

Symonds
& Sampson



Property Auction

Wednesday 20 August 2025 at 2:00pm

AFC Bournemouth Vitality Stadium,
Deans Court, Kings Park, Bournemouth BH7 7AF

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

The Digby Memorial Church Hall, Digby Road, Sherborne, Dorset DT9 3NL

What3words
///flirts.hedgehog.verbs

Auction day emergency contact: 07470 050577

The Guide Price is an indication of the seller's current minimum acceptable price at auction. It is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. A guide price is different to a reserve price (see below). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

Purchaser's Administration Fee

The successful purchaser will be required to pay to the Auctioneers a Purchaser's Administration Fee of **£1,500 (£1,250 plus VAT)** payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply **per lot** and not per contract. The charge will apply to lots bought prior to and post auction.

In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.



Mark Lewis FRICS FAAV FNAVA
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01258 473766



Meredith Wallis MNAVA MNAEA
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Graham Barton MRICS
Auctioneer, Surveyor
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01297 33122



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

Gillingham Booster

Wyke Road, Gillingham, Dorset SP8 4NW
Guide Price £10,000*



An unusual parcel of land with a building for possible repurposing, subject to planning permission

The Property

- A disused former booster building for Wessex Water
- Set in grounds of 96sqm
- Brick building 3.80 x 3.06m (gi)
- An ideal opportunity to repurpose (stpp)
- Walking distance of Gillingham town
- Presently pedestrian access

What3words

///flipper.surprised.assess

Services

We understand the land was previously connected to mains water, however buyers should make their own enquiries

Tenure

Freehold

Local Authority

Dorset Council

Lytchett Matravers Water Tower

Colehill Road, Lytchett Matravers, Poole, Dorset BH16 6BS
Guide Price £20,000*



An unusual parcel of land with a building for possible repurposing, subject to planning permission

The Property

- A disused former water tower
- In grounds of 0.23 acres
- Brick building 3.80 x 3.06m (gi)
- With scope for re-development subject to planning permission/consents
- Within a short walk to Lytchett Matravers village
- Walking distance to the green and Village Hall

What3words

///ever.brief.corrode

Services

We understand the land was previously connected to mains water, however buyers should make their own enquiries

Tenure

Freehold

Local Authority

Dorset Council

Unaccompanied viewings in daylight hours with a set of particulars to hand having first informed the agent



Mark Lewis
01258 473766
mlewis@symondsandsampson.co.uk

Solicitors: Wessex Water LTD
07500 033499
adele.faulds@ytlgroup.co.uk
Bath BA2 7WW



Unaccompanied viewings in daylight hours with a set of particulars to hand having first informed the agent



Mark Lewis
01258 473766
mlewis@symondsandsampson.co.uk

Solicitors: Wessex Water LTD
01225 526 304
adele.faulds@tlgroup.co.uk
Bath BA2 7WW



*Please see Auction Note on page 2 regarding Guide price

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Belcombe Pumping Station

Avoncliff, Bradford on Avon, Bath, Somerset BA15 2HA

Guide Price £25,000*



A former Wessex Water pumping station for repurposing set in grounds of about 0.62 acres

The Property

- A former pumping station measuring about 12sqm
- Set in mixed deciduous woodland of about 0.62 acres.
- Road frontage
- Outskirts of the town
- Situated about 1 mile from Bradford on Avon
- Near Avoncliff Railway station
- Near Avoncliff Aqueduct

What3words

///ghost.outlooks.noticing

Services

We understand the land was previously connected to mains water, however buyers should make their own enquiries

Tenure

Freehold

Local Authority

Wiltshire Council

West Wood

Nether Compton, Sherborne, Dorset DT9 4RE

Guide Price £25,000*



6.82 acres (2.76 hectares) of mixed woodland situated outside the village of Nether Compton

The Property

- Attractive parcel of mixed mature woodland
- A variety of species, including oak, ash, beech and cherry
- Varied canopy structure
- Peaceful rural location
- Excellent habitat diversity and amenity appeal
- Within 1 mile of the A30

What3words

///bride.wrist.repeating

Services

There are no mains services connected to the land

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

The land is accessed by an unrestricted right of way over a private track

Unaccompanied viewings in daylight hours with a set of particulars to hand having first informed the agent



Mark Lewis
01258 473766
mlewis@symondsandsampson.co.uk

Solicitors: Wessex Water LTD
07500 033499
adele.faulds@ytlgroup.co.uk
Bath BA2 7WW



Unaccompanied viewings in daylight hours with a set of particulars to hand having first informed the agent



Lucy Carnell
01935 382901
lcarnell@symondsandsampson.co.uk

Solicitors: Porter Dodson
Caron Abbott
01935 846764
caron.abbott@porterdodson.co.uk



*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

Land at Park Gate

Stoke Wake, Blandford Forum, Dorset DT11 0HA

Guide Prices Lot A: £50,000* Lot B: £40,000*



8.11 acres (3.28 hectares) of level and gently sloping pasture land, situated between Stoke Wake and Hazelbury Bryan, offered in two lots

The Property

- Direct road access for each lot
- Mature hedgerow boundaries
- Stream running along the eastern boundary
- Grade 3 loam and Kimmeridge clay soil
- Good network of lanes and bridleways
- Sturminster Newton 5 miles, Blandford and Sherborne 11 miles

What3words

///initiated.acute.rural

Services

Refer to Agents Note

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

A water main runs across Lot A and in Thickthorn Lane. The land is not currently connected. The land is in the Dorset Landscape Area (formerly AONB) and not in a Nitrate Vulnerable Zone.

No public rights of way cross the land. The purchasers of two small areas adjoining Lot A will be erecting a stockproof fence at points ABCDE on the plan

Solicitors: Parker Bullen
Romsey, SO51 8EZ
01794 513466

sam.flowers@parkerbullen.com



Unaccompanied viewings in daylight hours with a set of particulars to hand having first informed the agent



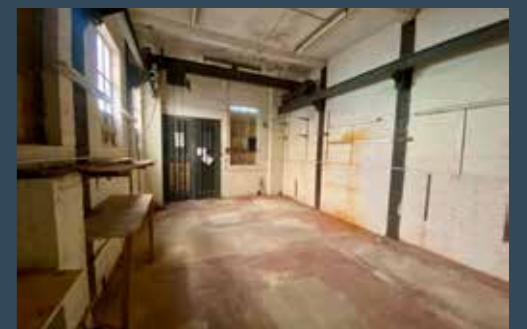
Andrew Tuffin
01258 472244
atuffin@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

The Old Pumping Station

Stanley Street, Weymouth, Dorset DT4 7JB

Guide Price £50,000*



A former pumping station situated close to the attractive Georgian esplanade, sandy beach and train station. The property lends itself to a variety of uses STPP

The Property

- An attached lock up store with brick elevations and double doors opening into a dual aspect workshop/store.
- The property features a high ceiling and the original winch for the former pumping station
- Internally the store measures at 25'04 x 14'00 and requires updating
- Good transport links within easy access to mainline railway line
- Close to local amenities

What3words

///shed.forms.rails

Services

The sellers of this property have informed us that there is a water mains supply which is currently unmetered or billed. The drainage to a public sewer requires reconnection

Tenure

Freehold

Local Authority

Dorset Council

Viewings strictly by appointment only. Full details available from the Poundbury Office 01305 251154



Peter Grout-Smith
pgs@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

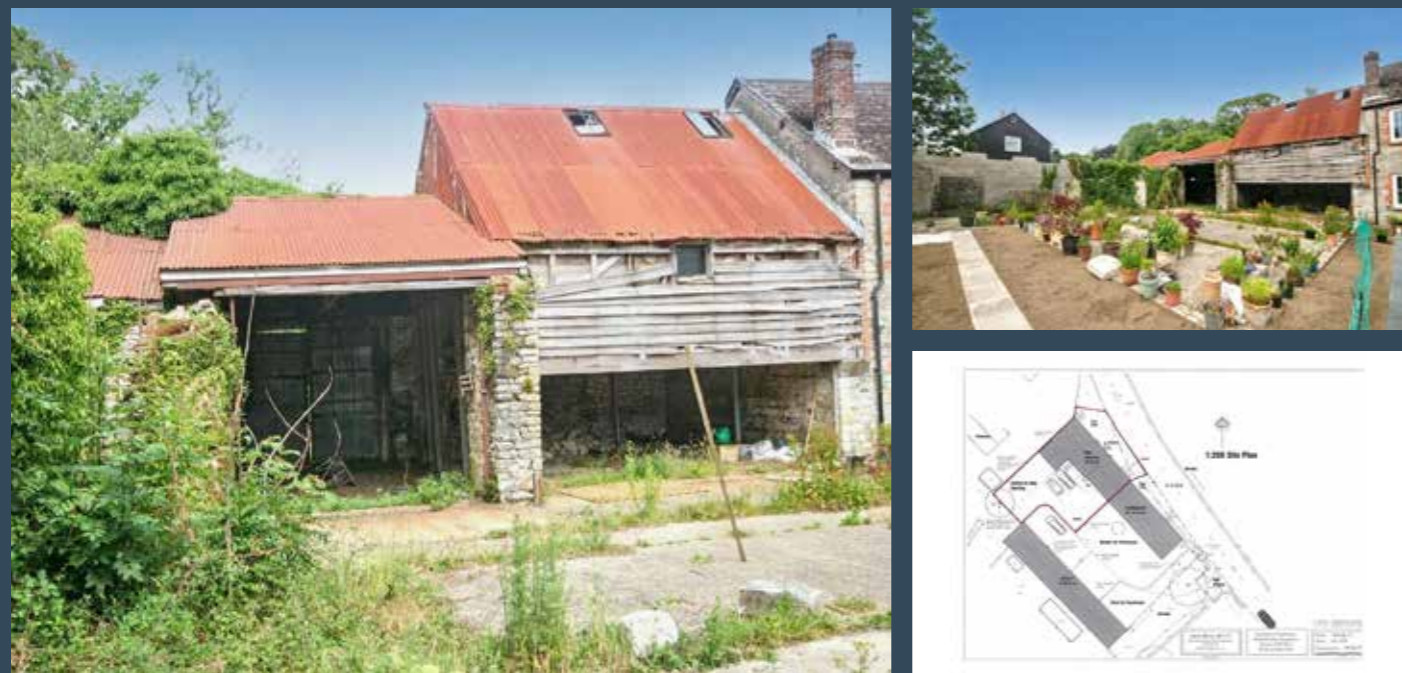
Solicitors: Wessex Water LTD
07500 033499
adele.faulds@ytlgroup.co.uk
Bath BA2 7WW



Barn adjacent to Steepleton Farmhouse

Winterbourne Steepleton, Dorchester, Dorset DT2 9LQ

Guide Price £120,000*



An opportunity to acquire a linked barn for demolition within this quiet and popular village

The Property

- Sought-after village location
- Planning for a three-bedroom barn-style home
- Southerly rear aspect
- 5 miles to the county town of Dorchester
- Parking to the rear
- Close to the coast

What3words ///rhino.behalf.mango

Services

Mains electric, gas, water and drainage are available in the road for connection

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

Flood Zone 3. We are advised by the vendor that the property has never flooded in their 6 years of ownership. For further information <https://www.gov.uk/check-long-term-flood-risk>. Please note that asbestos is present at the property, and it is situated within a designated conservation area.

Images are for illustrative purposes only. We ask that you satisfy yourselves with all aspects of the sale by downloading the auction legal pack prior to auction.

Viewings strictly by appointment only. Full details available from the Poundbury Office 01305 251154



Calton Stockley
cstockley@symondsandsampson.co.uk

Solicitors: FDC Law Solicitors
Bath BA3 2DF
01761 417575
solicitor email



*Please see Auction Note on page 2 regarding Guide price

Former Water Pumping Station

Coombe Street Pen Selwood, Wincanton, Somerset BA9 8NF

Guide Price Lot A: £175,000* Lot B: £25,000*



A former water pumping station with planning permission for conversion and extension to create a unique dwelling. Offered for sale in 2 lots

The Property

- Lot A: Former water pumping station with planning permission to convert and extend to create a spacious three bedroom dwelling
- Planning ref: 23/02830/FUL
- Open-plan living space
- Double car port and walled garden
- Lot B: 0.29 acres of woodland
- Peaceful village location
- Within the Cranborne Chase National Landscape

What3words ///throwaway.quench.listening

Services

Mains water and electricity

Tenure

Freehold

Local Authority

Somerset Council

Agents Notes

Standard and ultrafast broadband available in the area. Mobile signal with most providers is limited, EE likely. Source: ofcom.org.uk. There is a low risk of reservoir flooding and a long term low risk of river and sea flooding. Source: gov.org.uk. Please note the buyer of Lot A will be given the exclusive option to purchase Lot B at a fixed price of £25,000, if this option is not taken, Lot B will be offered to the room at a guide of £25,000

Unaccompanied viewings in daylight hours with a set of particulars to hand having first informed the agent



Mark Lewis
01258 473766
mlewis@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Solicitors: Wessex Water LTD
07500 033499
adele.faulds@ytlgroup.co.uk
Bath BA2 7WW



Building plot to the rear of Wilchurch

Wimborne Road, Blandford Forum, Dorset DT11 9HL

Guide Price £225,000*



A building plot with full planning permission for two detached four bedroom dwellings, with off-road parking and gardens in a convenient location on the edge of the town

The Property

- A building plot measuring approximately 0.31 acres (1267sqm)
- Full planning for two, detached, 4 bedroom dwellings under P/FUL/2023/04326
- GIA of each dwelling 1,400sqft (130sqm)
- GF: Reception hall, sitting room, kitchen/dining room, WC. FF: Master bedroom ensuite, 3 bedrooms, bathroom
- Off-road parking, gardens and bicycle storage
- Conveniently located on the edge of the town
- Town centre and amenities 0.5 miles
- Well placed for road links to Wimborne, Poole and Salisbury

What3words

///poems.withdraws.drilled

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Services

All mains services are located nearby. Prospective buyers should make their own enquiries

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

We understand that one of the trees on the site is subject to a preservation order.

Solicitors: HK Law
Dorchester, DT1 1UR
01305 251007
b.ryan@hklaw.uk



41 High West Street

Dorchester, Dorset DT1 1UT

Guide Price £200,000*



A well-proportioned office space with an excellent opportunity for refurbishment

The Property

- NIA of 1,320sqft. (122.5sqm.)
- Grade II Listed
- Excellent location at the top of London Road
- Previously occupied by solicitors
- Great scope for refurbishment
- High footfall area
- Dedicated Kitchenette and WC facilities present

What3words

///duet.freezers.situated

Services

Mains electricity, water and drainage

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

Good mobile coverage. Ultrafast Broadband is available as by Ofcom.org.uk

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



Finn Rawlings
frawlings@symondsandsampson.co.uk

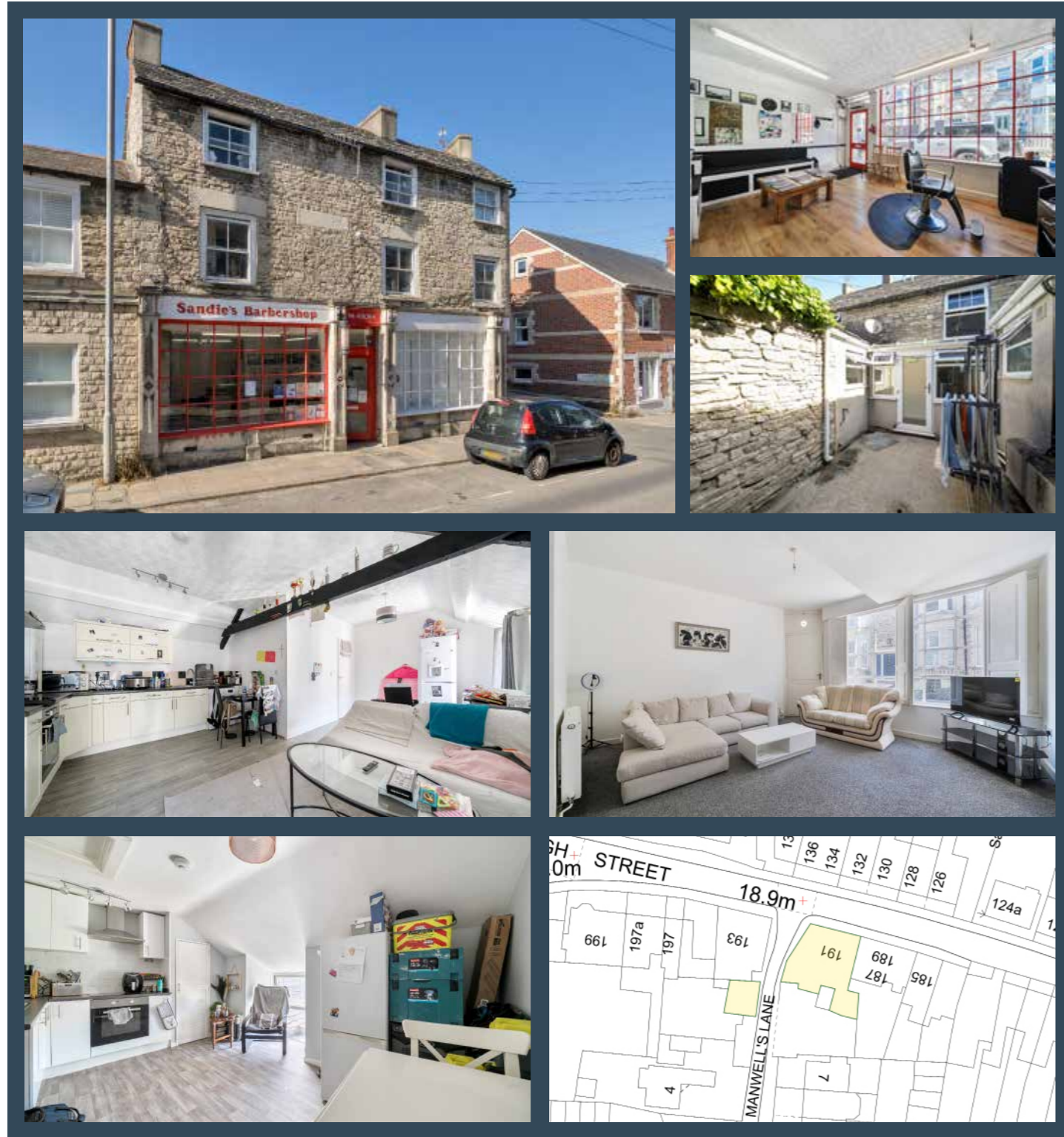
*Please see Auction Note on page 2 regarding Guide price

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



191 & 191A High Street

Swanage, Dorset BH19 2NE
Guide Price £375,000*



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



Meredith Wallis
mwallis@symondsandsampson.co.uk



Neal Wilson
nwilson@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

A Grade II Listed freehold investment or redevelopment opportunity comprising a retail unit, and four flats, generating circa £36,000 per annum, with off-road parking, and a courtyard garden, close to the town centre



The Property

- A freehold investment or re-development opportunity (subject to planning permission and Listed Building consent)
- GIA: 2231sqft. (207.2sqm.)
- A ground floor retail unit with an expired lease with the tenant holding over
- 4 x tenanted flats (two on a periodic basis)
- Parking for two cars and a courtyard garden
- Situated less than 0.5 miles from the beach and town centre
- Wareham 9.5 miles with mainline station to London Waterloo
- The Shop, 191 High Street: Sandie's Barbershop currently holding over (previous lease 7 years from 15 September 2011). Rent £200 every 4 weeks
- Retail area, kitchenette, WC
- 191A High Street - Flat 1: Let on an AST at £950 per month, expiring August
- Sitting room, kitchen/dining room, 2 bedrooms, bathroom
- Courtyard garden and one parking space
- Flat 2: Periodic tenancy at £600 per month
- L-shape kitchen/dining/sitting room, bedroom, bathroom
- One off-road parking space
- Flat 3: Let on an AST at £650 per month, expiring August
- Kitchen/dining/sitting room, bedroom, bathroom
- Flat 4: Periodic tenancy at £650 per month
- Kitchen/dining/sitting room, bedroom, bathroom

What3words

///washed.ignoring.fluffed

Services

All mains services are connected. Heating via gas fired boilers to radiators. All units metered separately.

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Bands: Flats 1, 4: B, Flats 2, 3: A
191 Rateable Value: £5,300

EPC Bands Flat 1: D (67) Potential C (72), Flat 2: C (76) Potential C (79), Flat 3: C (73) Potential C (76), Flat 4: C (74) Potential C (77)

Agents Notes

Ultrafast broadband available. Mobile phone signal available, please refer to Ofcom's website for more information. Low chance of yearly flooding from surface water. Medium risk of flooding from surface water between 2040 and 2060. The property falls within the Conservation Area. The property is Grade II Listed.

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

35 Quarry Close

Swanage, Dorset BH19 2QY
Guide Price £85,000*



A first floor two bedroom flat, of non-standard construction, in need of renovation throughout, offering an excellent investment opportunity

The Property

- A 2 bedroom first floor flat for renovation
- Entrance hall, reception room, kitchen, 2 bedrooms, bathroom
- Non-standard construction
- Front garden
- New 125 year lease from completion
- Enjoying views of the surrounding Purbeck hills
- 1 mile to the beach
- A range of amenities nearby

What3words

///gymnasium.blindfold.chefs

Services

Mains gas, electric, water and drainage. Gas central heating

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

Tenure

Leasehold: 125 years from completion. Service charge: £2.60 per annum (variable and subject to change). Buildings Insurance: £90 per annum Sinking fund: £693.17 per annum

Local Authority

Dorset Council - Council Tax Band A

EPC Band D (67) Potential C (70)

Agents Notes

Ultrafast broadband is available. There is mobile coverage in the area. Refer to Ofcom's website. Within 0.1m planning permission has been granted to erect 8 dwellings at Purbeck (6/2020/0240). The seller will be reclaiming their costs from the buyer - refer to the legal pack.

Solicitors: Foot Anstey LLP
Bristol BS2 0EL
0117 915 4900
void.disposals@footanstey.com

FootAnstey

*Please see Auction Note on page 2 regarding Guide price

6 Quarry Close

Swanage, Dorset BH19 2QY
Guide Price £90,000*



A ground floor two bedroom flat, of non-standard construction, in need of renovation throughout, offering an excellent investment opportunity

The Property

- A 2 bedroom ground floor flat for renovation
- Entrance hall, reception room, kitchen, 2 bedrooms, bathroom
- Non-standard construction
- Front garden
- New 125 year lease from completion
- Enjoying views of the surrounding Purbeck hills
- 1 mile to the beach
- 2

What3words

///gymnasium.blindfold.chefs

Services

Mains gas, electric, water and drainage. Gas central heating

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

Tenure

Leasehold: 125 years from completion. Service charge: £2.60 per annum (variable and subject to change). Buildings Insurance: £90 per annum Sinking fund: £693.17 per annum

Local Authority

Dorset Council - Council Tax Band A

EPC Band D (67) Potential C (70)

Agents Notes

Ultrafast broadband is available. There is mobile coverage in the area. Refer to Ofcom's website. Within 0.1m planning permission has been granted to erect 8 dwellings at Purbeck (6/2020/0240). The seller will be reclaiming their costs from the buyer - refer to the legal pack.

Solicitors: Foot Anstey LLP
Bristol BS2 0EL
0117 915 4900
void.disposals@footanstey.com

FootAnstey

*Please see Auction Note on page 2 regarding Guide price

26 Quarry Close

Swanage, Dorset BH19 2QY
Guide Price £90,000*



A ground floor two bedroom flat, of non-standard construction, in need of renovation throughout, offering an excellent investment opportunity

The Property

- A 2 bedroom ground floor flat for renovation
- Entrance hall, reception room, kitchen, 2 bedrooms, bathroom
- Non-standard construction
- Front garden
- New 125 year lease from completion
- Enjoying views of the surrounding Purbeck hills
- 1 mile to the beach
- A range of amenities nearby

What3words

///gymnasium.blindfold.chefs

Services

Mains gas, electric, water and drainage. Gas central heating

Tenure

Leasehold: 125 years from completion. Service charge: £2.60 per annum (variable and subject to change). Buildings Insurance: £90 per annum Sinking fund: £693.17 per annum

Local Authority

Dorset Council - Council Tax Band A

EPC Band D (67) Potential C (70)

Agents Notes

Ultrafast broadband is available. There is mobile coverage in the area. Refer to Ofcom's website. Within 0.1m planning permission has been granted to erect 8 dwellings at Purbeck (6/2020/0240). The seller will be reclaiming their costs from the buyer - refer to the legal pack.

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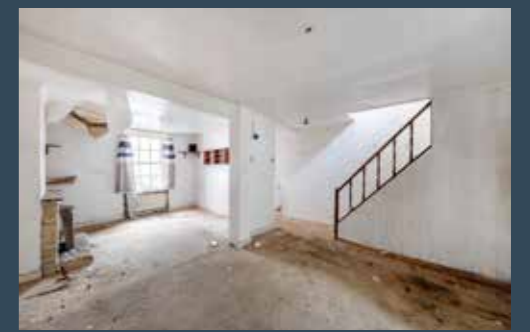
Solicitors: Foot Anstey LLP
Bristol BS2 OEL
0117 915 4900
void.disposals@footanstey.com



*Please see Auction Note on page 2 regarding Guide price

1 Bath Street

Weymouth, Dorset DT4 7DS
Guide Price £70,000*



An opportunity for investors or owner-occupiers looking for a project in the heart of Weymouth to restore an end of terrace property close to the beach and amenities

The Property

- Grade II Listed
- Sitting room/dining room
- Enclosed courtyard garden
- Within easy reach of all amenities
- Good transport links within easy access to mainline railway line
- Close to the beach, Marina and Radipole gardens

What3words

///paints.turned.beams

Services

Mains gas, electricity, water and drainage

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band B

EPC Band E (50) Potential C (79)

Agents Notes

Superfast broadband is available in the area. Mobile network coverage is reported to be likely indoors and outdoors. Source: ofcom.org.uk. The property is within a conservation area

Viewings strictly by appointment only. Full details available from the Poundbury Office 01305 251154



Peter Grout-Smith
pgs@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Solicitors: Amicus Law
Weymouth DT4 8HQ
01305 752700
elinor.clark@amicuslaw.co.uk



7 High Street

Ilminster, Somerset TA19 9AW

Guide Price £140,000*



A double fronted four bedroom period house in the heart of the pretty town centre with 200ft rear garden, offering potential for improvement

The Property

- A mid-terrace Grade II Listed period house
- Pretty town centre position with views
- 200ft rear garden
- Good proportions throughout
- In need of general improvement

What3words

///restores.famed.clown

Services

Mains electricity, water and drainage

Tenure

Freehold

Local Authority

Somerset Council - Council Tax Band C

Agents Notes

Ultrafast broadband is available. Mobile signal indoors could be limited with some networks but you are likely to receive a signal from the EE network. You are likely to receive a mobile signal outdoors from all four major networks. Information provided by Ofcom.org.uk. The property is Grade II listed and is located within the town's designated conservation area.

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



Jonathan Holloway
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Solicitors: Amicus Law
Ilminster TA19 0AE
01460 57056

cally.trenchard@amicuslaw.co.uk



*Please see Auction Note on page 2 regarding Guide price

18 Hillfort Close

Dorchester, Dorset DT1 2QT

Guide Price £200,000*



A spacious two bedroom bungalow requiring full modernisation, with front and rear gardens and a single garage located in a nearby block

The Property

- Two-bedroom mid-terrace bungalow
- In need of full modernisation throughout
- Generous sitting/dining room with good natural light
- Front and rear gardens
- Single garage located in a nearby block
- Popular residential area of Castle Park, Dorchester
- Close to local amenities, schools, and transport links

What3words ///overjoyed.sparrows.note

Services

Mains gas, water, electricity and drainage are connected. Gas fired central heating

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



Adam Taylor
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*Please see Auction Note on page 2 regarding Guide price

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C

EPC Band E (44) Potential B (89)

Agents Notes To the front of the property is a lawn, which is jointly owned and maintained by a management company. We understand there is an annual charge of £100 for this.

The vendor has informed us that while the property has a gas connection and heating system installed, it has not been used or tested for several years.

Solicitors: Porter Dodson
Poundbury, DT1 3QY
01305 262525

louise.wootten@porterododson.co.uk



14 Organford Road

Holton Heath, Poole Dorset BH16 6JY
Guide Price £250,000*



A partially modernised, extended two bedroom bungalow with scope for upwards extension (STPP) and countryside views from the garden

The Property

- A partially extended/modernised bungalow providing a buyer with the opportunity to finish to their own taste
- Potential for further extension (STPP)
- Entrance porch, reception room, kitchen, part-finished extension/proposed open plan kitchen/dining/family room at rear, 2 bedrooms, bathroom
- Generous garden, garage, countryside views
- Driveway and off-road parking
- In a convenient location close to amenities
- Poole 7 miles, Wareham 3 miles

What3words

///adventure.duet.dispose

Services

All mains services are connected. Gas fired central heating

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C

EPC Band E (52) Potential C (74)

Agents Notes Superfast broadband available. Limited mobile coverage indoors. Likely outdoors. The renovation works are not complete and the property is sold as seen. We understand that the property has a floating concrete base and concrete ceiling.

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



Meredith Wallis
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Solicitors: Preston Redman
Bournemouth BH1 1EN
01202 292424
ot@prestonredman.co.uk



*Please see Auction Note on page 2 regarding Guide price

Old House

197A High Street, Swanage, Dorset BH19 2NF
Guide Price £295,000*



A charming Grade II Listed character property with accommodation over three floors and a pretty rear garden, situated just a short walk from the town centre's amenities and the beach

The Property

- A charming Grade II Listed period property
- 1485.43sqft. (138sqm.) of accommodation over three floors with character features
- GF: Entrance hall, reception room, kitchen, hall
- FF: 2 bedrooms, bathroom SF: 2 loft bedrooms
- Pretty rear garden with pedestrian access
- Situated less than 0.5 miles from the beach and town centre
- Potential to modernise
- Wareham 9.5 miles

What3words ///panels.confirms.graph

Services

All mains services are connected
Gas fired central heating

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



Meredith Wallis
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Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band B

EPC Band E (40) Potential B (81)

Agents Notes The property is subject to flying freeholds with 197 High Street and 199 High Street. Please refer to the Land Registry title plan and register for more information. Ultrafast broadband available. Mobile phone signal available, please refer to Ofcom's website for more information. Low chance of yearly flooding from surface water. Medium risk of flooding from surface water between 2040 and 2060. The property falls within the Conservation Area.

Solicitors: Palmers Law
Rayleigh SS6 7QA
01268 988488
erincronin@palmerslaw.co.uk



*Please see Auction Note on page 2 regarding Guide price

132 Stourvale Road

Bournemouth, Dorset BH6 5HF
Guide Price £295,000*



A semi-detached three bedroom property for modernisation with potential for extension or possible development (STPP), with a garden and outbuilding in a convenient location

The Property

- A semi-detached 3 bedroom property for modernisation
- Potential for extension or possible development (STPP)
- Garden and outbuilding
- Located just over 1.5 miles of Southbourne's award-winning beach and popular high street
- Situated close to a range of amenities
- Boscome and beaches 1 mile
- Pokesdown train station 0.4 miles
- Well situated for easy access to Bournemouth, Christchurch, and Poole via the nearby A338

What3words

///ripe.casual.truth

Services

All mains services are connected
Gas fired central heating

Tenure

Freehold

Local Authority

BCP Council - Council Tax Band B

EPC Band D (55) Potential C (80)

Agents Notes

Ultrafast broadband is available. Mobile signal is available - please refer to Ofcom's website. The property is located within close proximity of a railway line

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



Meredith Wallis
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Solicitors: Aldridge Brownlee Solicitors
Winton BH3 7AW
01202 526343
kirsty.oak@absolicitors.com



*Please see Auction Note on page 2 regarding Guide price

6 Cobbs Road

Colehill, Wimborne, Dorset BH21 2RL
Guide Price £395,000*



A period cottage in need of complete renovation, benefitting from full planning permission for an extension and to modify the access and create off-road parking. Enjoying a secluded position in 0.40 acres

The Property

- A detached period cottage in need of complete renovation
- 0.40 acres of private gardens and grounds
- Full planning permission to extend and create off-road parking under P/HOU/2024/06282
- The proposed plans provide 1,711 sqft. (159sqm.) of accommodation
- Ideally situated between Colehill and Wimborne on a no-through road
- Colehill 0.5 miles
- Wimborne town centre 0.8 miles
- Road links via A31 2 miles

What3words

///poems.withdraws.drilled

Services

Mains electricity, water and drainage

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Exempt

Agents Notes

The sellers have obtained covenant consent from the National Trust to extend the property as per the plans against P/HOU/2024/06282. Should a buyer wish to substantially amend the existing plans, they may be required to obtain further covenant consent. Superfast broadband available. Good mobile network coverage from all providers. Source: ofcom.org.uk

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



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Solicitors: Druitts Solicitors
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01202 551863
chris.clifford@druitts.co.uk

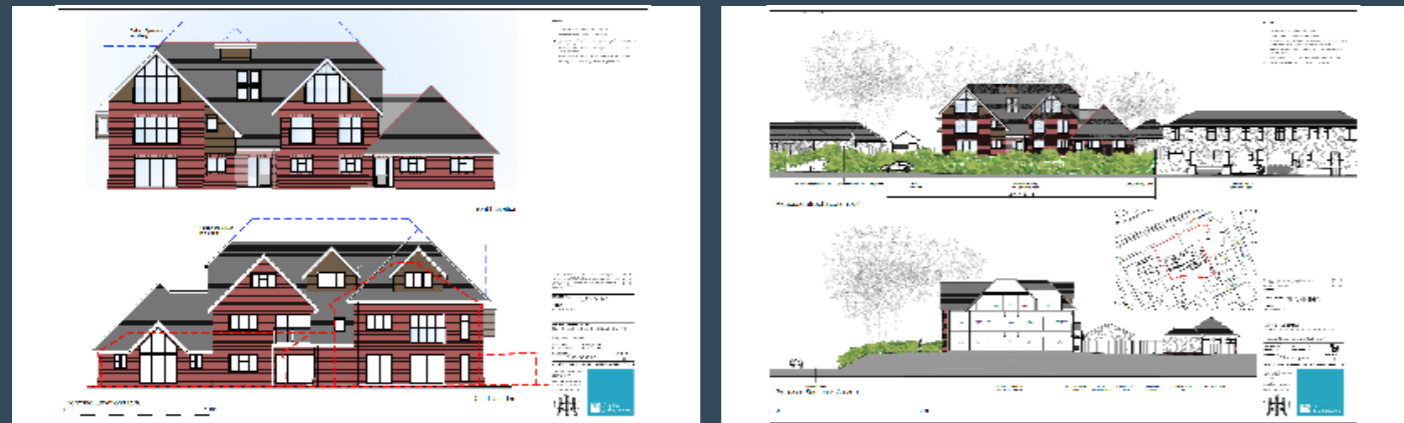


*Please see Auction Note on page 2 regarding Guide price

Development site at Somerford Road

Christchurch, Dorset BH23 3PL

Guide Price £495,000*



A site measuring 0.39 acres with full planning permission for an exclusive development of nine, two bedroom apartments, situated in the heart of Christchurch

The Property

- The site extends to 0.39 acres (1,602.7 sqm)
- Full planning permission was granted on 15 March 2023 under reference 8/22/0470/FUL
- The plans provide a 3 storey block of 9 x 2 bedroom apartments with a lift and cycle/bin stores
- Situated centrally in the town, close to a range of commercial and shopping facilities
- Christchurch Station is 2 miles with mainline services to London Waterloo and Southampton
- Well placed for road links via the A338
- Within close proximity of the New Forest National Park
- Avon Beach and Mudeford Quay are less than 2 miles
- Bournemouth 6.5 miles, Southampton 22 miles and Salisbury 26 miles by car

What3words

///lasts.smug.dips

Ground Floor

- Apartment 1: Entrance hall, open plan kitchen/dining/sitting room with bifold doors to terrace, 2 bedrooms (1 ensuite), bathroom (71.7 sqm.)
- Apartment 2: Entrance hall, open plan kitchen/dining/sitting room with bifold doors to terrace, 2 bedrooms (1 ensuite), bathroom (73.9 sqm.)
- Apartment 3: Entrance hall, open plan kitchen/dining/sitting room with bifold doors to terrace, 2 bedrooms (1 ensuite), bathroom (74.9 sqm.)
- Apartment 4/bungalow: Single storey with private access, entrance hall, open plan kitchen/dining/sitting room with bifold doors to terrace, 2 bedrooms (1 ensuite), bathroom (77.1 sqm.)

First Floor

- Apartment 5: Entrance hall, open plan kitchen/dining/sitting room with French windows to Juliet balcony, 2 bedrooms (1 ensuite), bathroom (71.7 sqm.)
- Apartment 6: Entrance hall, open plan kitchen/dining/sitting room with French windows to Juliet balcony, 2 bedrooms (1 ensuite), bathroom (73.9 sqm.)
- Apartment 7: Entrance hall, open plan kitchen/dining/sitting room with sliding doors to balcony, 2 bedrooms (1 ensuite), bathroom (74.9 sqm.)

Second Floor

- Apartment 8: Entrance hall, open plan kitchen/dining/sitting room, master bedroom with French windows to Juliet balcony, dressing room and ensuite, bedroom 2, bathroom (87.4 sqm.)
- Apartment 9: Entrance hall, open plan kitchen/dining/sitting room, master bedroom with French windows to Juliet balcony and ensuite, bedroom 2, bathroom (79.4 sqm.)

Services

All mains services are available in Somerford Road

Tenure

Freehold

Local Authority

BCP Council

Agents Notes

Ultrafast broadband available. Limited mobile network coverage indoors, likely coverage outdoors from all providers.

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



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01202 558844
nwhite@rawlinsdayreeves.com



*Please see Auction Note on page 2 regarding Guide price

Sycamore Down Farm

Winterborne Stickland, Blandford Forum, Dorset, DT11 0NS

Guide Price £575,000*



A detached three bedroom bungalow with a double garage set in 7.24 acres of permanent pasture to include a range of outbuildings

The Property

- Potential development opportunity (subject to all necessary consents and permissions)
- Secluded location
- Outbuildings to north of the dwelling
- Good road access
- 5 miles to Blandford Forum
- Bus service to Blandford Forum (5 miles) and Dorchester (14 miles)

What3words ///cafe.crumble.clubbing

Services

Mains electricity. Assumed mains water supply and drainage. Oil fired central heating

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band E

Agents Notes

Ultrafast broadband speed is available, and mobile coverage is likely available inside and outside of the property according to Ofcom.org.uk. The property is in a nitrate vulnerable zone, in the Dorset National Landscape (AONB) and is a Site of Nature Conservation Interest. Very low Flood Risk. The property is sold as seen.

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



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01258 459361

emily.wolstenholme-rimmer@blanchardsbailey.co.uk



*Please see Auction Note on page 2 regarding Guide price

Hill Farm

Chilthorne Domer, Yeovil, Somerset BA22 8QZ

Guide Price £595,000*



A detached 6 bedroom farmhouse in need of renovation, boasting far-reaching views, a courtyard of traditional and modern farm buildings with no overage clause, set in 1.82 acres (0.74 hectares)

The Property

- 3 reception rooms and 6 bedrooms
- In need of complete renovation throughout
- A courtyard of traditional and modern farm buildings
- Free from any overage clause
- Generously sized garden
- Adjoining paddock
- In all 1.82 acres (0.74 hectares)
- In a rural location on a no-through lane

What3words ///appraised.loitering.coollest

Services

Mains water and electricity, private drainage via a septic tank*

Tenure

Freehold

Local Authority

Somerset Council - Council Tax Band E

EPC Band G (1) Potential F (22)

Agents Notes Ultrafast broadband is available, and limited mobile signal from most providers indoors, likely outdoors. Source: Ofcom. The neighbouring property (Vale Cottage) has an existing right to take a water supply from the property. See legal pack for full details. We understand that asbestos may be present at the property; buyers are to undertake their own investigations. *The septic tank may not comply with current regulations, and buyers should factor the cost to replace the system into their maximum bid.

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



Lucy Carnell
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01935 846764

rob.oliver@porterdodson.co.uk

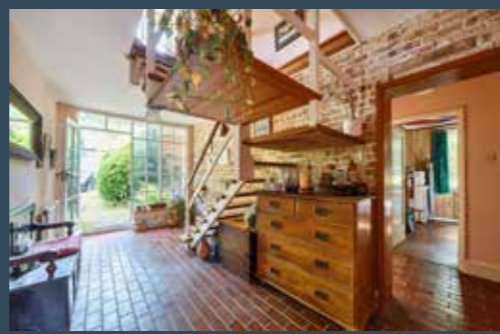


*Please see Auction Note on page 2 regarding Guide price

Spindleberry

144 & 148 Furzebrook Road, Furzebrook, Wareham BH20 5AR

Guide Price £595,000*



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



Meredith Wallis
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Neal Wilson
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A detached 4 bedroom Victorian property and former coach house with a range of brick outbuildings providing excellent scope, situated in a highly sought after area of the Purbecks, close to Wareham and the coast



The Property

- A unique opportunity to purchase a Victorian property with a range of character outbuildings
- Scope to modernise or re-model the existing accommodation which comprises:
- GF: Reception hall, sitting room, kitchen/breakfast room, 2 bedrooms, WC
- FF: Two double bedrooms, bathroom and extensive attic rooms, currently utilised as a study and storage
- Charming character features including sash windows
- Outbuildings: Stables, former tack room and covered hayloft area. Workshop with former apple loft above (in need of re-construction)
- 0.35 acres in total, garden and off-road parking

Situation

- Situated within a highly sought-after area of the Purbecks, adjoining SSSI heathland
- Wareham less than 4 miles
- Blue Pool Nature Reserve and tearooms is less than half a mile
- Further local amenities include village inns and tea rooms at Church Knowle and Creech
- Excellent walking, riding and cycling in the immediate area and beaches just 6 miles
- Poole 12.5 miles, Wimborne 15 miles, Bournemouth 18 miles, Dorchester 19 miles

What3words

///emperor.bypasses.haggis

Services

Mains water and electricity. Oil fired central heating. Private drainage via a system shared by two other properties and maintained by a third party. The seller's have not been required to contribute to the maintenance of the system during their ownership. Please refer to the legal pack for more information.

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band F

EPC Band E (49) Potential C (71)

Agents Notes

Ultrafast broadband is available in the area. Mobile network coverage is available - please refer to Ofcom's website for more information.

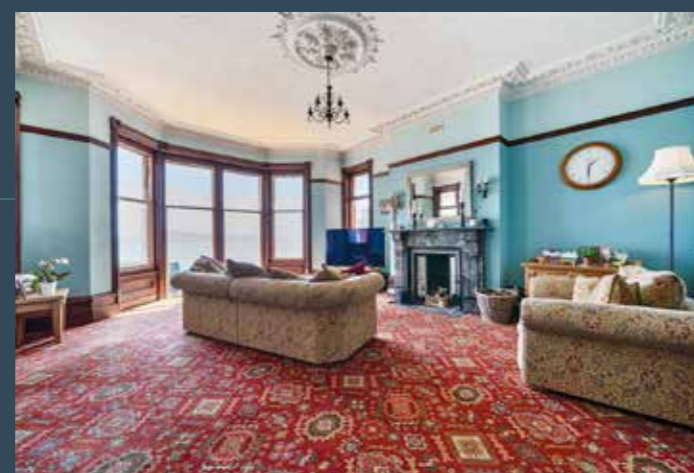
The property is within 50 metres of a SSSI and falls within the South Purbeck Heaths National Landscape (AONB).

Solicitors: Kernon Kelleher Solicitors
Blandford Forum DT11 DT11 7EB
01258 446288
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Clovelly and Clovelly Cottage

14 & 14a Belle Vue Road, Weymouth, Dorset DT4 8RX
Guide Price £995,000*



A substantial period property with a two bedroom coach house, both with panoramic views over Portland Harbour. While both buildings require modernisation, the setting, character, and potential are exceptional



The Property

- A substantial period detached residence dating from circa 1892
- Southerly aspect with panoramic views over Portland Harbour
- Accommodation arranged over four floors including a top-floor self-contained apartment
- Detached coach house within the grounds
- Original period features throughout
- Rear garden extending to the mean high tide line, though subject to land slippage
- Garaging and ample parking

What3words

///sorters.patio.curry

Services

Mains gas, electricity, water and drainage. Gas central heating system

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Bands: Clovelly House E, Flat B, Coach House C

EPC Bands

Clovelly House and Flat D (64) Potential C (78)
Coach House D (66) Potential B (83)

Agents Notes

Superfast broadband is available in the area - highest download speed 42mbps. Mobile network coverage is reported to be limited indoors and likely outdoors. Source: ofcom.org.uk.

The property is within a conservation area. There is a right of way, under barn footpath running along the rear boundary which is not in use at this point.

The garden extends to the mean high tide line at the rear boundary. Please note that a significant portion of the rear garden has been affected by land slippage.

HM Land Registry DT291812 includes the main house, top floor flat and 14a Belle Vue Road.

There is planning permission to erect a two story extension to the Coach House (04/00260/FUL). The sellers have informed us that the works commenced but extension not erected.

Viewings strictly by appointment only. Full details available from the Poundbury Office 01305 251154



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charlotte.stevenson@nantes.co.uk



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)

