adjust their bid.
 - All bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions, Special Conditions of Sale, Addendum, Important Notice for Prospective Buyers in the catalogue and the contents of the Legal Pack. In particular, bidders are deemed to have carefully checked the Special Conditions of Sale for any additional costs and fees payable to the seller that may be detailed therein.
 - All successful remote bidders will be required either to provide certified proof of identity or visit a Symonds & Sampson office with hard copies together with details of the source of their funds within 48 hours of the auction. By registering to bid, you agree to comply with our requests to verify your identity, and to answer any follow up questions that may be raised in due course, as and when necessary.
- We are obliged to identify buyers, bidders and payers in accordance with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended). We are likely to request from you, and retain some information and documentation for these purposes and/or make searches of appropriate databases electronically (including verification through third party data providers). For the avoidance of doubt, searches may also be conducted on individuals, directors and shareholders of these entities as is required by the legislation. If satisfactory evidence of your identity is not provided within a reasonable time, there may be circumstances in which we are not able to proceed. Failure to satisfy our requirements can also result in a termination of the acquisition of the property. Please be aware that we may share the information and documentation you provide for this purpose with the vendor, the vendor's solicitors, agents or other authorised representatives of the vendor in order to facilitate the transaction.
- The auction will be recorded and the phone lines for telephone bidders are likely to be recorded to avoid any doubts or disputes.
 - 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*	<input type="text"/>	Lot Number*	<input type="text"/>
Property Name and Address*	<input type="text"/>	Maximum Bid £ (optional but required for a proxy bid)	<input type="text"/>
Maximum Bid in Words (optional but required for a proxy bid)			
<input type="text"/>			

BIDDER DETAILS

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

SOLICITOR DETAILS

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

PROOF OF IDENTIFICATION AND ADDRESS

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

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

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

TERMS AND CONDITIONS

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

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

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

Symonds&Sampson

SALES | LETTINGS | VALUATIONS | PLANNING | AUCTIONS