

The background of the poster is a classical-style painting. On the left, a woman with long, flowing red hair is shown from the waist up, looking towards the right. In the center, a woman in a vibrant green dress with a yellow sash is shown from the waist up, looking towards the right. On the right, a woman in a light-colored, floral-patterned dress is shown from the waist up, looking towards the left. The painting is set against a dark, textured background.

Symonds
& Sampson

Property Auction

Friday 19 June 2026 at 1:00pm

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

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 5th 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 Church
Memorial Hall, Digby Road,
Sherborne DT9 3NL

What3words
///cliff.searching.trainers
Auction day emergency
contact: 07470 050577



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Court Ash Plantation

Nether Compton, Sherborne, Dorset DT9 4PZ

Guide Price £25,000*



4.92 acres (1.99 hectares) of mixed woodland situated on the edge of the popular Dorset village of Nether Compton, bordering three properties.

The Property

- 4.92 acres (1.99 hectares)
- Mixed mature woodland
- Grade 3 land
- Peaceful rural location
- Countryside views

What3words

///spinning.windmill.author

Services

There are no mains services connected to the land.

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

The buyer will be responsible for fencing the boundary from points A-B as marked on the sale plan. The fencing will be stockproof and erected within 2 months of completion.

The property is subject to a restrictive covenant requiring the owner to keep good and sufficient boundaries.

Please see the legal pack for more details.

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



Lucy Carnell
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Solicitors: Mogers Drewett
Sherborne DT9 3DP
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*Please see Auction Note on page 2 regarding Guide price

28.57 acres at Henley

Langport, Somerset TA10 9BG

Guide Price Lot A £50,000* Lot B £40,000* Lot C £40,000*



28.57 acres (11.56 hectares) of level pasture land situated outside the village of Henley offering a wide variety of flora and fauna. Available in three lots.

The Property

- Lot A: 12.79 acres (5.18 hectares)
- Lot B: 9.84 acres (3.98 hectares)
- Lot C: 5.94 acres (2.40 hectares)
- Grade 2 agricultural land
- Beautiful open countryside
- Far reaching views
- Diverse wildlife

What3words

Lot A: ///copying.stocky.lifeguard

Lot B: ///diver.browsers.harsh

Lot C: ///fuses.turkeys.cROUTONS

Services

There are no mains services connected

Tenure

Freehold

Local Authority

Somerset Council

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



Lucy Carnell
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*Please see Auction Note on page 2 regarding Guide price

Solicitors: Everys Solicitors
Crewkerne TA18 7LH
01460 279260
sarah.warren@everys.co.uk



4.91 acres at Coles Lane

Cherry Orchard, Shaftesbury, Dorset SP7 0PY

Guide Price £55,000*



4.91 acre (1.99 hectare) pasture field with mains water

The Property

- A single field of level pasture land
- Direct road access
- Hedgerow boundaries with mature oak trees
- Small dew pond
- A tranquil rural yet very accessible location
- Shaftesbury 1.5 miles, Gillingham 4 miles
- Pleasant views including Duncliffe Hill and St James
- Suitable for a range of agricultural, equestrian, horticultural and recreational uses

What3words

///inspects.curl.outdoor

Services

Separately metered mains water connected to a water trough by the gate.

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

A gas main runs under the land.

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



Andrew Tuffin
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atuffin@symondsandsampson.co.uk

Solicitors: Mogers Drewett LLP,
Sherborne DT9 3DP
01935 813691
luke.marsh@mogersdrewett.com



*Please see Auction Note on page 2 regarding Guide price

Land opposite Westover View

Brickyard Lane, Crewkerne, Somerset TA18 7BA

Guide Price £75,000*



An opportunity to create a unique and impressive detached contemporary four bedroom residence set in just under an acre within easy reach of the pretty town centre, and located in an elevated position with views.

The Property

- Full planning permission granted in July 2025 reference 22/02396/FUL
- Elevated position with views towards countryside
- 0.98 acres (0.40 hectares)

What3words

///tilts.reclining.aviators

Services

Mains services, ultrafast broadband and mobile coverage are available in Brickyard Lane. Prospective buyers to make their own enquiries.

Tenure

Freehold

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



Andy Wakinshaw
01460 200790
awakinshaw@symondsandsampson.co.uk

Local Authority

Somerset Council

Agents Notes

The property lies partly within the town's designated Conservation Area. No works have yet commenced on site other than general land management and tree works as per agreed Conservation Area notification.

*Please see Auction Note on page 2 regarding Guide price

Solicitors: Amicus Law
Martock TA12 6DH
01935 847369
andrea.parsons@amicuslaw.co.uk



Lot A Bristol Road Stores

Bristol Road, Sherborne, Dorset DT9 4EF

Guide Price £75,000*



A well-located building plot with full planning permission for a detached three-bedroom home, designed in a sustainable vernacular style.

The Property

- Building plot with full PP granted for a detached three-bedroom dwelling extending to approximately 1,150 sq ft
- Situated in a highly sought-after location within close proximity to the town centre and local amenities
- Designed to create a sustainable, well-insulated home in a traditional vernacular style
- Additional option land available by separate negotiation, offering further development potential (subject to permissions)
- Phosphate mitigation in place, with associated costs to be assumed by the purchaser
- Development is liable for Community Infrastructure Levy (CIL), with buyers advised to make their own enquiries

What3words ///cabin.clashing.index

Services Mains electricity

Tenure Freehold

Local Authority Dorset Council

Agents Notes Please note that the purchaser of Lot A will have the first option at the auction to acquire Lot B for a fixed price of £25,000. If this option is not exercised, Lot B will then be offered separately. As shown on the attached Promap, Lot A is shaded yellow and Lot B is outlined in green. The site is subject to a phosphate mitigation requirement. A phosphate credit for 0.21 kg has been secured through WCI Nutrient Neutrality at a cost of £6,300, which will transfer to the purchaser. A 10% deposit has already been paid, with a further 10% due on 30 July 2026. Full details are available upon request. The proposed development will also be liable for Community Infrastructure Levy (CIL). Prospective purchasers should make their own enquiries with the local planning authority regarding the amount payable and any reliefs or exemptions available.

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



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Solicitors: BGW Solicitors
Castle Cary BA7 7EJ
01963 350888

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*Please see Auction Note on page 2 regarding Guide price

Lot B Bristol Road Stores

Bristol Road, Sherborne, Dorset DT9 4EF

Guide Price £25,000*



A parcel of land adjoining a building plot

The Property

- Additional parcel of land to the south of the main plot, measuring approximately 16.0m x 5.50m, with services nearby
- Offered at auction with a guide price of £25,000, or available separately if not secured with the main plot
- Located within the defined development boundary for Sherborne, outside the conservation area and close to local amenities
- Situated in a highly sought-after location within close proximity to the town centre and local amenities

Services None

Tenure Freehold

Local Authority Dorset Council

Agents Notes

Please note, at the auction, the buyer of Lot A will have the first option to purchase Lot B for a fixed price of £25,000. If the buyer of Lot A does not purchase, then Lot B will be offered to the room.

What3words

///records.songs.splinters

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



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*Please see Auction Note on page 2 regarding Guide price

Land northwest of Cherry Acre

North Cheriton, Templecombe, Somerset BA8 0AP

Guide Price £185,000*



1.24 acre site in North Cheriton with Permission in Principle (granted August 2025) for two to four dwellings. Planning ref 25/10604/PIP all located in a sought after village location.

The Property

- Permission in Principle granted for the erection of two to four dwellings
- Planning reference: 25/10604/PIP
- 1.24 acre site in an attractive village setting
- Offering an attractive position on the edge of North Cheriton
- Access directly from the A357 with good road connections
- Conveniently located for Templecombe station and nearby towns

What3words ///rate.nightfall.invented

Services

None

Tenure

Freehold

Local Authority

Somerset Council

Agents Notes

The seller has confirmed that the successful purchaser will be responsible for erecting the southern boundary, which adjoins the bungalow known as Cherry Acre, within two months of completion. Once installed, ownership and ongoing maintenance of this boundary will transfer to the purchaser.

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



Kirsty Simpson
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Solicitors: Wallace Robinson & Morgan
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*Please see Auction Note on page 2 regarding Guide price

51 The Esplanade

Weymouth, Dorset DT4 8DQ

Guide Price £700,000*



A versatile character property with stunning sea views, offering potential for residential redevelopment STPP. Containing a 90-cover restaurant with additional outdoor seating.

The Property

- An excellent investment and residential re-development opportunity
- A commercial asset generating £45,000 per annum in rent
- Residential flat generating approx. £14,400 per annum in rent
- Potential for up to 5 more flats STPP
- Located on the iconic Weymouth seafront, part of the Jurassic Coast World Heritage Site.
- 7364 sqft

What3words

///they.ever.spite

Tenure

Freehold

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



Lee Edgson
ledgson@symondsandsampson.co.uk

Services

Mains electricity, water and drainage. Good mobile coverage. Ultrafast Broadband is available as by Ofcom.org.uk.

EPC Band C (51)

Local Authority

Dorset Council - RV £58,500. Council Tax Band B

*Please see Auction Note on page 2 regarding Guide price

Solicitors: Porter Dodson
Sherborne BA20 1DY
01935 846814
zara.davies@porterododson.co.uk



89 Crane Street

Salisbury, Wiltshire SP1 2PU
Guide Price £120,000*



A city centre retail/office property with vacant possession.

The Property

- Central trading position
- 1188 sq ft
- Retail/office use
- Grade II* Listed Building
- Full vacant possession
- Suit owner occupier or investor
- Rare freehold opportunity
- Price not subject to VAT

What3words

///wakes.them.flight

Services

Mains electricity, water and drainage
Ultrafast broadband and mobile coverage available. Refer to Ofcom's website.

Viewings strictly by appointment only via Myddelton & Major, Salisbury Office 01722 337577



Jan Merriott
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jmerriott@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Tenure

Freehold

Local Authority

Wiltshire Council - RV TBC

Agents Notes

Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a staff member at Symonds & Sampson and as such constitutes a 'connected person'.

Solicitors: Sampson Coward Solicitors
Salisbury SP1 2PH
01722 412141
sarah.secker@sampsoncoward.co.uk

Sampson Coward
SOLICITORS

15-17 South Street

Bridport, Dorset DT6 3NR
Guide Price £450,000*



A mixed use investment property in Bridport town centre.

The Property

- A mixed use investment property producing £37,600 and rising to £52,000
- High Street location in centre of Bridport
- 2 x GF retail units, 1 x FF Office and 1 x 2 bed cottage to rear
- Grade II Listed
- Separate entrances

What3words

///enacts.stack.character

Services

Mains electricity, water and drainage

Tenure

Freehold

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



Jan Merriott
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*Please see Auction Note on page 2 regarding Guide price

EPC Bands 15 C (54) & 15a C (65)
17 D (85) & 17b D (55) Potential A (95)

Local Authority

Dorset Council - RV Unit 15 £9,800, Unit 15a £8,800, Unit 17 £7,800, Unit 17b Council Tax Band A

Solicitors: Porter Dodson
Poundbury DT9 3NL
01305 756350
ros.baston@porterododson.co.uk

PORTER
DODSON

Unit 4 Camelot Court

Somerton, Somerset TA11 6SB

Guide Price £270,000*



A single end terrace light industrial/business unit containing a mix of warehouse, storage and offices plus a forecourt yard/parking located at Camelot Court upon Bancombe Trading Estate, Somerton.

The Property

- End terrace unit arranged over ground and part first floor
- Mix of warehouse, offices and storage facilities
- Total GIA - 413.30 sq. m (4,451 sq. ft)
- Private forecourt service yard/parking area
- Bancombe Trading Estate, Somerton
- Established business park location
- Good access to A303 trunk road & J25 M5 at Taunton
- Prominent corner plot position with road frontage

What3words

///ballpoint.funded.nipping

Services

Mains water, drainage and electricity (3 phase) are available.

EPC Band D (84)

Tenure

Freehold

Local Authority

Somerset Council - RV: £19,750 (April 2026)

Solicitors: Battens
Bath BA1 2PH
01225 536870
partrick.mears@battens.co.uk



George Rogers
grogers@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

8 & 9 Causeway Cottages

Beer, Seaton, Devon EX12 3LF

Guide Price £135,000*



A handsome stone property comprising two flats each with two bedrooms handy for the heart of this popular East Devon fishing village.

The Property

- No 8 Causeway Cottages GF: Lobby, kitchen/living room, inner hall, two bedrooms and a shower-room
- Outside: There is a low walled frontage and a good-sized useful yard to the side.
- No 9 Causeway Cottages (accessed by way of a pathway to the side) FF: Lobby, kitchen/living room, inner hall, two bedrooms and a shower-room
- Outside: There is a small terrace to the rear.
- Ideal for full time or holiday letting or perhaps as a home with income
- Off-street parking for two cars
- About a quarter of a mile to the beach
- 200-300m to the variety of shopping facilities and amenities the village has to offer

What3words ///gravel.luxury.petulant

Services

Mains water, electricity and drainage. Superfast broadband and mobile network coverage available. Refer to Ofcom's website.

EPC Bands 8: D (55) Potential C (71)
9: C (69) Potential C (79)

Tenure

Freehold

Local Authority

East Devon District Council - Council Tax Band B

Agents Notes Part of a group Grade II Listing

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



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



Graham Barton
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*Please see Auction Note on page 2 regarding Guide price

Wotaview

Sowden Lane East, Barnstaple, Devon EX32 8DJ

Guide Price £400,000-£450,000*



A simply astounding and versatile detached three-four bedroom home in over half an acre with a glorious outlook and views over the townscape to the River Taw.

The Property

- A unique brick-vaulted character-laden conversion of a Victorian subterranean water reservoir
- GF: Eye catching 'Mediterranean' style brick floored and arched courtyard, reception hall, kitchen, sitting room, second kitchen/utility room, 3 bedrooms with en-suite facilities, dining room/fourth bedroom
- Garden laid to grass for ease of maintenance, west-facing patio/terrace, summerhouse
- 2 garages and parking for a number of vehicles
- In total 0.59 acre (0.24 ha)
- Tucked away on the rural edge of Barnstaple
- Beautiful coastline including Saunton Sands about 9 miles due west
- Just under a mile to North Devon Link Road

What3words ///shifts.skin.testy

Services

Mains water and electricity, private drainage. Underfloor heating via ground source heat pump. Superfast broadband and mobile network coverage are available. Refer to Ofcom's website.

EPC Band D (59) Potential D (62)

Tenure

Freehold

Local Authority

North Devon District Council - Council Tax Band E

Viewings by appointment only via Joint Agents
Jackson Stops, Barnstaple Office 01271 325153



Graham Barton
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Solicitors: Nexa Law
Oswestry SY11 2NR
01691 655060
terese.kingman@nexa.law



*Please see Auction Note on page 2 regarding Guide price

1 Highfield Gardens

Netherbury, Bridport, Dorset DT6 5LT

Guide Price £300,000*



A rare opportunity to acquire a spacious bungalow with excellent potential, set within a mature plot and offering the chance to create a truly special home.

The Property

- Spacious dual-aspect sitting/dining room
- Kitchen with scope for redesign
- Bathroom requiring updating
- Excellent potential for modernisation
- Generous and private rear garden
- Single garage and driveway parking for two vehicles

EPC Band E (49) Potential C (67)

Tenure Freehold

Local Authority

Dorset Council - Council Tax Band E

Agents Notes Numbers 2 and 3 Highfield Gardens have a right of way over the accessway that forms part of the title to the property, along with the right to the passage of services under the accessway. 1 Highfield Gardens has a right of way over the remainder of the accessway that forms part of the title to numbers 2 and 3. All three properties must maintain the accessway, and the services running under it, in good repair and contribute a third of the cost to this. There is a covenant not to erect anything on the visibility splay shown coloured blue on the title plan. There is a covenant not to sell or store intoxicating liquors or mineral waters. The gable end wall nearest to the village road has been subject to subsidence and this has been underpinned to rectify this. Our vendor has lived at the property since 2014, and this was prior to his ownership.

What3words ///flattens.chills.animals

Services

Mains water, electricity and drainage are connected. Oil-fired central heating (boiler currently not working). Superfast Broadband and mobile coverage available. Refer to Ofcom's website.

Viewings by appointment only. Full details are available from the Beaminster Office 01297 33122



Matthew Edmunds
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Beaminster DT8 3AN
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01722 427693



*Please see Auction Note on page 2 regarding Guide price

18 East Street

Blandford Forum, Dorset DT11 7DR

Guide Price £150,000*



A Grade II Listed town centre property with a total GIA of almost 2,000 sq ft., currently arranged to provide two flats with a pretty courtyard garden, and potential to reconfigure (subject to the required consents).

The Property

- A versatile Grade II Listed town centre property
- Currently arranged to provide two flats
- Potential for use as one dwelling (subject to any required consents)
- GF Flat 1: Entrance hall, reception room, kitchen, snug/bedroom 2, bedroom, shower room, rear hall with access to garden
- FF Flat 2: Landing, reception room, kitchen, 2 bedrooms, bathroom, balcony and spiral staircase to garden
- GIA of almost 2,000 sq ft.
- Located close to the town's amenities

Services

Mains water, electricity and drainage. Heating TBC. Superfast broadband and mobile coverage available. Refer to Ofcom's website.

Tenure

Freehold

Local Authority

Dorset Council
Council Tax Bands Flat 1: B, Flat 2: B

Agents Notes

We understand from our client that the property has a flying freehold over the adjoining alleyway. The property falls within the Conservation Area.

What3words ///exit.sliders.rebounded

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



Meredith Wallis
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*Please see Auction Note on page 2 regarding Guide price

Star House

14 High Street, Sixpenny Handley, Salisbury, Dorset SP5 5NR

Guide Price £225,000*



A substantial detached property with a GIA of 4,538sqft. (421.6sqm), requiring comprehensive refurbishment with benefit of full planning permission to re-develop into 7 flats. Scope for other schemes (STPP).

The Property

- A substantial detached property with a GIA of 4,538sqft. (421.6sqm)
- Most recently arranged to provide 4 x flats
- In need of comprehensive refurbishment throughout
- Full planning permission to convert to 7 flats (5 x 1 beds and 2 x 2 beds).
- Ref: P/FUL/2024/06193
- Excellent scope for alternative schemes (STPP)
- Site extending to 0.33 acres with two vehicular access points
- Salisbury and Ringwood 14 miles
- Blandford 11 miles

Tenure

Freehold

Services

All mains services are available but not connected. Ultrafast broadband and mobile coverage available. Refer to Ofcom's website

EPC Band

F (21) Potential E (53)

Local Authority

Dorset Council - Flat 1: Band A, Flat 2: N/A, Flat 3: Band A, Flat 4: Band A

Agents Notes

The property falls within the Cranborne Chase & West Wiltshire Downs National Landscape.

What3words ///surpasses.acrobatic.october

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



Meredith Wallis
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Solicitors: BG Legal Services
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01252 717171
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*Please see Auction Note on page 2 regarding Guide price

The Woodcraft Shop

Pooles Court, Lyme Regis, Dorset DT7 3DD

Guide Price £195,000*



A former woodcraft shop close to the centre and beach providing a development opportunity for a dwelling with garage, parking and balcony.

The Property

- Conversion opportunity
- Close to town centre
- Near the beach to approximately 320 metres
- Garage and parking for two vehicles
- Planning permission for balcony providing sea glimpses
- Flexible accommodation
- Three phase electricity

What3words

///kidney.sports.fermented

Tenure

Freehold

Services

Mains water, electricity and drainage. No heating. Superfast broadband and mobile coverage available. Refer to Ofcom's website.

Local Authority

Dorset Council - Council Tax Band B

Agents Notes

Asbestos is present in the roof of the garage.

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



Daniel Magee
dmagee@symondsandsampson.co.uk

Solicitors: : Fairbrother & Darlow
Bracknell RG12 1RP
01344 310865
allison@fairbrotherdarlow.co.uk



*Please see Auction Note on page 2 regarding Guide price

2 The Common

Broad Oak, Sturminster Newton, Dorset DT10 2HD

Guide Price £195,000*



A semi-detached 3 bedroom property for modernisation with a useful outbuilding, front and rear gardens, and far-reaching views, situated a mile from Sturminster Newton.

The Property

- A semi-detached 3 bedroom property for modernisation
- GF: Entrance hall, reception room, kitchen, bathroom
- FF: 3 bedrooms
- Situated just 1 mile from Sturminster Newton
- Useful outbuilding and generous garden
- Potential for extension/remodelling (STPP)
- Far-reaching countryside views
- Off-road parking

What3words

///superhero.vanilla.fence

Tenure

Freehold

Services

Mains water, electricity and drainage. Mains gas is available. Ultrafast broadband and mobile coverage available. Refer to Ofcom's website.

EPC Band E (43) Potential C (75)

Local Authority

Dorset Council - Council Tax Band C

Agents Notes

We understand that the property was underpinned in 2006.

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

Solicitors: HK Law
Swanage BH19 1DP
01929 423301
r.keeshan@hkklaw.uk



*Please see Auction Note on page 2 regarding Guide price

Hop House

Woodville, Stour Provost, Dorset SP8 5LX

Guide Price £350,000*



A south facing character cottage with scope to enhance in a lovely rural location with large garden, detached barn and countryside views.

The Property

- GF: Hall, two reception room, kitchen, garden room, bathroom and WC
- FF: Two bedrooms and bathroom. Stairs leading to the attic rooms
- Annexe with shower room
- Just under half an acre plot with detached garage and stone barn
- Potential for extension STPP
- Located in a small hamlet
- Sturminster Newton c. 6 miles

What3words

///quote.mobile.elbowed

Tenure

Freehold

Services

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system. Ultrafast broadband and mobile coverage available. Refer to Ofcom's website.

EPC Band E (45) Potential A (93)

Local Authority

Dorset Council - Council Tax Band E

The Old Forge

Quarr, Gillingham, Dorset SP8 5PA

Guide Price £385,000*



A detached cottage requiring full renovation, set in a rural location on a good size plot, with car barn, office and single garage.

The Property

- GF: hall, two reception rooms, kitchen & WC
- FF: Three bedrooms and bathroom
- Generous garden
- Large car barn, single garage and office
- In need of renovation
- Character features
- Gillingham approx 3 miles
- A303 approx 3 miles

What3words

///intelligible.broccoli.unopposed

Tenure

Freehold

Services

Mains water and electricity. Oil central heating. Private drainage tank*. Ultrafast broadband available and limited mobile coverage. Refer to Ofcom.

EPC Band F (25) Potential C (69)

Local Authority

Dorset Council - Council Tax Band F

Agents Notes

*A septic tank visual survey report was completed in April 2026 and a copy of the report will be available in the legal pack. The property is currently unregistered and it will be for the buyer to register the property with HMLR post completion.

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



Giles Wreford-Brown
gwb@symondsandsampson.co.uk

Solicitors: MacLachlan Solicitors
Shaftesbury, SP7 8EJ
01747 822103
tom@maclachlansolicitors.co.uk



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



Will Tremlett
wtremlett@symondsandsampson.co.uk

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



*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

12 Quarry Close

Swanage, Dorset BH19 2QY
Guide Price £50,000*



A one bedroom first floor flat, of non-standard construction, in need of renovation throughout but offering a great investment opportunity.

The Property

- A one bedroom first floor flat
- Non-standard construction
- In need of renovation throughout
- Rear garden
- New 125 year lease from completion
- Enjoying views of the surrounding Purbeck hills
- 1 mile to the beach

What3words ///absorbing.yachting.public

Services

Mains gas, electricity, water and drainage. Gas central heating. Ultrafast Broadband is available and there is mobile coverage in the area, please refer to Ofcom's website for more details.

Tenure

A new lease of 125 years will be granted upon completion. Service charge: £2.60 per annum. Buildings Insurance: £90 per annum. Sinking fund: £693.17 per annum. All charges are variable and subject to change

EPC Band D (58) Potential D (59)

Local Authority

Dorset Council - Council Tax Band A

Agents Notes

The property is of non-standard construction. The seller will be reclaiming their costs from the buyer. Refer to the special conditions of sale in the legal pack. All interested parties should refer to the corporate sale information sheet in the legal pack.

Solicitors: Capsticks LLP
Winchester SO23 8SR
01962 678 300
daisy.girvin@capsticks.com



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



Shula Harvey
sharvey@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

18 East Street

Corfe Castle, Wareham, Dorset BH20 5ED
Guide Price £250,000*



A Grade II listed cottage nestled at the foot of Corfe Castle, offering character features, a garden and outbuilding.

The Property

- GF: sitting room, bathroom and kitchen
- FF: 2 bedrooms
- Enclosed rear garden
- Workshop/outbuilding
- Character features
- Ideally situated for village amenities
- Wareham c. 5 miles
- Swanage c. 6 miles

What3words ///parading.vineyard.decency

Services

Mains water, electricity and drainage. Electric heating. Ultrafast broadband and mobile coverage available. Refer to Ofcom's website.

Tenure

Freehold

EPC Band E (48) Potential A (92)

Local Authority

Dorset Council - Council Tax Band C

Agents Notes

The property is subject to a flying freehold over 18A - please refer to the legal pack for more information. Situated in a Conservation Area and SSSI Impact Risk Zone. Grade II Listed.

Solicitors: Trethowans LLP
Bournemouth BH8 8EZ
01202 338551
katie.harris@trethowans.com



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



Mark Lewis
mlewis@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

33 East Street

Corfe Castle, Wareham, Dorset BH20 5EE

Guide Price £250,000*



A Grade II listed, two bedroom cottage in the heart of Corfe Castle, overlooking St Edward the Martyr Church.

The Property

- GF: hall, bathroom, open plan sitting/kitchen/dining room
- FF: two bedrooms
- Two enclosed rear gardens
- Workshop/outbuilding
- Character features
- Ideally situated for village amenities
- Wareham c. 5 miles
- Swanage c. 6 miles

What3words ///stolen.jolly.magnum

Services

Mains water, electricity and drainage. Electric heating. Ultrafast broadband and mobile coverage available. Refer to Ofcom's website.

Tenure

Freehold

EPC Band G (9) Potential C (74)

Local Authority

Dorset Council - Council Tax Band D

Agents Notes

Grade II Listed. Conservation Area. Within an SSSI Impact Risk Zone.

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



Mark Lewis
mlewis@symondsandsampson.co.uk

Solicitors: Trethowans LLP
Bournemouth BH8 8EZ
01202 338551
katie.harris@trethowans.com

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Old Rectory Garden

Church Road, Shillingstone, Blandford Forum, Dorset DT11 0SL

Guide Price £395,000*



A substantial semi-detached Grade II Listed 7 bedroom property with potential for renovation and remodelling (subject to consents), in 1.08 acres of gardens and grounds with views to Hambledon Hill.

The Property

- A substantial semi-detached Grade II Listed property in grounds of 1.08 acres
- GIA of 3,701sqft. (343.8sqm.) arranged over three floors
- GF: Reception hall, reception room, kitchen/breakfast room, sun room, study, WC, cellar
- FF: 6 bedrooms, bathroom, separate WC
- SF: Loft room, eaves storage
- In need of renovation throughout
- Retained period features including parquet and flagstone flooring to the ground floor
- Situated on the edge of the village with views towards Hambledon Hill
- Extensive range of outbuildings

What3words ///crouching.running.gladiator

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

Tenure

Freehold

Services

Mains water, electricity and drainage. Heating via an oil-fired Aga. Superfast broadband and mobile coverage available. Refer to Ofcom's website.

Local Authority

Dorset Council - Council Tax Band F

Agents Notes

The property is not registered with Land Registry and the buyer will need to apply for first registration on completion. The property is subject to a flying freehold with The Old Rectory-please refer to the legal pack for more information. Grade II Listed. Situated within the Conservation Area.

Solicitors: Blanchards Bailey LLP
Blandford Forum DT11 9LQ
01258 459361
matt.collis@blanchardsbailey.co.uk

Blanchards Bailey

40 West Morden

Wareham, Dorset BH20 7EA

Guide Price £250,000*



An attached Grade II Listed 2 bedroom cottage with scope for modernisation, situated in this highly sought after village, enjoying a low-maintenance garden with potential to extend via a garden licence.

The Property

- An attached Grade II Listed 2 bedroom period cottage
- Scope for modernisation
- GF: Reception room, kitchen
- FF: 2 bedrooms, bathroom
- Situated in this highly sought after village
- Low-maintenance garden with potential to extend via a garden licence
- Well placed for access to Poole, Wareham, Bere Regis and Wimborne
- Delightful walking, cycling and riding nearby

What3words

///outlooks.simulations.blocks

Tenure

Freehold

Services

Mains water, electricity and drainage. Oil fired central heating. Ultrafast broadband and mobile coverage available. Refer to Ofcom's website.

Local Authority

Dorset Council - Council Tax Band D

Agents Notes

The property is Grade II Listed and falls within the Conservation Area and Green Belt. Please refer to the legal pack for the draft garden licence and plan.

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



Meredith Wallis
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Solicitors: Preston Redman
Bournemouth BH1 2EN
01202 292424
wjb@prestonredman.co.uk



*Please see Auction Note on page 2 regarding Guide price

53 Coopers Lane

Verwood, Dorset BH31 7PG

Guide Price £295,000*



A detached 3 bedroom bungalow of 1,545sqft. (143sqm.) requiring refurbishment and with potential to extend or remodel, subject to planning permission, in grounds of about 0.22 acres.

The Property

- A detached 3 bedroom bungalow for refurbishment
- Potential to extend or replace (subject to planning permission)
- GF: Entrance hall, sitting room, dining room, study, 2 conservatories, kitchen, 3 bedrooms, bathroom, shower room
- GIA 1,545sqft. (143sqm.)
- 0.22 acres, workshop, and off-road parking
- Favourable road on the edge of Verwood
- Conveniently located for access to the A31/M27/M3 and A338

What3words

///pace.corrosive.earmarked

Tenure

Freehold

Services

Mains water, electricity and drainage. Oil fired central heating. Ultrafast broadband and mobile coverage available. Refer to Ofcom's website.

Local Authority

Dorset Council - Council Tax Band D

Agents Notes

The property is in poor condition and children are not permitted on viewings. The property is within 200 metres of a SSSI.

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



Meredith Wallis
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01986 892721
awardle@sprakekingsley.co.uk



*Please see Auction Note on page 2 regarding Guide price

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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.
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- When the 10% deposit is taken, you will also be required to pay a Buyer's Administration Fee of £1,800 (£1,500 + 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 £960 (£800+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.
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- 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. Such information may be shared for the same purposes with other Estate Agents and Solicitors involved in the transaction, along with our Verification platforms. 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.

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)



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