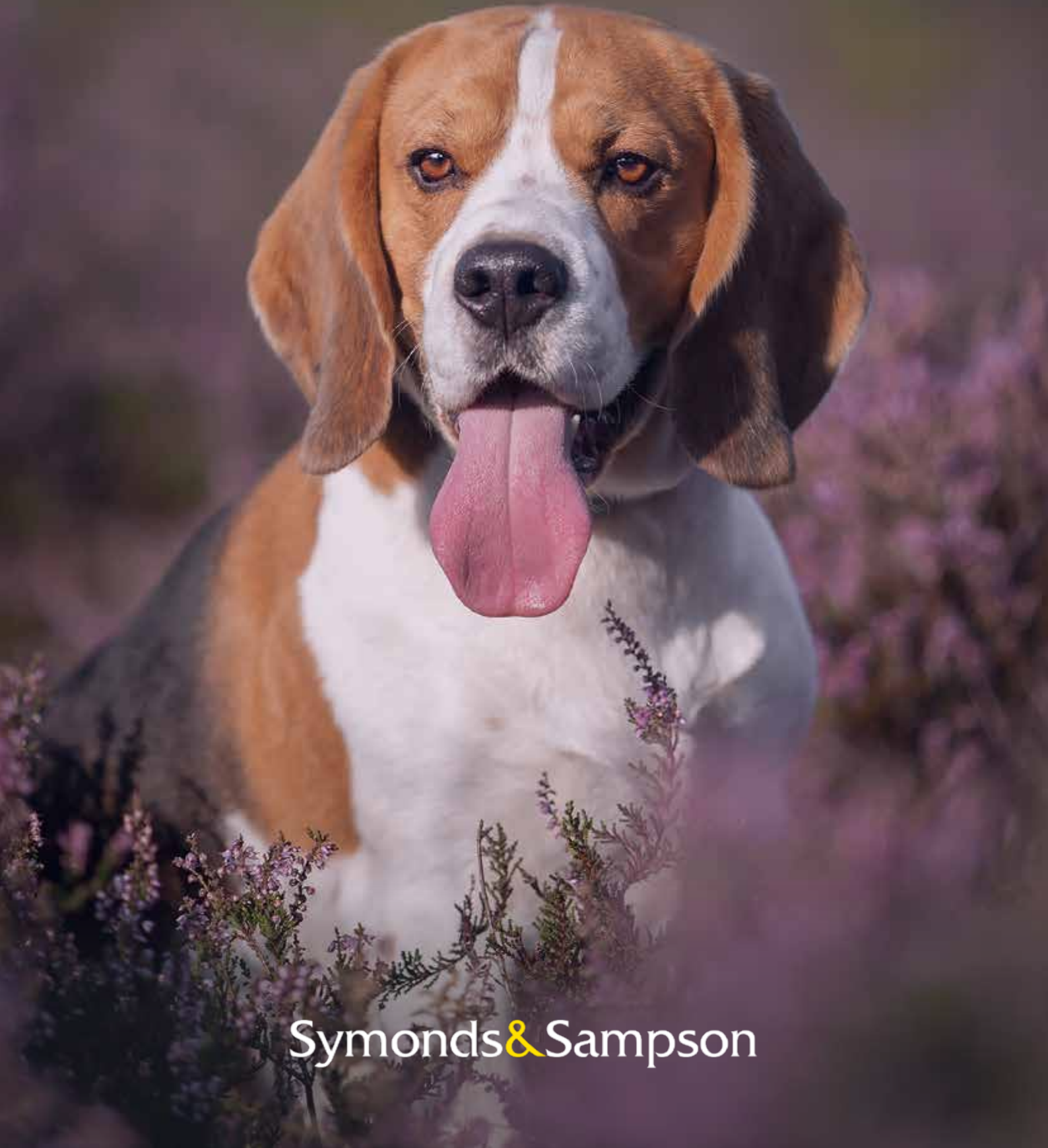


Auction

Friday 16 May 2025 at 2:00pm

Merley House, Wimborne, Dorset BH21 3AA



Symonds & Sampson

Auction Notes

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

Important Notice

Symonds & Sampson LLP and their Clients give notice that:

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

Plans and Measurements

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

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

VAT

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

Tenure

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

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.

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.

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.

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.**



Auction Day Details

Merley House
Merley House Lane
Wimborne
Dorset BH21 3AA

What3words
///mock.bend.pulse

Auction day emergency
contact: 07470 050577



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



Meredith Wallis MNAVA MNAEA
Auction Partner, Head of Auctions
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01202 843190



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



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

In 2025

Symonds & Sampson

are pleased to be supporting



**SUPPORTING
PROSTATE
CANCER UK**

Registered Charity Number in England and Wales (1005541)

**MACMILLAN
CANCER SUPPORT**

Registered Charity Number in England and Wales (261017)

Land to the rear of 10 & 11 Egdon Close

Bere Regis, Wareham, Dorset BH20 7LQ
Guide Price £60,000*



A 0.13 acre (559 sqm.) parking area with a favourable pre-application response for a detached dwelling with off-road parking and a garden

The Property

- A potential development site measuring 0.13 acres (559 sqm.)
- A favourable pre-app response from Dorset Council for a detached two-story dwelling
- A copy of the pre-app response is available on request
- Situated at the end of a residential road
- Within this popular village with amenities
- Excellent road links to surrounding towns nearby

What3words ///boss.strutting.settle

Services

Mains services are available in Egdon Road

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes The pre-application response is available by request from the auctioneers. Prospective buyers should direct any queries in relation to the pre-app to Dorset Council. The site is subject to restrictive covenants. Please refer to the legal pack or contact the auctioneers. The area hatched in blue on the sale plan denotes a right of way (vehicular and pedestrian) in favour of 12 and 13 Egdon Close. The seller will be reclaiming their costs from the buyer. Refer to the special conditions of sale in the legal pack for a full breakdown.

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

Solicitors: Capsticks LLP

Winchester SO24 8SR

01962 678300

daisy.girvin@capsticks.com



13.02 acres at East Stoke

Wareham, Dorset BH20 6AS

Guide Price £95,000*



13.02 acres of wetland and woodland, rich in biodiversity in a secluded peaceful area south of the River Frome

The Property

- 13.02 acres of wetland and woodland
- An abundant nature of flora and fauna
- Public footpath bordering the southern boundary
- Peaceful situation in a village location
- Rich biodiversity

Local Authority

Dorset Council

Agents Notes

Flood Risk Zone 3

What3words

///employers.dated.highlight

Services

None connected

Tenure

Freehold

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



Morgan Fry
mfry@symondsandsampson.co.uk

Solicitors Batt Broadbent Solicitors
Chippenham SN15 3JF
01249 472444
peter.warr@battbroadbent.co.uk

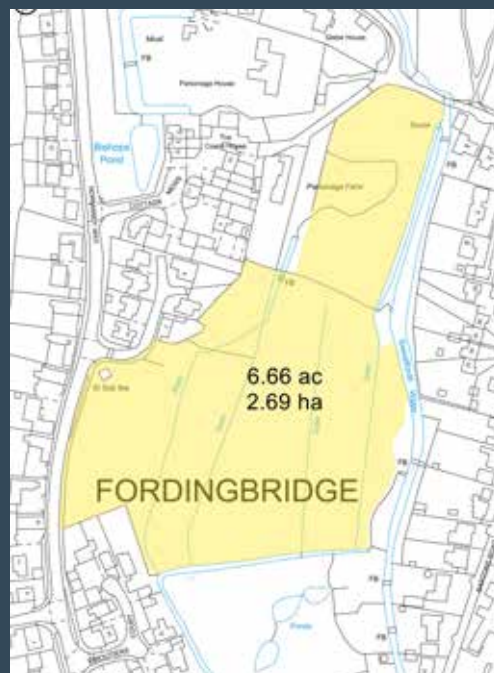


*Please see Auction Note on page 2 regarding Guide price

Land at Sweatfords Water

Green Lane, Fordingbridge, Hampshire SP6 1JT

Guide Price £100,000*



6.66 acres of unspoilt wetland, woodland and meadow in Fordingbridge

The Property

- A haven for nature with an abundance of flora and fauna
- Potential for environmental schemes
- Possible BNG and offsetting opportunity
- Close to Fordingbridge town centre
- Varied development potential (STP)
- Land directly adjoins Sweatfords Water
- Access off Green Lane
- Opposite the Sweatford Meadow boardwalk

Tenure

Freehold

Local Authority

New Forest District Council

Agents Notes

Standard broadband available. Mobile network coverage limited inside and likely outside

What3words ///acquaint.whirlwind.balloons

Services

None

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



Jack Edwards
01722 334323
jedwards@symondsandsampson.co.uk

Solicitors: Kernon Kelleher Solicitors
Blandford Forum DT11 7EB
01258 446288
louise.brice@kernonkelleher.co.uk



*Please see Auction Note on page 2 regarding Guide price

Barn and Land at Deanland

Sixpenny Handley, Salisbury, Wiltshire SP5 5PD
Guide Price £150,000*



A detached barn of about 125sqm. in just under 1.70 acres with off road parking and paddock

The Property

- A modern barn built of breeze block and profile sheeting
- Main barn about 110 sqm
- Rear lean to 15 sqm
- Fenced and hedged paddock
- Rural setting along a no through lane
- Close to the village of Sixpenny Handley
- Salisbury 15 miles
- Blandford 12 miles

What3words

///gracing.pylon.windpipe

Services

Mains water is available but not connected.
Electricity is connected but only via a generator
(not included in the sale)

Tenure

Freehold

Local Authority

Wiltshire Council

Agents Notes

There is likely mobile network coverage inside and outside the barn

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



Mark Lewis
mlewis@symondsandsampson.co.uk

Solicitors: Farnfields
Shaftesbury SP7 8JT
01747 854244

joanna.jackson@farnfields.com

Farnfields
SOLICITORS

*Please see Auction Note on page 2 regarding Guide price

4 Carne Stents

Gover Valley, St Austell, Cornwall PL25 5RD

Guide Price £195,000-£235,000*



Adorable two double bedroomed detached cottage for comprehensive modernisation in 0.33 acres enjoying an idyllic wooded setting

The Property

- “Possibly the most wonderful Auction property I’ve seen in a nearly forty-year career” Graham Barton - Auctioneer and Surveyor
- GF: Living room, sitting room, kitchen/ breakfast room and scullery with door to garden
- FF: Bedroom with small eaves room, bedroom with door to eaves space and second staircase
- Outside: Extending to 0.33 acres (0.14 ha)
- ‘Formal’ garden and the former kitchen garden
- Parking for two cars
- A largely wooded approach lane and a very secluded setting yet only two miles or so from the town centre

Services

Mains electricity. Budget estimated connection charge £6,694 plus VAT refer to legal pack. Mains water standpipe. A compliant private drainage system required.

Tenure Freehold

Local Authority Cornwall Council

EPC Band G (1) Potential C (75)

Agents Notes Standard broadband available. Mobile network coverage from O2 is likely indoors, further networks likely outdoors. Secret Cottage to the west has planning for an extension to replace the conservatory under Ref: PA24/01103. Source: cornwall.gov.uk/planning. Signs of Japanese Knotweed to the rear of the parking bay.

Directional Note Upon reaching the Gover Valley Cattery and Kennels proceed for a further 600m or so and having taken both left forks, the cottage will be on the right.

What3words ///shipped.trombone.market

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



Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk

Solicitors: Stephens and Scown
Truro TR1 1UT
01872 265100
b.allen@stephens-scown.co.uk



*Please see Auction Note on page 2 regarding Guide price

Peter Pan

The Green, Morcombelake, Bridport, Dorset DT6 6EA

Guide Price £200,000*



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

The Property

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

What3words

///silence.forwarded.erase

Services

Mains electricity and water. Electric heating.
Private drainage*

Tenure

Freehold

Local Authority

Dorset Council - CT Band B

EPC Band E (49) Potential B (91)

Agents Notes

Standard broadband is available. Mobile network coverage is mostly good indoors and outside.

*It is understood that the drainage system does not comply with the current Environment Agency regulations and will need replacement. This will mean that until this is remedied only specialist lenders will consider applications.

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



Steve Allen
sallen@symondsandsampson.co.uk

Solicitors: Barwells Solicitors

Newhaven BN9 9PU

T: 01273 511081

conveyancing-nh@barwells.com



*Please see Auction Note on page 2 regarding Guide price

1 Alexandra Terrace

Dorchester, Dorset DT1 1UE
Guide Price £200,000* Leasehold



A centrally located Grade II Listed property currently arranged as three one-bedroom flats and walled front and rear gardens, requiring modernisation throughout

The Property

- Being sold with Good Leasehold Title
- End terrace house
- Grade II listed
- Currently arranged as three, one-bedroom flats
- In need of modernisation
- Walled front and rear gardens
- Town centre location

What3words ///teams.bitters.headsets

Services

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

Tenure Leasehold

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



Adam Taylor
ataylor@symondsandsampson.co.uk

Local Authority

Dorset Council - all flats Council Tax Band A

EPC Band E (49) Potential B (91)

Agents Notes We have been informed that the Land Registry shows the whole of the property being leased for a term of 997 years from 1 January 1864 with a yearly rent of £2 being paid. We understand that the vendor has not received any demands for any ground rent during ownership. There will be an indemnity policy in place for the good leasehold title implication and missing landlord. The property is being sold with Good Leasehold Title - For more information visit gov.uk We are advised that the render would have to be removed due to damp. The render should then be replaced using a pure lime render which will allow the walls to function as intended. The work will require formal listed building consent before any intrusive investigations are carried out and prior to the removal and replacement of the render for the works proper. Ultrafast broadband. Mobile network limited-likely

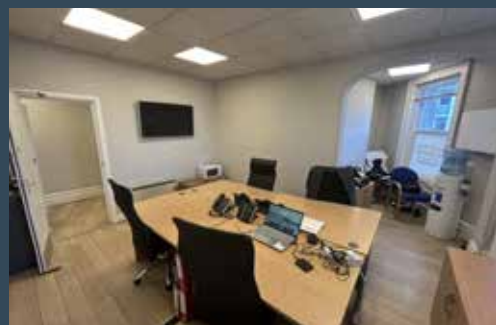
Solicitors: Porter Dodson
Dorchester DT1 3QY
01305 262525

michelle.wilson@porterdodson.co.uk

**PORTER
DODSON**

5-6 Lansdowne Crescent

Bournemouth, Dorset BH1 1RY
Guide Price £200,000*



A grand four storey (including basement) Victorian building occupying a prominent corner plot on Lansdowne Crescent

The Property

- Former bank building with separate office suite and separate existing flat
- Development opportunity
- Planning permission for 4 new flats on upper floors
- Mixed use commercial and residential
- GF 2,562 sqft, FF 1,884 sqft and SF 1,819sqft (7696 sqft /715 sqm total)
- Central Bournemouth
- Prominent position
- Corner Lansdowne Crescent/Holdenhurst Road
- Busy area with mix of business, student facilities, bars, restaurants and hotels

What3words ///complaints.ants.focal

Services

Mains electricity, water and sewerage

Tenure Freehold

Local Authority

BCP Council - Flat Council Tax Band A
RV £53,500 (ex bank), £8,300 first floor office

EPC Band TBC

Agents Notes

Ultrafast broadband is available. Mobile coverage is likely from all providers inside and outside the property.

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



Jan Merriott
jmerriott@symondsandsampson.co.uk

Solicitors: Preston Redman
Bournemouth BH1 2EN
01202 292424
dns@prestonredman.co.uk



*Please see Auction Note on page 2 regarding Guide price

4 Clayford Cottages

Clayford, Wimborne, Dorset BH21 7BJ

Guide Price £225,000*



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

The Property

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

What3words ///chat.sleep.flash

Tenure Freehold

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

Local Authority

Dorset Council - CT band C

Services

Mains water and electricity. Private drainage*

EPC Band F (35) Potential D (68)

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

Solicitors: OHara's Solicitors

Lytchett Minster BH16 6FE

01202 631000

bridget.ohara@oharassolicitors.co.uk

O'HARAS SOLICITORS

*Please see Auction Note on page 2 regarding Guide price

Ely House

35 Queen Street, Seaton, Devon EX12 2NY

Guide Price £225,000-£250,000*



A four storey character town centre property comprising a three bedroomed first floor flat and a ground floor shop with Prior Approval (see below) to create a two bedroomed flat

The Property

- GF: Three retail areas, storeroom, WC, stairs to first floor
- LGF: Cellar storage space
- FF Flat: Sitting room, kitchen, bathroom, three bedrooms, stairs to attic
- Outside – Courtyard garden with a staircase to the first floor flat
- Convenient for town centre shopping facilities and amenitie
- About 250m virtually level walk to the esplanade and seafront
- Prior approval from East Devon District Council under permitted development rights for a change of use of the ground floor commercial space into a two bedroomed flat with kitchen, sitting room, bathroom, cellar, courtyard and parking, under reference 24/1151/PDMA

What3words ///timer.large.observes

Services

All mains services are connected

Tenure

Freehold

Local Authority

East Devon District Council - Council Tax Band A
RV: £6,200

EPC Band Flat D (56) Potential C (71) Shop C (62)

Agents Notes

Ultrafast broadband available. Mobile network coverage likely outside and unlikely inside

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



Graham Barton
gbarton@symondsandsampson.co.uk

Solicitors: WBW Solicitors
Seaton EX12 2RF
01297 626957
katrinaskeels@wbw.co.uk



*Please see Auction Note on page 2 regarding Guide price

Tanhill Copse

Hammoon, Sturminster Newton, Dorset DT10 2BZ

Guide Price £250,000*



A peaceful, secluded bluebell wood set in an idyllic rural landscape.
About 26.31 acres (10.65 ha.)

The Property

- A block of well managed broadleaf and coniferous woodland
- Extending to 26.31 acres (10.65 ha)
- The second largest Heronry in Dorset
- Ecologically rich habitat for a diverse range of flora and fauna
- Quiet rural position
- Good access off the adjoining public highway and The Dorset Trailway

What3words

///overruns.airbag.cobbles

Services

None

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

The entirety of the woodland is entered into a Higher Tier Countryside Stewardship Agreement which expires on the 31/12/2027 – please check legal pack for full details. The sporting, timber and mineral rights are held in hand and are included in the sale. There is a felling licence in place, extending to a total area of approx. 11.27 acres (4.56 ha) - The full licence will be contained within the legal pack.

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



Mark Lewis
mlewis@symondsandsampson.co.uk

Solicitors: HK Law
Swanage BH19 1DP
01929 428052
r.keeshan@hklaw.uk

hklaw

*Please see Auction Note on page 2 regarding Guide price

1 Tarrant Rushton

Tarrant Rushton, Blandford Forum, Dorset DT11 8SD

Guide Price £250,000*



A detached, extended 3 bedroom cottage enjoying a rural position and delightful countryside views in 0.20 acres of gardens

The Property

- A charming period cottage for renovation
- Situated in the sought after Tarrant Valley
- Deceptively spacious accommodation over two floors comprising sitting room, dining room, kitchen, utility and bathroom on the ground floor. 3 bedrooms on the first floor
- Garage, off-road parking and 0.20 acres
- In a peaceful setting with views over surrounding countryside
- About 1 mile from the B3082 to Wimborne (7 miles) and Blandford (4 miles)
- Within the Conservation Area

What3words

///surprise.glides.tripling

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

Services

Mains water and electricity. Private drainage*

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C

EPC Band G (13) Potential E (43)

Agents Notes

Superfast broadband available. Limited mobile coverage indoors. Likely outdoors.

*The current septic tank may not comply and buyers should factor the cost to replace the system into their maximum bid.

Solicitors: Ellis Jones
Wimborne BH21 1DX
01202 057815

richard.tombs@ellisjones.co.uk

**ELLIS
JONES**
SOLICITORS

*Please see Auction Note on page 2 regarding Guide price

14 Organford Road

Holton Heath, Poole Dorset BH16 6JY
Guide Price £275,000*



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

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

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.

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



5 Fifehead Magdalen

Fifehead Magdalen, Gillingham, Dorset SP8 5RT

Guide Price £275,000*



An attractive semi-detached cottage for renovation with a generous garden situated in this much favoured North Dorset village

The Property

- A charming character stone cottage
- Many period features throughout
- In need of renovation with scope for remodelling or extension (STPP)
- GF: 2 reception rooms, kitchen, WC
- FF: 2 bedrooms, bathroom
- Cottage garden with garage and outbuildings
- Situated in a popular Blackmore Vale village
- Gillingham with mainline station 5 miles
- Sherborne 10 miles

What3words ///concerts.auctioned.smoke

Services

Mains water and electricity. Private drainage**

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band E

EPC Band G (1) Potential F (22)

Agents Notes **Please note the neighbours at 6 Fifehead have a right of access to the septic tank from the far end of the garden. The vendor has spoken with the neighbour who confirm their water treatment system discharges into the septic tank. There is a right of access to the cesspit which is located in the southerly paddock, please call the office for copies of the plan. Ultrafast broadband available, limited signal inside, likely outside with main providers. Source: Ofcom Conservation Area.

Solicitors: Blanchards Bailey LLP

Blandford Forum DT11 9LQ

01258 459361

sophie.spicer@blanchardsbailey.co.uk


**Blanchards
Bailey**

*Please see Auction Note on page 2 regarding Guide price

The Old School

The Cross, Okeford Fitzpaine, Blandford, Dorset DT11 0RF
Guide Price £295,000*



A former primary school measuring over 6,300 sqft. and grounds of 0.54 acres, providing development potential (STPP)

The Property

- Freehold former primary school built in 1873
- Over 6,300 sqft
- Development potential subject to planning permission/consents
- Central village location
- Conservation area
- Outside space including a playground
- Good rural views
- Bus route and village shop
- 3 miles Sturminster Newton and 6 miles Blandford

What3words

///warp.decimal.honey

Services

All mains services are connected

Tenure

Freehold

Local Authority

Dorset Council

EPC Band D (82)

Agents Notes

There is an unfenced area of pasture and a children's playground which do not form a part of the property

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



Mark Lewis
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Solicitors: Parker Bullen

Salisbury SP1 3SS

01722 412000

tim.crarer@parkerbullen.com



*Please see Auction Note on page 2 regarding Guide price

85 Corner Lane

Motcombe, Gillingham, Dorset SP7 9HS

Guide Price £295,000*



A charming two bedroom cottage with accompanying one bed granny annexe

The Property

- Two bedroom semi- detached cottage
- One bedroom, single-level annexe
- Character features throughout both dwellings
- Countryside views
- Gardens currently separated to form spaces for both accommodations
- Off road parking
- Edge of village location
- Shaftesbury 3 miles, Gillingham 4 miles

What3words ///appealing.diplomat.mindset

Services

Mains electricity and water. Drainage via a recently fitted sewage treatment plant*, LPG gas heating

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



Mark Lewis
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Tenure

Freehold

Local Authority

Dorset Council - 85 Council Tax Band C
Annexe Council Tax Band A

EPC Band D (63) Potential A (100)

Annexe: B (86) Potential A (98)

Agents Notes

Superfast broadband available, mobile signal limited to none inside, likely outside. Source Ofcom. *The treatment plant is shared with the neighbour, please refer to the legal for more information.

Solicitors: MacLachlans Solicitors
Shaftesbury P7 8EJ
01747 440448
tom@maclachlansolicitors.co.uk



*Please see Auction Note on page 2 regarding Guide price

23.55 acres at Bournemouth Road

Charlton Marshall, Blandford Forum, Dorset DT11 9PQ

Guide Price £300,000*



23.55 acres of permanent pasture, with fishing rights along the River Stour which borders the land

The Property

- 23.55 acres of permanent pasture
- Fishing Rights along River Stour which abuts the boundary of the land
- Village location
- Good vehicular access off Bournemouth Road
- Has been grazed by sheep in recent years

Local Authority

Dorset Council

Agents Notes

Flood Risk Zone 3 from the River Stour
Nitrate Vulnerable Zone

What3words

///defers.consults.ties

Services

None connected

Tenure

Freehold

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



Morgan Fry
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Solicitors: Wansbroughs LLP

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*Please see Auction Note on page 2 regarding Guide price

Shave Cross Inn

Shave Cross, Marshwood, Bridport, Dorset DT6 6HW

Guide Price £325,000*



A Grade II Listed public house with a three bedroom flat above, a skittle alley, a beer garden and a car park in the middle of the Marshwood Vale

The Property

- Grade II Listed thatched freehouse
- Three bedroom flat above
- Large car park
- Beer garden

What3words

///contain.fuels.riverboat

Services

Mains electricity and water. LPG gas heating.
Private drainage to a sewage treatment plant.

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band B
RV £7,500

EPC Band E (49) Potential B (91)

Agents Notes

Ultrafast broadband is available. Mobile network coverage is mostly limited indoors and good outdoors. There is vehicular and pedestrian right of way across the car park for the cottages on the south-east side of the car park. The cottages have no right to park on the car park itself. The public house has right of way over the area of tarmac on the east of the skittle alley.

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



Steve Allen
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BENDALL & SONS
SOLICITORS

*Please see Auction Note on page 2 regarding Guide price

The Surgery

West Street, Fontmell Magna, Shaftesbury, Dorset SP7 0PF
Guide Price £350,000*



A former doctors surgery with prior approval for change of use to a dwelling house, under application P/PACD/2024/02991/

The Property

- Spacious single storey property
- Excellent potential for three bedroom single storey dwelling
- 1299 sq ft
- 0.58 acre plot
- Slightly elevated position
- Countryside views
- Charming North Dorset village
- Shaftesbury 4.7 miles, Sturminster Newton 7.4 miles, Blandford 9.5 miles

What3words

///mammoth.horn.haunt

Services

Mains electricity, water and drainage. Electric heating.

Tenure

Freehold

Local Authority

Dorset Council - RV £5,100

EPC Band C (62)

Agents Notes

As at 25 February 2025: Ultrafast broadband available, mobile signal likely outside. The property falls within the Conservation Area

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



Mark Lewis
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Brightside

79 East Street, Corfe Castle, Wareham, Dorset BH20 5EE

Guide Price £375,000*



A charming Grade II Listed stone cottage for complete renovation, situated close to the centre of this highly sought after village

The Property

- A charming Grade II Listed village property
- In need of renovation throughout
- Scope to extend (STPP)
- GF: Entrance hall, 3 reception rooms, kitchen, bathroom
- FF: 3 bedrooms
- Cottage garden with outbuildings and distant countryside views
- Situated close to the village centre and a range of amenities
- Wareham with mainline station 4.2 miles, Swanage 6 miles, Poole 12 miles (via chain ferry)

Services

Mains water, electricity and drainage

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band E

Agents Notes

Ultrafast broadband is available, limited mobile signal from most providers indoors, likely outdoors. Source: Ofcom Conservation area. We understand that asbestos may be present at the property, buyers are to undertake their own investigations. The neighbouring properties in the terrace have a pedestrian right of way to the rear,

What3words ///streamers.shiny.daylight

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



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TRETHOWANS
Law. As it should be.

*Please see Auction Note on page 2 regarding Guide price

Lovebirds Acres

Slough Lane, Horton, Wimborne, Dorset BH21 7JL

Guide Price £450,000*



A detached bungalow requiring renovation with potential for extension or replacement enjoying a rural position and grounds of 1.60 acres

The Property

- A substantial bungalow in need of refurbishment
- Providing scope for remodelling or replacement
- In grounds of 1.60 acres (0.64 hectares)
- Entrance hall, sitting room, dining room, conservatory, 4 bedrooms, 2 bathrooms
- Enjoying a rural position on a no-through road
- A range of delapidated outbuildings
- Wimborne 7 miles, Ringwood 7 miles, Poole and Bournemouth 15 miles
- Local amenities at West Moors (4 miles)

What3words ///pulsing.magnum.dorms

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band E

Services

Mains water and electricity. Private drainage*

EPC Band TBC

Agents Notes Standard broadband available. Mobile network coverage limited to none indoors. Likely from most providers outside. Full planning permission has been ganted for the conversion of an existing stable block to 3 x holiday units to the north east of the property at Knobs Crook. Planning ref: P/ FUL/2023/05767. The property is situated within the Greenbelt. *The current septic tank may not comply and buyers should factor the cost to replace the system into their maximum bid. We understand the property is subject to an Agricultural Occupancy Condition. Please refer to the letter in the legal pack.

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



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

Development site at Somerford Road

Christchurch, Dorset BH23 3PL
Guide Price £650,000*



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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Nyali

Shaftesbury Lane, Blandford Forum, Dorset DT11 7FD

Guide Price Lot A: £695,000* Lot B: £35,000*



Lot A

Lot B

An equestrian facility comprising a substantial, detached property with a separate 2-3 bedroom annexe, stabling, and 3.42 acres of paddocks and gardens, situated on the edge of the town close to amenities and road links.
A further 2.50 acres available as a separate lot.

Lot A Nyali, Shaftesbury Lane: Guide £695,000*

- A substantial 5 bedroom family home and a self-contained 2-3 bedroom annexe
- GF: Reception hall, 3 reception rooms, kitchen/breakfast room, utility, WC
- FF: Master bedroom (ensuite), bedroom 2 (ensuite), 2 further bedrooms, family bathroom
- SF: Bedroom 5
- Annexe GF: Porch, entrance hall, kitchen, sitting room, dining room/bedroom 3, shower room
- Annexe FF: Landing, master bedroom with ensuite, bedroom 2, bathroom
- Off-road parking and gardens
- 3.42 acres arranged in several fenced enclosures and a lunging pit
- A range of outbuildings providing stabling and storage

Lot B 2.50 acres at Tin Pot Lane: Guide £35,000*

- Direct access from Tin Pot Lane
- 2.50 acres (1.01 hectares)
- Former yard area with hardstanding

Location

- Well-placed for access to the Blandford bypass with routes to Shaftesbury (10.5 miles), Salisbury (22.5 miles), Wimborne (10.5 miles), Poole (15 miles) and Bournemouth (21 miles)
- Blandford town centre 1.3 miles on foot
- Lidl supermarket 0.1 miles from the property
- Close to a varied range of commercial and shopping facilities
- Close to a good network of footpaths and bridleways
- Mainline stations to London Waterloo at Gillingham and Poole (both 15 miles)

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



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David Price
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What3words

Lot A ///stiletto.negotiators.thread

Lot B ///superhero.sparks.flagged

Services

Lot A Mains water, electricity and gas. Gas fired central heating. Private drainage

Lot B Mains water?

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band F

EPC Bands

Nyali C (70) Potential C (79)

Annexe C (73) Potential A (99)

Agents Notes

In postcode area: Ultrafast broadband available. Limited mobile network coverage indoors, likely coverage outdoors from all providers. Outline planning permission was granted on 7 March 2024 for 6 dwellings (subject to conditions). Please refer to the Dorset Council Planning Portal for more information. Planning Ref: P/OUT/2022/01868. The property is subject to a historic covenant. Please refer to the legal pack for more information.

The buyer of Lot A will have the exclusive option to purchase Lot B at a fixed price of £40,000. If the buyer of Lot A does not exercise their option, then the land will be offered to the room.

Solicitors: Talbots

Waterfront DY5 1LX

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talbots
FOR LAW FOR LIFE

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.

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

- 9 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 10 The auctioneer will accept no liability whatsoever for any bid not being made on behalf of the prospective buyer as a result of: Lack of clarity of instructions, Error, lack of clarity or confusion regarding the bidder's registration or the deposit, prospective buyers 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.
- 11 Successful proxy bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale. Any alteration to the submitted bid or withdrawal must be received and confirmed in writing by the auctioneer prior to commencement of the auction. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf. If we receive two proxy bids at the same level, both bidders will be notified and given the opportunity to adjust their bid.
- 12 All bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions, Special Conditions of Sale, Addendum, Important Notice for Prospective Buyers in the catalogue and the contents of the Legal Pack. In particular, bidders are deemed to have carefully checked the Special Conditions of Sale for any additional costs and fees payable to the seller that may be detailed therein.
- 13 All successful remote bidders will be required either to provide certified proof of identity or visit a Symonds & Sampson office with hard copies together with details of the source of their funds within 48 hours of the auction. By registering to bid, you agree to comply with our requests to verify your identity, and to answer any follow up questions that may be raised in due course, as and when necessary.

We are obliged to identify buyers, bidders and payers in accordance with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended). We are likely to request from you, and retain some information and documentation for these purposes and/or make searches of appropriate databases electronically (including verification through third party data providers). For the avoidance of doubt, searches may also be conducted on individuals, directors and shareholders of these entities as is required by the legislation. If satisfactory evidence of your identity is not provided within a reasonable time, there may be circumstances in which we are not able to proceed. Failure to satisfy our requirements can also result in a termination of the acquisition of the property. Please be aware that we may share the information and documentation you provide for this purpose with the vendor, the vendor's solicitors, agents or other authorised representatives of the vendor in order to facilitate the transaction.

- 14 The auction will be recorded and the phone lines for telephone bidders are likely to be recorded to avoid any doubts or disputes.
- 15 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*

Lot Number*

Property Name and Address*

Maximum Bid £ (optional but required for a proxy bid)

Maximum Bid in Words (optional but required for a proxy bid)

BIDDER DETAILS

Title* Name/Company Name* IF PURCHASE IS TO BE IN JOINT NAMES PLEASE INCLUDE PROOF OF ID AND ADDRESS FOR BOTH

Capacity

Address Line 1*

Address Line 2*

Postcode*

Telephone No.

Email Address*

SOLICITOR DETAILS

Solicitor Company* Solicitor Name*

Address Line 1*

Address Line 2*

Telephone No.

Email Address*

PROOF OF IDENTIFICATION AND ADDRESS

To comply with Anti-Money Laundering Regulations, we require scanned copies of your proof of ID AND proof of address (Passport or driving license and Council tax/utility bill or bank statement) to enable you to bid. If you are successful and are bidding remotely you will be required either to provide certified proof of ID within 48 hours of the auction or visit a Symonds & Sampson office with hard copies.

By submitting your ID, you authorise Symonds & Sampson LLP to undertake further proof of identification and anti-money laundering checks that may be required should you be successful in your bid. Please note: if you then fail anti-money laundering checks, your purchase will be in jeopardy and you will lose the buyer's administration fee, so you must satisfy yourself in advance that your purchase complies with the current Money Laundering Regulations.

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

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

TERMS AND CONDITIONS

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

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

Signature

Date of Signature (dd/mm/yyyy)

Symonds&Sampson

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