



## 92 Brook Street, Milborne Port, DT9 5DN

A three bedroom cottage, in need of renovation, situated on the outskirts on the edge of a popular village.

**Guide Price £115,000**

Freehold

EPC: G Council Tax Band: C

For Sale by Public Auction and via Livestream

Thursday 21<sup>st</sup> March 2024

at The Digby Hall, Hound Street, Sherborne, DT9 3AB



# 92 Brook Street

Milborne Port, DT9 5DN

Three bedroom cottage

Two reception rooms

In need of total renovation

Quiet village location

## Accommodation

Please see floor plan.

Viewing strictly by appointment through  
Symonds & Sampson Sherborne office on 01935 814488

## The Property

A fantastic opportunity to acquire a 3-bedroom property on the outskirts of the village of Milborne Port. This property is in need of renovation and offers you a fantastic opportunity to breathe new life into a charming property. The property also benefits from a small rear garden.

## Situation

Situated down on a footpath, this property benefits from being in a quiet location, but not too far from local amenities. Milborne Port Butchers and award winning Fish & Chip shop and restaurant are a short walk away, as is a small precinct where a weekly produce market is held on a Saturday morning. The village also benefits from a Cooperative store, doctors surgery, pharmacy, hairdressers and several pubs. In addition, there is The Clockspire which is a fine dining restaurant and bar which is gaining a fantastic reputation.

## Directions

Taking the A30 eastwards out of Sherborne, continue through Osborne and into Milborne Port. Take the first turning right onto Goathill, then the first left onto Goldings Lane. Proceed for approximately a 1/3 of a mile where the footpath will be found on the left hand side.

## Accommodation

Please see floor plan.

## Services

Mains electricity, drainage & water  
Broadband - Superfast broadband is available.  
Mobile phone coverage - Network coverage is available indoors and outdoors.  
(Information from Ofcom <https://www.ofcom.org.uk>)

## Local Authority

South Somerset  
Council Tax Band C

We understand the property is situated within a Flood risk Zone 3 area.

## Solicitors

Solicitor Name: Saul Kelleher, Kernon Kelleher Solicitor  
Address: 3 Greyhound Square, Market Place, Blandford Forum, DT11 7EB

Tel: 01258 466288

Email: [saul.kelleher@kernonkelleher.co.uk](mailto:saul.kelleher@kernonkelleher.co.uk)

## Auction Conditions of Sale and Notes

For full details please refer to the auction catalogue available online at

<https://www.symondsandsampson.co.uk/auctions/property-auctions>

## Legal and Information Pack

A full legal pack can be purchased online. Please telephone the office below to check availability.

**We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.**

\* Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). 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%.

## Additional Fees

- The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1200 (£1000 plus VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction.
- In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.
- Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.

JMK/SHE/112023

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