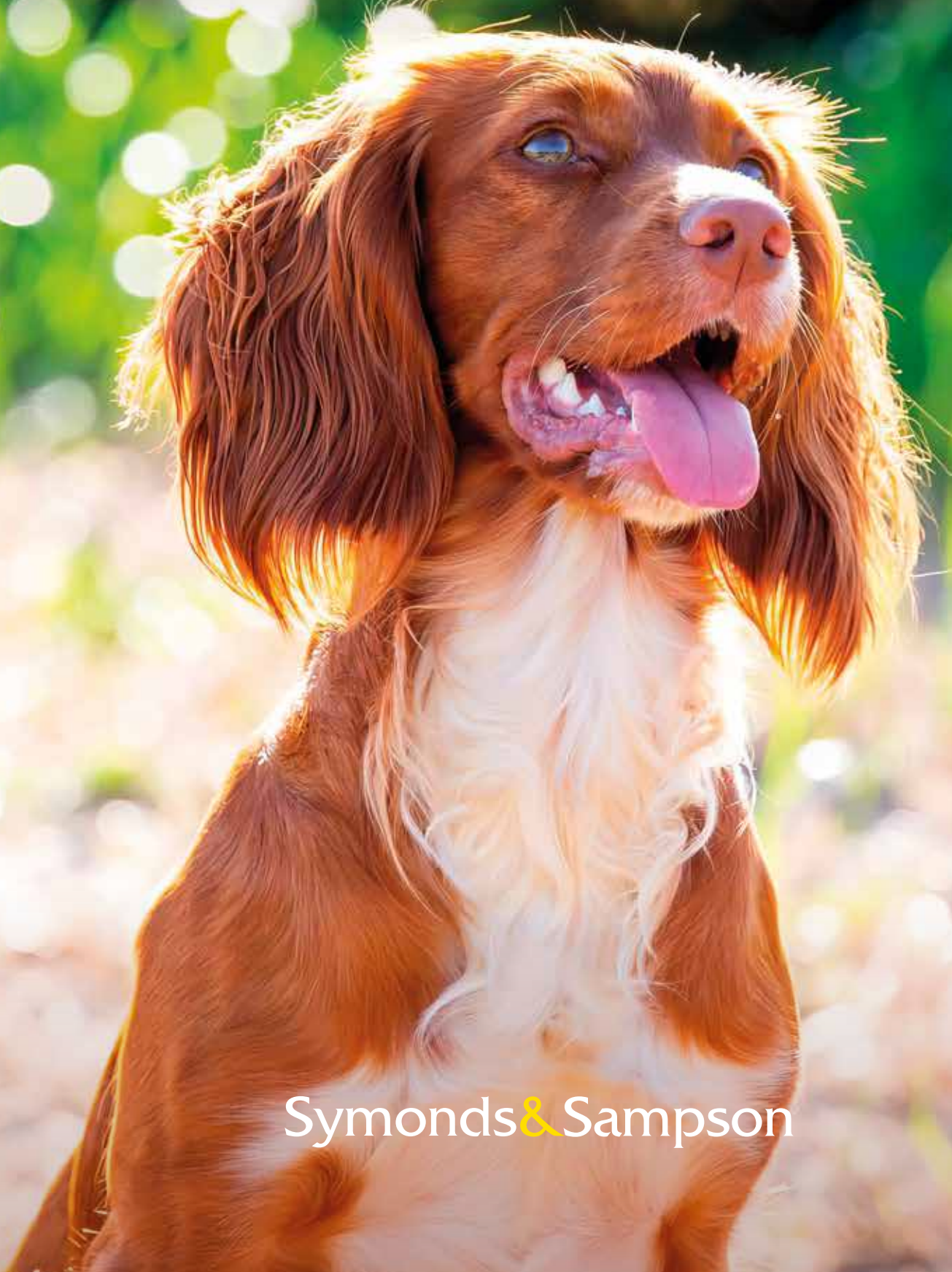


# Auction

Thursday 16 May 2024 at 2:00pm

The Guildhall, Axminster



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 **£1,200 (£1000 plus VAT)** payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee with 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 £12-£24 including VAT.

## Contract

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

## Insurance

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

## Identification

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

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

## Deposit

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

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

## Livestream Auction

### Registering to bid

Whether you wish to bid online, by telephone, by proxy or in the room, please register online via the link on our website [www.symondsandsampson.co.uk/auctions/property-auctions](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 [auctions@symondsandsampson.co.uk](mailto:auctions@symondsandsampson.co.uk). You will be required to provide copies of proof of identification and proof of address as part of the registration process and will not be authorised to bid without these.

### Telephone bidding

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

### Proxy Bidding

We strongly recommend registering to bid online but when this is not possible, you may make a proxy bid authorising the Auctioneer to bid on your behalf up to a pre-set limit. This must be **by prior arrangement at no later than 24 hours prior to the auction.**

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

## Conditions of Sale

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

## Registration of Interest

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

## Withdrawals and Sales Prior

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



Cover: Mouse Powell



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# Higher Mill Leat Copse

Farway, Colyton, Devon EX24 6EF  
Guide Price £45,000\*



An attractive 1.43 acre (0.58 ha) woodland copse well situated in the village of Farway

## The Property

- The woodland offers a tranquil haven and perfect escape
- Set in East Devon's Area of Outstanding Natural Beauty (now National Landscape)
- Wild daffodils and snowdrops flourish in the springtime
- River Coly runs along the western boundary and the Mill Leat along the eastern boundary
- Comprises a mixture of mature and deciduous trees
- Timber shed with log store is located in the woodland – planning ref (13/1875/FUL)

## Services

None connected. Natural water supply running along the western boundary

## Tenure

Freehold

## Local Authority

East Devon District Council

## What3words

///winners.swooning.spun

Viewings during daylight hours with a set of these particulars to hand having first informed the agents.



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

# Land at Birchill

Chardstock, Devon EX13 7LF

Guide Price £45,000\*



A pretty 3.04 acre (1.23 ha) pasture field well situated in a quiet position at Birchill.

## The Property

- A pretty 3.04 acre (1.23 ha) gently sloping field
- Situated in a quiet position in Birchill
- Good access & road frontage
- Mature hedges & trees form the boundary
- Would make the perfect pony paddock or suitable for smallholders/amenity purchasers

## Tenure

Freehold

## Local Authority

East Devon District Council

## What3words

///hiker.singer.splice

## Services

Natural water supply. Mains water is located in the adjoining road

Viewings during daylight hours with a set of these particulars to hand having first informed the agents.



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**WBW**

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

# Land at Broadoak

Bridport, Dorset DT6 5NL  
Guide Price £90,000\*



10.81 acres (4.37 ha) of gently sloping pastureland with a small area of orchard, well situated in the Marshwood Vale at Broadoak

## The Property

- Attractive 10.81 acres (4.37 ha) of gently sloping, species rich pasture land
- Lovely views
- Situated on the edge of Broadoak in the popular Marshwood Vale
- With ornamental trees and shrubs situated to the north of the parcel
- Good road frontage and bounded by mature hedgerows
- Great opportunity for farmers, amenity or equestrian purchasers to purchase an excellent pasture field
- The land has not been ploughed for at least five decades and used for hay & occasional grazing

## What3words

///dwelled.unusable.recital

## Services

Natural water supply. Mains water crosses the field but is not connected

## Tenure

Freehold

## Local Authority

West Dorset District Council

Viewings during daylight hours with a set of these particulars to hand having first informed the agents.



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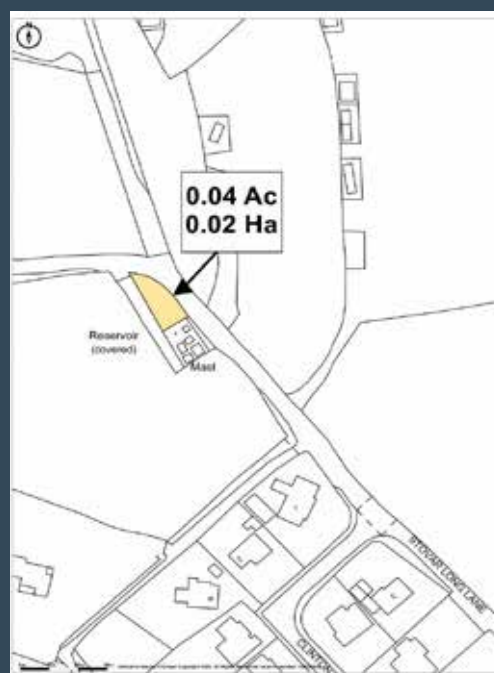
**Solicitors:** Nantes Solicitors  
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# Land at Stovar Long Lane

Beer, Seaton, Devon EX12 3DZ

Guide Price £5,000 - £10,000\*



A 0.04 acre (0.02 ha) plot well situated between Beer and Seaton

## The Property

- A rare opportunity to purchase an attractive plot of land on the outskirts of Beer
- Lovely views from the plot over countryside to the sea
- Good access and road frontage
- The land also benefits from being within easy reach of the town of Seaton
- Potential for purchasers to create a level area for car parking or storage

## Tenure

Freehold

## Local Authority

East Devon District Council

## What3words

///segments.thumb.pounds

## Services

None connected. Mains water in adjoining road

Viewings during daylight hours with a set of these particulars to hand having first informed the agents.



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**WOLLENS**  
Full spectrum law

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

# 'The Ham'

Tedburn Road, Whitestone, Exeter, Devon EX4 2HG

Guide Price £75,000\*



8.29 acres (3.35 hectares) of productive pastureland set in a desirable yet accessible location in close proximity to Exeter City Centre

## The Property

- 8.29 acres (3.35 hectares) of south facing gently sloping productive pasture land
- Small area of broadleaf wood with stream frontage
- Grade 3 Agricultural Land
- Strategic position with excellent road access
- Recently erected stock proof fencing
- Suitable for a range of agricultural, equestrian, horticultural, conservation and amenity uses

## Services

None

## Tenure

Freehold

## Local Authority

Teignbridge District Council

## What3words

Tedburn Road: ///dark.converter.chins

Pound Lane: ///bearable.detonated.broom

Viewing during daylight hours with a set of these particulars to hand having first informed the agents



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**ashfords**

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



# Land and Buildings at Perry Street Farm

Perry Street, Chard, Somerset TA20 2QG

Guide Price £150,000 - £200,000\*



A substantial building set in about 0.80 acres having recently lapsed planning for three detached residential dwellings

## The Property

- Large versatile building/stabling measuring approximately 22m x 18m
- Hardcore yard
- Former equestrian arena (about 25m x 24m)
- Recently lapsed planning consent for 3 detached dwellings
- Potential re-application subject to Axe Valley Nitrates solution

## What3words

///spoons.anchorman.vaccines

## Services

Mains water and electricity

## Tenure

Freehold

## Local Authority

Somerset Council

## Agent's Note

The planning application which expired in August 2023 can be found under Application Reference 20/01569/OUT, on the South Somerset planning section of the Somerset Council website. [www.somerset.gov.uk](http://www.somerset.gov.uk). As at 25/03/24: Superfast broadband is available. Mobile phone coverage is available indoors and outside.

Source: Ofcom.org.uk

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

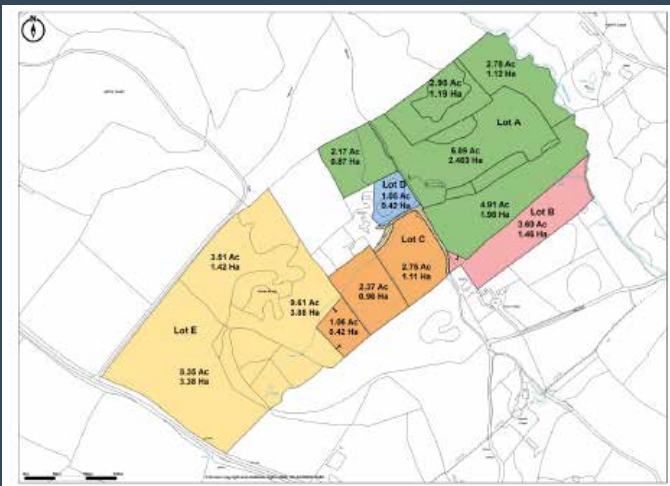


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**WBW**

# Land and barn for conversion at Slowpool Offwell, Honiton, Devon EX14 9SR



A barn with full planning permission for conversion, a block of pasture land and mixed broadleaf woodland offered in five separate lots.  
In all about 51.20 acres (20.71 hectares)

**Lot A: Detached barn with planning permission for conversion to residential and 18.90 acres (7.64 hectares) Guide Price £395,000\***

- Planning Ref: 89/P0360
- Located 1.7 miles from the village of Offwell, 3.4 miles from Honiton
- Fine far-reaching views over open countryside
- Quiet, peaceful situation

**Lot B: 3.60 acres (1.45 hectares) of pasture Guide Price £50,000\***

- A single gently sloping pasture field
- Running down to the Offwell Brook
- Bounded by mature hedging
- Situated below Hoopers Farm

**Lot C: 6.18 acres (2.50 hectares) of pasture land Guide Price £75,000\***

- Three attractive parcels of pasture land
- Gently sloping
- Mature hedge boundaries
- Good access from two points

**Lot D: 1.05 acres (0.42 hectares) of scrub and woodland Guide Price £15,000\***

- Situated to the front of Slowpool House
- Mixed broadleaf woodland with birch and oak
- Offering conservation appeal
- Access via a track (with a right of way) past Hoopers Farm

**Lot E: 21.47 acres (8.68 hectares) of pasture, landslip and woodland Guide Price £165,000**

- Two parcels of gently sloping pasture land, set in an elevated position with far-reaching views
- Sloping pasture and mixed broadleaf woodland
- Offering conservation appeal

**What3words** ///kennels.bronze.outhouse

**Services**

Access to natural water for all lots  
Mains water supply to Lot A

**Tenure**

Freehold

**Local Authority**

East Devon District Council

**Rights of Way**

There is a public footpath between Lot A and D

**Designations**

The land is not entered into any Countryside Stewardship or Sustainable Farming Incentive Scheme. It is in the East Devon National Landscape.

**Fencing Obligation**

1. If Lots A and B are sold separately, the cost of fencing the boundary is the responsibility of the Lot B purchaser, to be completed within 3 months of completion. If Lots A & D are sold separately, the cost of fencing the new boundary is the responsibility of the Lot A purchaser (the boundary of Lot A includes the public footpath), to be completed within 3 months of completion.

**Agent's Note**

As at 04/04/24: Standard and ultrafast broadband are available in the area. Most mobile networks provide good phone coverage in the area. Source ofcom.org.uk. Buyers are not to enter the barn in Lot A due to the structure being unsound and to take particular care when close to the area of landslip within Lot E.

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



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**Gaby Hardwicke**  
SOLICITORS

# Cottage and land at Homebush

Shute, Axminster, Devon EX13 7QN

Guide Price £250,000\*



A charming ruined Grade II Listed period house with great potential (STPP/ Listed Building consent) in 11.77 acres (4.76 ha) of pasture and woodland

## The Property

- Grade II Listed ruined period house
- Surrounded by 11.77 acres (4.76 ha) of pasture land, woodland and orchard
- Glorious views over the surrounding countryside
- Conveniently located close to Colyton
- Tranquil location in East Devon National Landscape (formerly AONB)

## What3words

///ferried.stated.buzzer

## Services

Private water supply

## Tenure

Freehold

## Local Authority

East Devon District Council

## Agent's Note

The building is Grade II Listed  
As at 04/03/2024: Standard broadband is available. Mobile network coverage is available both inside and outside the property. Source ofcom.org.uk

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



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**WBW**

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

# Cottage and land at Middle Watchcombe

Shute, Axminster, Devon EX13 7QN

Guide Price Lot A: £295,000\* Lot B: £95,000\*



A detached 4 bedroom country cottage quietly positioned in the Umborne Valley with farm buildings and 12 acres of land, in two lots.

## Lot A: Middle Watchcombe Cottage, outbuildings and about 0.73 acres (0.29 ha)

- A 4 bedroom cottage for renovation
- Range of useful outbuildings offering further potential (STPP)
- Elevated position close to Colyton
- Garden, grounds and small orchard

## Lot B: Barns and about 11.27 acres (4.56 ha)

- Three attractive parcels of pastureland with a small area of coppice
- Timber pole barn (12m x 8m) & former poultry shed (both in poor repair)
- Far reaching views over Umborne Valley

## Services

Lot A: Mains electricity. Private drainage and private water supply. Lot B: Private water supply. If sold separately from Lot A, a right to water will be granted and a sub meter will be required.

## Tenure

Freehold

## Local Authority

East Devon District Council – Council Tax Band E

## Agent's Note

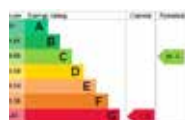
Standard broadband is available. Mobile network coverage is available both inside and outside the property. Source ofcom.org.uk

**What3words** ///stardom.circles.comedy

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



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**WBW**

# Vine House

Lyme Road Axminster, Devon EX13 5BQ

Guide Price £150,000 - £175,000\*



An older style 3 bedroom semi detached house with good sized gardens, now in need of general improvement and updating

## The Property

- In need of general renovation
- Potential for enlargement, and to create parking (subject to planning permission/consents)
- Two principal reception rooms
- Over 70 ft rear garden
- Convenient for town centre

## What3words

///panic.extent.cities

## Services

Mains water, drainage and electricity

## Tenure

Freehold

## Local Authority

Dorset Council - Council Tax Band C

## Agent's Note

As at 12/03/2024: Standard broadband is available. Mobile coverage is available both indoors and outside. Source: ofcom.org.uk

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



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**WBW**

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

# The Slipway

The Cobb, Lyme Regis, Dorset DT7 3JJ

Guide Price £100,000 - £150,000\*



A commercial premises in a prime setting on Lyme Regis seafront

## The Property

- An open plan L-shaped premises
- (3.95m x 2.4m and 4m x 2m)
- Formerly a takeaway
- Potential for a variety of uses subject to requisite consents
- Facing the Life Boat station and the walkway to the Cobb
- Monmouth and main beach close by
- Close to car parks

## What3words

///tight.swim.conducted

## Services

All mains services are connected

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



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## Tenure

Freehold

## Local Authority

Dorset Council - RV £16,000

## Agent's Note

The property is being sold as seen, "lock, stock and barrel". As at 27/03/2024: Superfast broadband is available. Mobile coverage is available indoors and outside. Source: Ofcom.org.uk

EPC TBC

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

# The Former Archway Bookshop

Church Street, Axminster, Devon EX13 5AQ

Guide Price £90,000 - £110,000\*



An iconic Grade II Listed commercial premises with a garden, benefitting from Listed Building Consent for conversion to residential\*

## The Property

- Grade II Listed
- GF: Retail area
- FF: Storage area
- SF: Storage, kitchenette and WC
- The approved plans provide reception room, kitchen, bedroom and shower room on the ground floor. Landing/study and bedroom on the first floor and a bedroom with ensuite on the second floor
- South west facing garden

## What3words

///glorious.these.unlocking

## Services

Mains water electricity and drainage

## Tenure

Freehold

## Local Authority

East Devon District Council - RV: £4,550

## Agent's Note

\*The property benefits from Listed Building Consent for works of residential conversion under reference: 23/1180/LBC. However, the parallel application for residential use under reference: 23/1179/FUL was refused, essentially due to the nitrates issues currently affecting parts of the Axe Valley. As at 25/03/24 Ultrafast broadband is available. Mobile phone coverage is available indoors and outside. Source: Ofcom.org.uk

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



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



# Seascape Studio

Street-An-Pol, St Ives, Cornwall TR26 2DS

Guide Price £200,000 - £250,000\*



A Grade II Listed two bedroom three storey maisonette for refurbishment subject to requisite consents

## The Property

- Grade II Listed
- GF: Front door from Street-An-Pol to small lobby, stairs to large landing
- FF: Previously laid out as kitchen, bathroom, WC, dual aspect living room and bedroom
- SF: Attic bedroom with door to a good-sized roof terrace
- Expired Listed Building and full planning permission for a dormer extension to the second Floor (Ref: 02/H/0062).

## What3words

///manicured.fuels.playoffs

## Services

Mains gas, water, electricity and drainage

## Tenure

Freehold

## Local Authority

Cornwall Council – Council Tax Band B

## Agent's Note

As at 25/03/24: Superfast broadband is available. Voice and data coverage is available both indoors and outdoors

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



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

# Shalom and Pendennis

Lansallos Street, Polperro, Cornwall PL13 2QU

Guide Price £100,000 - £120,000\*



Formerly two dwellings now a blank canvas for residential re-creation as desired, subject to requisite consents

## The Property

- Two former 2 bedroom cottages
- Accommodation over three floors
- Now stripped back for restoration/redesign/redevelopment subject to requisite consents
- Two rear terraces (one for each cottage), both overlooking the River Pol
- Grade II Listed
- 25m from the iconic Polperro Harbour
- Handy for all shopping facilities and amenities
- A real 'Olde Worlde' character setting
- Renowned south-east Cornwall coastal village

**What3words** ///hampers.last.seagulls

## Services

Mains water, electricity and drainage

## Tenure

Freehold

## Local Authority

Cornwall Council - Shalom: Council Tax Band A  
Pendennis: Council Tax Band B

## Agent's Note

As at 27/03/24, Superfast Broadband is available. Mobile coverage is available indoors and outside. Source: Ofcom.org.uk. Shalom and Pendennis can be accessed from the passageway to the left of the property, the front door to Shalom being on the right at the top of the steps

Viewings strictly by appointment only via Seasons Estate Agents of Looe on 01503 265265



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*lynn murray & co*

# Furlong

Bratton Seymour, Wincanton, Somerset BA9 8BU

Guide Price £225,000\*



A delightful detached Grade II Listed cottage in need of updating and some renovation with fantastic rural views

## The Property

- A pretty Grade II Listed cottage for modernisation
- Many character features
- Glorious countryside views to rear
- 4 receptions, 3 bedrooms
- Double garage and parking
- Prominent location on A371
- Wincanton 3 miles, Bruton 5 miles

## What3words

///venturing.brings.left

## Services

Mains electricity and water. Private drainage

## Tenure

Freehold

## Local Authority

Somerset Council - Council Tax Band E

## Agent's Note

As at: 25/03/24 Mobile phone networks are likely outside and most are likely inside. Source offcom.org.uk. The septic tank may not comply with modern regulations. Prospective buyers should make their own enquiries and factor into their maximum bid the cost to replace/works required to bring the system up to standard

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



Mark Lewis  
01258 473766  
mlewis@symondsandsampson.co.uk

**Solicitors:** Rutter and Rutter  
Wincanton BA9 9DR  
01963 32224  
charles@rutterandrutter.com

Rutter & Rutter Solicitors

# Greensleeves

Blandford Road, Shillingstone, Dorset DT11 0SF

Guide Price £225,000\*



A detached Grade II Listed period cottage within grounds of about 0.32 acres in a popular village

## The Property

- A charming Grade II Listed cottage
- Believed to date back to the 16th Century
- Within grounds of about 0.32 acres
- In need of renovation throughout
- Period features
- Potential to extend or remodel subject to planning permission/Listed Building consent
- Amenities and good road links nearby
- Situated within close proximity of the Cranborne Chase National Landscape

**What3words** ///situation.martini.rumble

## Services

Mains water, electricity and drainage

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



Meredith Holmes  
01258 473766  
mholmes@symondsandsampson.co.uk

## Tenure

Freehold

## Local Authority

Dorset Council - Council Tax Band F

## Agent's Note

The property is Grade II Listed and is situated within a Conservation Area. Ultrafast broadband is available. As at 04/04/24 All network providers have likely coverage outside the property. Restricted coverage inside. Source ofcom.org.uk. Hambledon View (opposite) has planning permission to demolish an existing double garage and replace with a garden annexe. Planning Ref: P/HOU/2023/01781. Source: planning.dorsetcouncil.gov.uk. Photos taken March 2023

**Solicitors:** Dibbens Solicitors  
Wimborne BH21 1LU  
01202 882456  
d.ware@dibbens.co.uk

 **Dibbens Solicitors**  
We're here to help you.....

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

# 14 Old Road

Wimborne, Dorset BH21 1EJ

Guide Price £225,000\*



A detached property for complete renovation offering excellent scope and situated close to Wimborne's town centre

## The Property

- A detached property providing excellent scope
- In need of complete renovation throughout
- Single storey extension at the rear that would benefit from replacement (STPP/consents)
- Situated on a sought after road within close proximity of the town centre and amenities
- Garden extending to the north west
- The property benefits from pedestrian and vehicular access rights over Victoria Place

## What3words

///husbands.landlady.tailing

## Services

All mains services are connected

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



Meredith Holmes  
01202 843190  
mholmes@symondsandsampson.co.uk



## Tenure

Freehold

## Local Authority

Dorset Council - Council Tax Band C

## Agent's Note

The property is situated within a Conservation Area. As at 04/04/24 Superfast broadband is available. All network providers have likely coverage outside the property. Likely coverage from most providers inside. Please refer to the legal pack for details of restrictive covenants.

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



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

# Blue Violet

Spreyton, Crediton, Exeter EX17 5AD

Guide Price £595,000\*



# A cottage in need of renovation with buildings and land in fabulous rural setting with bespoke redevelopment potential (subject to planning permission)

## The Property

- A cottage and useful buildings set in approximately 26 acres of pasture and woodland
- 2-bedroom red brick cottage with accommodation over two floors in need of total renovation with substantial incomplete extension surrounding the original house
- Set within approximately 13 acres (5.26 hectares) mixed amenity broadleaf and conifer woodland and approximately 14 acres (5.67 hectares) of unmanaged pasture
- Buildings include a useful general purpose steel portal frame and Yorkshire board clad former cattle shed and a box profile clad workshop/storage building with concrete floor. Both with potential for change of use, subject to planning
- Far reaching Devon views
- Stunning location with bespoke redevelopment potential (subject to planning permission and any required consents)
- Opportunities to develop potential conservation and wildlife value on site

## Situation

- Private drive access
- Idyllic and tranquil setting
- Close to the village of Spreyton
- Approx. 5.8 miles from the A30
- Approx. 15.5 miles from Exeter city centre

## What3words

///essential.gold.digests

## Services

Mains water and electricity  
Private drainage

## Tenure

Freehold

## Sporting Rights

All sporting rights are included in the sale

## Local Authority

Mid Devon Council - Council Tax Band D

## Agent's Note

As at 08/04/24 Ultrafast broadband is available. All network providers have likely coverage outside the property. Likely coverage from most providers inside.

The most recent applications on site are 13/00948/FULL Application to replace extant planning permission 10/00868/FULL (to extend time limit). Erection of a 2 storey dwelling following demolition of existing dwelling, removal of barns and out-houses and formation of a lake. The septic tank may not comply with modern regulations. Prospective buyers should make their own enquiries and factor into their maximum bid the cost to replace/works required to bring the system up to standard

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



Sarah Vere  
01884 218911  
sver@symondsandsampson.co.uk



Porter Dodson  
Taunton TA1 2PX  
01829 625892

ben.hingley@porterddodson.co.uk

**PORTER  
DODSON**

# 44 Lower Street

Merriott, Somerset TA16 5NN  
Guide Price £450,000\*



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

## The Property

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

**What3words** ///glorious.these.unlocking

## Services

All mains services connected

## Tenure

Freehold

## Local Authority

Somerset Council - Council Tax Bands F and A

## Agent's Note

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

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



Kirsty Simpson  
01460 200790  
ksimpson@symondsandsampson.co.uk

**Solicitors:** Rutters Solicitors  
Gillingham SP8 4AW  
01747 822005  
b.green@rutterslaw.co.uk



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



# The Forge

Redbridge Farm, Dolmans Hill, Lytchett Matravers, BH16 6HP  
Guide Price £395,000\*



A spacious three bedroom property situated in a semi-rural setting on the edge of a small development within easy reach of Poole

## The Property

- An attached character property
- Spacious, open plan living accommodation
- 3 bedrooms all with ensuite bathrooms
- In a quiet semi-rural location
- 1.5 miles from Lytchett Matravers and amenities
- Within easy reach of the A35 and Poole
- Front garden with countryside views
- Garage and car port
- Ideal for use as a 'lock up and leave' or second home

## What3words

///flaunting.cropping.roaring

## Services

Mains electricity and water. Shared septic tank drainage. Oil fired central heating system.

## Tenure

Freehold

## Local Authority

BCP Council - Council Tax Band E

**Agent's Note** We understand the buyer will be required to pay a maintenance charge as a contribution towards upkeep of the shared areas/facilities. As of 06.03.2024: Standard broadband available. Good mobile network coverage from four providers inside and outside. Source ofcom.org.uk. Flood zone 1. Source gov.uk

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



Meredith Holmes  
01202 843190  
mholmes@symondsandsampson.co.uk



**Solicitors:** Ellis Jones Solicitors  
Canord Cliffs BH13 7LP  
01202 057805  
tim.sharpley@ellisjones.co.uk

**ELLIS  
JONES**  
SOLICITORS

# 27 Market Square

Crewkerne, Somerset TA18 7LP  
Guide Price £125,000\*



An attractive Grade II Listed building (former bank premises) in a prominent corner position with vacant possession

## The Property

- Approx. 1,389 sq ft of accommodation
- Prominent position in the town centre
- Roof terrace at first floor level
- May be suitable for conversion to residential (subject to planning permission)
- Vacant possession
- Grade II Listed building

## What3words

///apron.defeat.copper

## Services

Mains water, electricity and drainage

## Tenure

Freehold

## Local Authority

Somerset Council - RV: £10,000

## Agent's Note

As at 04/03/2024: Standard and Superfast broadband is available. Good mobile network coverage inside and outside from four providers. Source: ofcom.org.

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



Ryan Holmes  
01305 261008  
rholmes@symondsandsampson.co.uk

**Solicitors:** MacLachlan Solicitors  
Gillingham SP8 4QJ  
01747 822103  
tom@maclachlansolicitors.co.uk



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

# Terms and Conditions of the Auction

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

- 1 Intending purchasers must complete bidder registration via Essential Information Group Auction Passport or fill in the appropriate bidding form ensuring that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective or result in your registration not being approved. Copies of all relevant bidders/purchasers identification must be provided prior to the start of the auction. No responsibility is taken by the auctioneers for unprocessed registrations received later than 24 hours prior to the auction.
- 2 Maximum bids for proxy or telephone bidders must be for an exact figure, rounded to the nearest £1,000, and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective bidder.
- 3 All bidders registered via Auction Passport must authorise a £10,000 security hold on a debit card as part of the registration. Those submitting bidding forms will be required to provide card details for security. If you are successful, the £10,000 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 £1,200 (£1,000 + VAT). In some cases, this figure may be higher and if so will be stated in the addendum. For lots with a purchase price below £50,000, the Buyer's Administration Fee will be £900 (£750+VAT).

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

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

If the successful bidder fails to provide the required deposit and buyers administration charge, then Symonds & Sampson LLP and/or their seller reserves its rights to pursue the winning bidder via all legal means necessary for the deposit and the buyers administration charge and any associated losses and interest as applicable.

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

- 8 The auctioneer accepts no responsibility for failure of telecommunications or internet connections in respect of a telephone or internet bid, or any delays in the postal system if a bidding form is sent through the post.
- 9 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 10 The auctioneer will accept no liability whatsoever for any bid not being made on behalf of the prospective buyer as a result of: Lack of clarity of instructions, error, lack of clarity or confusion regarding the bidder's registration or the deposit, prospective buyers becoming disconnected during bidding or are 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.

# Register to Bid – Live Stream Auction

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

Telephone\*     Proxy     Online\*     Room

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

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

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

## LOT DETAILS

Date of Auction\*

Lot Number\*

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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