



Symonds
& Sampson

Property Auction

Thursday 24 July 2025 at 2:00pm

The Digby Memorial Church Hall, Digby Road,
Sherborne 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.

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.

Livestream Auction

Registering to bid

Whether you wish to bid online, by telephone, by proxy or in the room, please register online via the link on our website www.symondsandsampson.co.uk/auctions/property-auctions or you can complete the form at the back of this catalogue and send via email to the Auction Department. You will be required to provide copies of proof of identification and proof of address as part of the registration process and will not be authorised to bid without these.

Telephone bidding

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

Proxy Bidding

You may make a proxy bid authorising the Auctioneer to bid on your behalf up to a pre-set limit. This must be **by prior arrangement at no later than 24 hours prior to the auction.**

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

Conditions of Sale

All Lots are sold subject to the RICS Common Auction Conditions 4th Edition (unless stated otherwise in the Special Conditions of Sale), the General Conditions of Sale and all Legal Documentation.

Registration of Interest

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

Withdrawals and Sales Prior

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 Please ensure you have registered your interest and we will endeavour to contact you if the lot is withdrawn or likely to be sold prior to the auction.



Auction Day Details

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

What3words
///flirts.hedgehog.verbs

Auction day emergency contact: 07470 050577



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2.23 acres to the west of Shaston Road

Stourpaine, Blandford Forum, Dorset DT11 8TD
Guide Price £25,000*



2.23 acres of diverse broadleaf woodland and pasture adjoining the River Stour

The Property

- Immediately adjoining Durweston Bridge to the north and on the southern edge of Stourpaine village
- 2.23 acres (0.90 ha)
- Unimproved and species-rich grassland with wildflowers, orchids & fruit trees
- Adjoining the River Stour
- c.200m of single bank fishing rights
- Accessible only by foot, bicycle or horseback via the North Dorset Trailway
- Sporting rights included in the sale

Services

Natural water supply via the River Stour

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

The woodland is designated as Open Access Land and there are no mains services present, there is a natural water supply via the river

What3words

Church car park: ///tracking.rebel.gosh
Property entrance: ///forms.diner.scornful

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

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Land and building at Blackwell Road

Queen Camel, Somerset BA22 7NH
Guide Price £50,000*



Land and a traditional stone building extending to 2.15 acres (0.87 hectares) on the outskirts of the village of Queen Camel

The Property

- A single parcel of level pasture land
- Extending to 2.15 acres (0.87 hectares)
- Traditional stone building (6.25m x 5.40m)
- Direct highway access from two gateways
- Mature hedge and tree lined boundaries
- Grade 3 Agricultural Land
- Situated outside the popular Somerset village of Queen Camel

Local Authority

Somerset Council

Agents Notes

The property lies within a high-risk area for flooding

What3words ///squirts.salmon.asking

Services

There are no mains services connected to the land

Tenure

Freehold

Unaccompanied viewings in daylight hours with a set of particulars having first informed the agents



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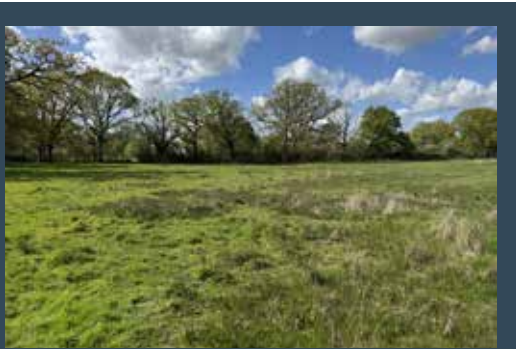
*Please see Auction Note on page 2 regarding Guide price

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4.52 acres at Holt

Wimborne, Dorset BH21 7DH
Guide Price £80,000*



An opportunity to purchase a parcel of permanent pasture in the village of Holt, extending to approximately 4.51 acres (1.83 hectares)

- The Property**

 - 4.51 acres land
 - Vehicular access
 - Subject to an overage clause
 - Bridleways and footpaths nearby providing walking, horse riding and cycling opportunities nearby
 - No services connected
 - Quiet rural setting in the popular village of Holt
 - Within easy reach of Wimborne Minster Town

Tenure
Freehold

Local Authority
Dorset Council

What3words
///skis.cubic.rope

Services
None

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



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01202 057815
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*Please see Auction Note on page 2 regarding Guide price

Lot A 14.05 acres & Lot B 0.83 acres at Winters Lane

Portesham, Dorchester, Dorset DT3 4ER
Guide Price Lot A £110,000* Lot B £20,000* **WITHDRAWN**



A total of 14.88 acres of permanent pasture land with fantastic, far-reaching views over Chesil and The Fleet for sale as two lots

- The Property**

 - 14.88 acres of pastureland
 - Available in two lots:
 - Lot A: 14.05 acres
 - Lot B: 0.83 acres
 - Outstanding 180° views from Lot A
 - Looking onto White Northe to Star Point, over Chesil and the Fleet
 - Outskirts of the village of Portesham
 - Chesil Beach 2.5 miles
 - Dorchester 5 miles
 - Weymouth 5 miles

Services
No services connected although we understand mains water to be present under Winters Lane

Tenure
Freehold

Local Authority
Dorset Council

Agents Notes
Access –Lot A is accessed via third party owned land. Lot B is currently accessed via Lot A. Please refer to the legal pack. If Lot A does not sell, Lot B will not be offered

What3words
Lot A: ///latitudes.amended.snowballs
Lot B: ///unionists.suspended.spilling

Unaccompanied viewings in daylight hours having first informed the agents



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*Please see Auction Note on page 2 regarding Guide price

9.13 acres at Worgret Hill

Wareham, Dorset BH20 6AD

Guide Price £110,000*



9.13 acres of freely draining land, predominantly comprising pasture with an element of woodland

The Property

- 9.13 acres of pasture that has been grazed in recent years and well-maintained
- Located south of the A352 between Wareham and Wool
- The topography of the land is predominantly level lying with a gently south facing gradient into the wood
- Lulworth Cove and Durdle Door are only 7 miles south of the land with the Jurassic Coast beyond

What3words

///laces.foggy.chef

Services

None

Tenure

Freehold

Local Authority

Dorset Council

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



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*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 £225,000*



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

What3words

///defers.consults.ties

Services

None connected

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

Flood Risk Zone 3 from the River Stour
Nitrate Vulnerable Zone

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



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*Please see Auction Note on page 2 regarding Guide price

Great Close Barn

Bradworthy, Devon EX22 7RQ
Guide Price £395,000*



A traditional stone barn with contemporary features set in just under 6.00 acres

- The Property**
 - Former shippen, demolished and re-built
 - Positioned in a peaceful and private location with a private gravel drive
 - 2 productive pasture fields bordered by mature hedgerow and tree lined boundaries
 - Classified as Grade 3 Agricultural Land
 - The barn benefits from 2 floor levels with a balcony and spiral staircase located on the western elevation
 - A stunning residential conversion opportunity subject to obtaining the necessary planning consents
- Services**

Mains electricity and water
- Tenure**

Freehold
- Local Authority**

Torridge District Council
- Agents Notes**

Superfast broadband available. Mobile network coverage limited to none inside, likely outdoors. Source: ofcom.org.uk

What3words
///dramatic.bitter.fashion

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



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*Please see Auction Note on page 2 regarding Guide price

Building and 74.24 acres at Mill Farm

Lagpond Lane, Sutton Mandeville, Salisbury, Wiltshire SP3 5NQ
Guide Price £775,000*



74.24 acres (30.04 ha) of productive chalk arable land with a useful barn

- The Property**
 - 74.24 acres (30.04 ha) in two parcels
 - Easily accessible with the A30 highway 0.6 miles to the south
 - Productive Grade 2 arable land
 - Stunning southerly views towards Sutton Down
 - A useful timber framed agricultural building
 - Good highway access directly off Lagpond Lane
- Tenure**

Freehold
- Local Authority**

Wiltshire Council
- Agents Notes**

There are two footpaths which pass over the property, one following the northern perimeter of the northern parcel and the other passing through the southern parcel on a southwestern trajectory. The northern edge of the 20.05 acre parcel is entered into a Mid-Tier Countryside Stewardship agreement ending on 31st December 2025. The option applied is 'AB8', please request further information from the agent. Completion will take place on 29th September to ensure vacant possession.
- Services**

Mains electricity and water nearby

What3words
///gathering.credible.slippery

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



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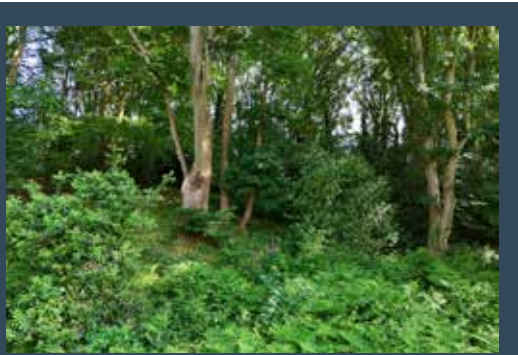
Solicitors: Farnfields
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*Please see Auction Note on page 2 regarding Guide price

5.90 acres at Mill Farm

Sutton Hill, Sutton Mandeville, Salisbury Wiltshire SP3 5NA
Guide Price £85,000*



5.90 acres (2.39 ha) of productive agricultural land and woodland, in the heart of this popular village

The Property

- A pretty, single parcel extending to 5.90 acres (2.39 ha)
- Situated in the beautiful village of Sutton Mandeville
- Productive agricultural land
- A bank of broad-leaved deciduous woodland (1.21 acres)
- Good highway access directly off Sutton Hill
- Suitable for a range of uses subject to the necessary consents

Services

Mains water and electricity available but not connected

Tenure

Freehold

Local Authority

Wiltshire Council

Agents Notes

There is one public footpath which passes over the land, please refer to the sale plan. The entirety of the field bar the woodland is entered into a Mid-Tier Countryside Stewardship agreement ending end on 31st December 2025. Options applied are 'AB15' & 'AB8' – please request further information from the agent. Completion will take place on 29th September to ensure vacant possession.

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

Melplash Village Hall

Melplash, Bridport, Dorset DT6 3UD
Guide Price £50,000*



A village hall with parking for sale in the heart of the village

The Property

- 175 sqm gross internal
- 684sqm plot
- Large hall with kitchen and WCs
- Includes parking
- Situated in the heart of the village
- Opposite the public house
- Close to town of Bridport

Tenure

Freehold

Local Authority

Dorset Council
Business rates exempt

Agents Notes

There is an oak tree to the northeast of the village hall which is subect to a Tree Preservation Order

What3words

///social.redouble.grand

Services

Mains water, electricity and drainage

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



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23-24 Beatrice Terrace

Hayle, Cornwall TR27 4ED

Guide Price £85,000*



A residential and commercial refurbishment, investment and re-development opportunity. Ground floor shop rent £5,580pa/£465pcm

The Property

- GF: 24 Beatrice Terrace: Commercial 48 sqm/517 sqft of retail and ancillary space
- FF: 23 Beatrice Terrace: Residential 2 bedroom flat for modernisation
- Off-street parking and yard space at rear
- Potential to convert to two flats or one dwelling (subject to PP/consents)
- The Hayle Estuary and Copperhouse Pool nearby.
- The Towans and Hayle Beach circa one and a half miles.
- St Ives and Penzance, circa eight and ten miles respectively

Services

Mains electricity, water and drainage

Tenure Freehold - Cornwall Animal Hospital Charity is holding over the ground floor shop on a 6 year lease (commenced 1st January 2017). A copy of the lease is in the legal pack

Local Authority

Cornwall Council - 24 RV £2,125, 23 CTB A

EPC Band 24 C (58) 23 E (47) Potential C (80)

Agents Notes Ultrafast broadband available. Mobile network coverage limited inside, likely outside. Source: ofcom.org.uk. Mundic report in the legal pack - samples unclassified not mortgageable.

What3words ///flank.affords.flight

Viewings strictly by appointment only via joint agent Stratton Creber Commercial, Truro 01872 261028



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8, 8A and 8C Monmouth Street

Lostwithiel, Cornwall PL22 0EL

Guide Price £125,000 - £135,000*



A mixed commercial (£9,500 pa) investment and residential development opportunity

The Property

- Two ground floor commercial units (The Hair Gallery and The Barber Shop) the income totalling £9,500 pa
- Each unit on a six year lease commencing on the 23rd November 2023
- Large and independent three bedroomed first-floor flat
- GF: Entrance hall, stairs to First Floor: Landing, utility area, kitchen, living room, two effectively unused stores (one approaching 30' in length), hallway, three bedrooms and bathroom
- The first-floor accommodation is in need of improvement along with perhaps sub-division into two flats due to its scale, subject to requisite consents

Services

Mains water, electricity and drainage

Tenure

Freehold

Local Authority

Cornwall Council - Council Tax Band A
Barber shop RV: £3,100. Hairdressers RV: £6,500

EPC Bands Flat F (32) Potential D (60) **Retail area** C (66)

Agents Notes Superfast broadband is available. Mobile signal likely indoors via O2 and Vodafone and likely outside with the major suppliers. Source ofcom.org.uk

What3words ///family.finalists.lace

Viewings strictly by appointment only via the joint agents The Property Shop 01726 217888



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*Please see Auction Note on page 2 regarding Guide price

Lewis Coaches

Marsh Lane Industrial Estate, Henstridge, Somerset BA8 0TG
Guide Price £300,000*



A lofty workshop with large and level fenced outside space

- The Property**
 - Commercial land 0.66 Acres
 - 2,300 sqft lofty workshop with commercial vehicle inspection pit
 - Fenced and level outdoor space
 - 3 phase power
 - Thought suitable for further development subject to planning
 - On the Marsh Lane Trading Estate, Henstridge
 - Between the towns of Shaftesbury/Gillingham and Sherborne
 - Golf course nearby
- Services**

Mains water, electricity. Private drainage
- Tenure**

Freehold
- Local Authority**

Somerset Council
Workshop RV: £9,600, Yard RV: £12,000
- Agents Notes**

Standard Broadband is available. Mobile coverage is limited inside but likely outside. Source: ofcom.org.uk

What3words
///pickup.booklet.hotel

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



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Station Road

Codford, Warminster BA12 0JX
Guide Price £425,000*



A suite of offices set in a rural location but close to good road links

- The Property**
 - Modern building (early 2,000's)
 - Mainly open plan offices
 - 603sqm net internal (gov.uk)
 - Flexible space with two staircases
 - Category II style lighting, fitted carpets, air conditioning
 - Forecourt parking for around 20 cars
 - Close to A36 Bristol – Southampton road
 - Salisbury 15 miles
 - Warminster 7 miles
 - Trains at Warminster and Salisbury
- Services**

Mains water, drainage, and electricity
- Tenure**

Freehold
- Local Authority**

Wiltshire Council - RV £57,000
Rates payable £31,635 – April 2025
- EPC Band E (112)**
- Agents Notes**

Ultrafast broadband is available. There is likely mobile network coverage inside and outside the property. Source: ofcom.org.uk

What3words
///activates.tumble.tumblers

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



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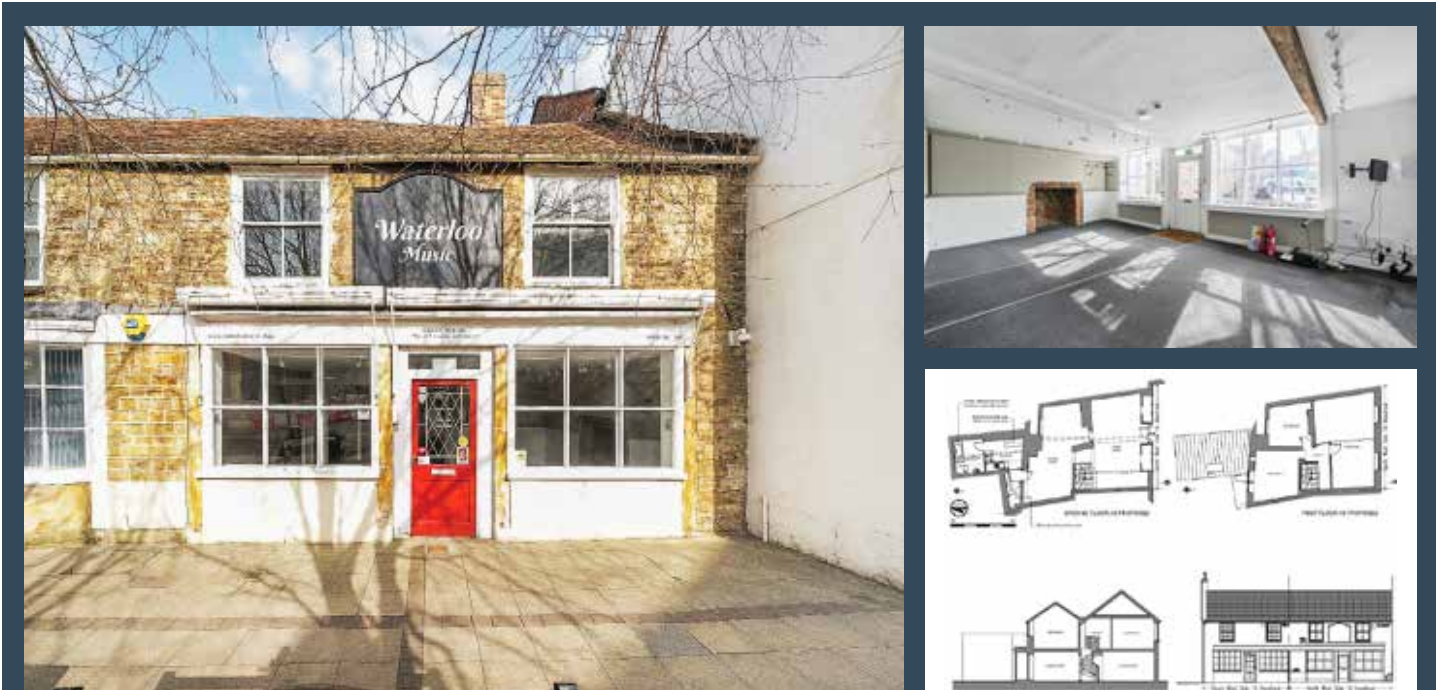
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*Please see Auction Note on page 2 regarding Guide price

16 Hendford

Yeovil, Somerset BA20 1TE
Guide Price £125,000*



A Grade II Listed commercial premises offering a number of uses/options but with the benefit of planning approval for conversion to residential use (planning ref: 23/02564/LBC)

The Property

- 1,501 sqft/139.4 sqm
- Planning permission to convert to residential
- Literally stepping distance to the town centre
- Phosphorus Credit 2024 24/02588/DOC1 Discharge of Condition No. 5
- Grade II Listed
- Planning Approval ref:23/02564/LBC
- Easily be retained as a commercial shop with accommodation above if required

Tenure

Freehold

Local Authority

Somerset Council - RV TBC

EPC Band D (89)**Agents Notes**

Ultrafast broadband is available
Mobile signal/coverage - Available both indoors and outside. Source: ofcom.org.uk

What3words
///chains.hers.client

Services
Mains water, electricity and drainage

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



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*Please see Auction Note on page 2 regarding Guide price

26 East Street

Blandford Forum, Dorset DT11 7DR
Guide Price £125,000* **POSTPONED**



An imposing Grade II Listed Georgian property for complete renovation or re-development subject to planning permission/Listed Building consent

The Property

- A Grade II Listed town centre property with parts believed to date back to 1731
- With a later extension to the west
- Providing an exciting renovation or re-development opportunity (STPP/consents)
- Thought to have formerly comprised a restaurant on the ground floor with letting rooms above and a second floor 2 bedroom flat
- GF: Reception rooms, kitchen, WCs
- FF: 3 bedrooms, bathrooms
- SF: 2 bedrooms, kitchen, bathroom
- Courtyard garden
- Town centre location close to amenities

Services

All mains services are available

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C RV: £7,300

Agents Notes

The property has a flying freehold (first and second floors) over the area shaded blue on the sale plan which comprises a walkway forming part of East Street Hall. The property has a right of way over the walkway to access a side door and courtyard garden. Superfast broadband and mobile coverage limited indoors/likely outdoors in the postcode area. Source: ofcom.org.uk. The property is sold as seen

What3words
///hoops.mild.performs

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



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

17 Trelawney Avenue

St Ives, Cornwall TR26 1AS

Guide Price £175,000*



A two bedroom end of terrace house in an elevated position for modernisation with garden

The Property

- GF: Entrance hall, sitting room, kitchen/ breakfast room
- FF: Landing, two double bedrooms, shower-room
- Outside: Gardens to the front and rear
- On street parking with potential for off-street space to the side, subject to requisite consents.
- The town centre and Harbour of St Ives approx half a mile to the east.
- Porthmeor Beach and the Tate Gallery approx half a mile to the north.
- View towards St Ives Bay from the avenue

What3words

///sides.preoccupied.riverbed

Services

Mains gas, water, drainage and electricity

Tenure

Freehold

Local Authority

Cornwall Council - Council Tax Band A

Agents Notes

There is a pedestrian pathway to the neighbouring house at the rear. Superfast broadband available. Mobile network coverage limited inside and likely outside. Source: ofcom.org.uk

Viewings strictly by appointment via the joint agent
Millerson, Hayle Office 01736 754115



Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk

Solicitors: Pennington Manches Cooper
Basingstoke RG21 4DZ
01256 407165
adam.crawford@penningtonslaw.com



Camilynn

Ricketts Lane, Polgooth, St Austell, Cornwall PL26 7DA

Guide Price £175,000*



A detached three bedroom bungalow for refurbishment/replacement, in an elevated position with gardens and rural views. In total 0.05 ha (0.13 acre)

The Property

- Kitchen/breakfast room, sitting room, three bedrooms, bathroom, W.C. shower cubicle, further kitchen/living room
- Currently formatted as a two bedroom bungalow with a one bedroom self-contained annexe
- Gardens to all sides, particularly to rear
- Garage
- Elevated position with rural views
- 400m or so to the village
- St Austell with shopping facilities and services circa 2 miles
- Picturesque harbours at Mevagissey and Charlestown circa 3 miles and 5 miles respectively

Viewings strictly by appointment only via Millerson St
Austell Office 01726 72289



Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk

What3words ///overhaul.chestnuts.cries

Services

Mains water, electricity and drainage. Oil fired central heating

Tenure

Freehold

Local Authority

Cornwall Council - Council Tax Band D

EPC Band F (37) Potential C (77)

Agents Notes Ultrafast broadband available. Mobile network coverage limited inside and outside. Source: ofcom.org.uk

Solicitors: Blanchards Bailey LLP
Blandford, DT11 9LQ
01258 488203
carla.phillips@blanchardsbailey.co.uk



*Please see Auction Note on page 2 regarding Guide price

April Cottage

Broadwindsor Road, Marshwood, Bridport, Dorset DT6 5QG
Guide Price £185,000*



A two bedroom character south-facing cottage with outstanding, panoramic rural Marshwood Vale views, terrace and parking, set in grounds totalling 0.10 acres

The Property

- Generally well-presented
- GF: Covered porch, sitting room, kitchen/ breakfast room, bathroom
- FF: Double and family bedrooms
- The good-sized terrace benefits from the quite staggering view, as does the kitchen/breakfast room
- Axminster/Beaminster 6 miles, Crewkerne/ Bridport 8 miles
- Broadwindsor village 3.5 miles
- Beautiful walks at Pilsdon Pen 2 miles

Services

Mains water and electricity. Private drainage

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C

EPC Band E (53) Potential B (87)

Agents Notes

A new private drainage system is required. Prospective buyers should factor this cost in to their maximum bid. Ultrafast broadband available. Mobile network coverage likely outside and limited inside. Source: ofcom.org.uk

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



Graham Barton
gbarton@symondsandsampson.co.uk

Solicitors: Guillaumes LLP
Weybridge KT13 8AH
01932 840111
th@guillaumes.com



2 Rectory Farm Cottages

Winterborne Zelston, Blandford Forum, Dorset DT11 9EX
Guide Price £185,000*



A semi-detached three bedroom property for refurbishment with scope for extension and remodelling, subject to planning permission

The Property

- A semi-detached property in need of renovation throughout
- GF: Entrance hall, reception room, kitchen/ utility, bathroom
- FF: 3 bedrooms
- Scope to extend at the rear/side and remodel the accommodation
- Garage and off-road parking
- Convenient for road links and amenities
- Blandford 7.5 miles, Wimborne 8 miles, Poole 11 miles, Dorchester 15 miles
- A good network of footpaths and bridleways nearby

Services

Mains water and electricity. Heating via an oil fired boiler. Private drainage via a septic tank*

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C

EPC Band E (45) Potential C (79)

Agents Notes *Please note that the septic tank may not comply with current regulations and prospective buyers should factor the cost to install a new system into their bidding. Ultrafast broadband is available. Mobile network coverage is limited from some providers inside and likely from all outside. Source: ofcom.org.uk

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

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



*Please see Auction Note on page 2 regarding Guide price

67 Damers Road

Dorchester, Dorset DT1 2LA
Guide Price £190,000*

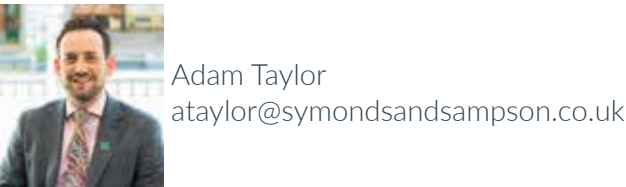


- The Property**
- Full renovation required
 - Two double bedrooms
 - Rear garden and pedestrian access
 - Towards the centre of the town
 - Within easy reach of all amenities
 - Good transport links within easy access to mainline railway station

What3words
///spellings.highways.averts

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

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



*Please see Auction Note on page 2 regarding Guide price

- Tenure**
Freehold
- Local Authority**
Dorset Council - Council Tax Band C
- EPC Band** D (56) Potential C (80)
- Agents Notes**
Ultrafast broadband available. Mobile network coverage is likely outdoors but less likely indoors. Source: ofcom.org.uk

Solicitors: HK Law
Dorchester, DT1 1UR
01305 251007
s.gardiner@hklaw.uk



38A Hound Street

Sherborne, Dorset DT9 3AA
Guide Price £150,000*



- The Property**
- A ground floor apartment with 2 bedrooms
 - 2 allocated parking spaces
 - Close to Sherborne town centre
 - Character features throughout
 - Service charge - £4,269.00 per annum
 - Ground Rent - £30.00 per annum
 - Leasehold - 999 years from 4th March 1996

What3words
///serve.goggles.rephrase

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

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



*Please see Auction Note on page 2 regarding Guide price

- Tenure**
Leasehold 999 years from 4th March 1996
Annual service charge of £4,269.00 for 2025
Ground rent £30.00 per annum

Local Authority
Dorset Council - Council Tax Band D

EPC Band D (58) Potential D (68)

Agents Notes
Ultrafast broadband available. Mobile network coverage is likely outdoors but less likely indoors. Source: ofcom.org.uk. The property is situated within a conservation area.

Solicitors: Porter Dodson
Sherborne DT9 3NL
01935 813101
jenny.shepherd@porterodson.co.uk



94 Brook Street

Milborne Port, Sherborne, Somerset DT9 5DN
Guide Price £200,000*



A charming two bedroom period cottage, situated at the end of a terrace

- The Property**
- End of terraces two bedroom property
 - Two reception rooms
 - Village location

What3words
///serve.goggles.rephrase

Services
Mains electricity, gas, water, and drainage
Gas central heating

Tenure
Freehold

Local Authority
Dorset Council - Council Tax Band C

EPC Band E (48) Potential B (86)

Agents Notes
Superfast broadband is available. Mobile network coverage is likely outside with limited coverage available inside. Source: ofcom.org.uk. The property is situated within a conservation area. There is a planning application for the adjacent plot: Ref: 24/02885/FUL. The current access will be blocked up once the planning for the neighbouring land is granted and the new access arrangements will be put in place. The new access arrangements will be a right of way over the entrance to the adjoining land, subject to a contribution towards upkeep.

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



Solicitors: Battens
Sherborne DT9 3BU
01935 811317
samantha.pattle@battens.co.uk



*Please see Auction Note on page 2 regarding Guide price

13-14 Princes Street

Dorchester, Dorset, DT1 1TW
Guide Price £200,000 - £225,000* **SOLD PRIOR**



Formerly used as offices; now with planning permission to be converted back into a pair of handsome three-bedroom townhouses in the heart of Dorchester

- The Property**
- Development opportunity
 - Grade II Listed
 - Full planning permission and Listed Building consent for change of use to a pair of 3 bedroom dwellings (P/FUL/2023/05761 and P/LBC/2023/05762)
 - Town centre location
 - Vacant possession

What3words
///moderated.staked.strictest

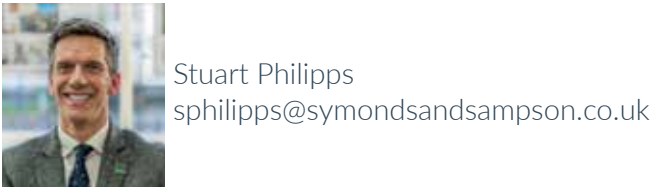
Services
Mains water, electricity and drainage are connected. Electric heating

Tenure
Freehold

Local Authority
Dorset Council - RV: £12,750

Agents Notes
The property falls within a conservation area. Ultrafast broadband available. Likely mobile coverage both indoors and outdoors on the Three and EE networks. Source: ofcom.org.uk

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



Solicitors: MacLachlan Solicitors
Shaftesbury, SP7 8EJ
01747 440448
tom@maclachlansolicitors.co.uk



*Please see Auction Note on page 2 regarding Guide price

2 Milestone Cottages

Yarlington, Somerset BA9 8DZ
Guide Price £250,000*



A semi-detached two bedroom cottage in 0.89 acres, offering character and charm throughout and enjoying views over the surrounding landscape

The Property

- Character and charm throughout the cottage
- Sat within a plot of 0.89 acres
- Two well proportioned bedrooms
- Large garden with further paddock
- Set within the idyllic Blackmore Vale countryside
- Unspoilt views

What3words

///combining.legal.trickster

Services

Mains electric and water. Oil-fired central heating.
Shared septic tank with neighbouring property

Tenure

Freehold

Local Authority

Somerset Council - Council Tax Band C

EPC Band E (39) Potential E (107)

Agents Notes Maintenance and drainage costs for the septic tank are shared equally with the neighbouring property. The neighbouring property benefits from a right of way over the front of the property for access. Ultrafast broadband is available. Mobile phone coverage is limited inside but is likely outside on most networks. Source: ofcom.org.uk. On Completion the Seller will provide a signed Deed of Release and RX3 to enable to removal of the entry at C1 of the registered title

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



Kirsty Simpson
ksimpson@symondsandsampson.co.uk

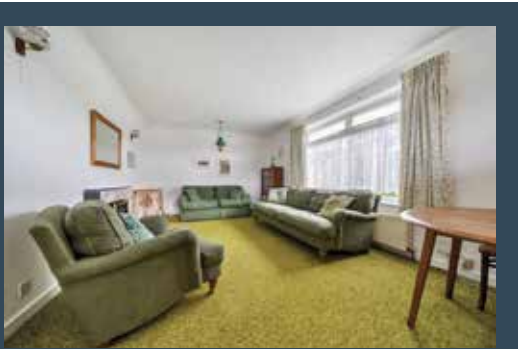
Solicitors: Mogers Drewett
Natalie Holwell
01935 811606
natalie.howell@mogersdrewett.com



*Please see Auction Note on page 2 regarding Guide price

16 Philip Road

Blandford Forum, Dorset DT11 7NR
Guide Price £250,000* **SOLD PRIOR**



A detached two bedroom bungalow with scope for modernisation and extension (STPP) with a garage, off-road parking and private garden

The Property

- A detached two bedroom bungalow
- With scope for modernisation and extension (STPP)
- Entrance hall, reception room, kitchen, 2 bedrooms, bathroom
- Garage and driveway parking
- Private rear garden and lawned front garden
- Situated in a popular residential area
- Close to amenities and road links
- Town centre 0.8 miles
- A350 and A354 less than a mile

What3words

///dimes.ranch.rebel

Services

All mains services are connected
Gas fired central heating

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band C

EPC Band D (61) Potential B (85)

Agents Notes Ultrafast broadband available. Limited mobile network coverage indoors and likely outdoors. Source: ofcom.org.uk. The buyer will be required to pay 1.00% of the sale price plus VAT on completion as a contribution towards the seller's costs

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

Solicitors: Hek Jones Solicitors
Cardiff, CF11 9LJ
029 2130 4641
nflint@hekjones.com



*Please see Auction Note on page 2 regarding Guide price

The Bungalow

Portlooe, Looe, Cornwall PL13 2HZ
Guide Price £265,000-£300,000*



A detached two bedroom bungalow of non-standard construction on a large and elevated plot with glorious countryside and sea views

The Property

- Non-traditional construction (principally timber)
- GF: Lobby, hall, sitting room, dining room, kitchen, utility, two bedrooms and a bathroom (oil fired central heating).
- There is a detached garage just across the lane.
- A lovely mature garden comprising mostly lawns interspersed with a variety of plants, shrubs and trees including a small orchard.
- The whole is 0.129ha (0.318ac) with direct vehicular access and includes a shed, a greenhouse and former summerhouse.
- A modernisation project or a fabulous replacement opportunity subject to requisite consents.
- Set in a tiny hamlet.
- Looe less than 2 miles, Polperro less than 4 miles.

Services

Mains water and electricity, private drainage

Tenure

Freehold

Local Authority

Cornwall Council - Council Tax Band A

EPC Band F (40) Potential C (72)

Agents Notes

Ultrafast broadband available.
Mobile signal limited indoors and likely outdoors.
Source: ofcom.org.uk

What3words ///family.finalists.lace

Viewings strictly by appointment only. Full details available from Seasons Estate Agents 01503 265265



Graham Barton
gbarton@symondsandsampson.co.uk

Solicitors: Samuels Solicitors
Kingsbridge TQ7 1NY
01548 859762
jph@samuels-solicitors.co.uk



*Please see Auction Note on page 2 regarding Guide price

Hobnail Cottage

Main Street, Shroton, Blandford Forum, Dorset DT11 8QF
Guide Price £250,000* **SOLD PRIOR**



A charming, extended, Grade II Listed property with a pretty rear garden, situated in this favourable village on the edge of the Cranborne Chase

The Property

- A Grade II Listed, extended period property
- GF: 2 reception rooms, kitchen/breakfast room, WC, utility, garage
- FF: 2 bedrooms, shower room, bathroom
- Situated in this favourable village with amenities
- Private west-facing garden and garage
- Character features throughout
- Situated on the edge of the Cranborne Chase with excellent walking, riding and cycling nearby
- Shaftesbury 7 miles, Blandford 5 miles, mainline station at Gillingham 12 miles

Services

Mains water, electricity and drainage. Oil fired central heating

Tenure

Freehold

Local Authority

Dorset Council - Council Tax Band E

Agents Notes We understand from our client that the property suffered flooding in November 2024 and January 2025 caused by a nearby blocked drain. We believe Dorset Council have since carried out work to the drain. The property had not previously flooded during 18 years of ownership. Ultrafast broadband is available. Mobile network coverage is limited with some providers indoors and likely outdoors with all networks. Source: ofcom.org.uk

What3words

///royally.envisage.sneezing

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

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



*Please see Auction Note on page 2 regarding Guide price

Travellers Rest

8-9 Fiddleford, Sturminster Newton, Dorset DT10 2BX
Guide Price £395,000*



A detached three bedroom house, with scope for improvement, sitting in a 0.66 acre plot (0.27 ha)

- The Property
- Spacious detached home
 - Character features
 - In need of modernisation
 - Generous plot - 0.66 acres (0.27 ha)
 - No overage intended
 - Village location, close to countryside walks
 - Sturminster Newton 2 miles
 - Blandford 7 miles

What3words
///supplier.surveyed.treetop

Services
Mains electricity and water. Private drainage*

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



Giles Wreford-Brown
gwb@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

- Tenure
Freehold
- Local Authority
Dorset Council - Council Tax band F
- EPC Band F (30) Potential D (57)
- Agents Notes
Ultrafast broadband is available, mobile signal indoors is limited, likely outdoors. Source: ofcom.org.uk. **The septic tank may not comply with current regulations and buyers should factor the cost to replace the system into their maximum bid. Please note the next door neighbours have a pedestrian right of way to access their side garden gate

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



Mill Cottage

Sandford Orcas, Sherborne, Dorset DT9 4SB
Guide Price £400,000*



A detached four bedroom bungalow in need of modernisation enjoying 0.62 acres of grounds, multiple outbuildings and stunning views

- The Property
- A beautifully positioned detached bungalow
 - In need of modernisation throughout
 - 1,305 sqft. of accommodation
 - Four bedrooms
 - Double garage and outbuildings
 - Situated in the sought after village of Sandford Orcas
 - Bordering the River Yeo in a tranquil position

What3words
///intervene.glimmers.twigs

Services
Mains electricity and water. Oil fired central heating. Private septic tank drainage

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



Kirsty Simpson
ksimpson@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

- Tenure
Freehold
- Local Authority
Dorset Council - Council Tax Band E
- EPC Band E (53) Potential A (94)
- Agents Notes
Superfast broadband is available. Mobile network coverage is likely outside with no coverage inside. Source: ofcom.org.uk. The property has previously been affected by subsidence. Remedial works have been completed to address and eliminate the likely causes. For further details and access to the report, please contact the agent. The property is situated within a conservation area. The government flood risk mapping service classifies the property as being at low risk of flooding. However, the environmental search report indicates a high flood risk. The current vendor has informed us that the property has not experienced any flooding during the time they have been responsible for it.

Solicitors: Porter Dodson
Sherborne DT9 3NL
01935 813101
caron.abbott@porterododson.co.uk



Milton Barns

East Knoyle, Warminster, Wiltshire SP3 6BJ
Guide Price £400,000*



A fantastic opportunity to redevelop and extend existing barns, with planning permissions (PL/2022/04148 and 15/05830/FUL) to create two dwellings

The Property

- Planning permission granted for the conversion and extension of existing barns
- Permission for an impressive six bedroom property
- Original permission for a three bedroom (North and West barn combined by a link building) plus two bedrooms in East barn
- Idyllic village location on the Cranborne Chase National Landscape
- Shaftesbury circa 6 miles, Warminster circa 10
- A303 circa 4 miles

What3words

///common.powering.poetic

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



Mark Lewis
mlewis@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Services

Mains electricity and water to the site

Tenure

Freehold

Local Authority

Wiltshire Council

Agents Notes

Ultrafast broadband is available, phone signal is not available inside, but likely outside. Source: ofcom.org.uk. Groundwater flooding is possible when groundwater levels are high (source: <https://check-long-term-flood-risk.service.gov.uk/risk>) Please note some of the images used in the marketing are CGIs.

Solicitors: Howard Kennedy LLP
London SE1 9BG
020 3755 5358
paul.amandini@howardkennedy.com



Hill Farm

Chilthorne Domer, Yeovil, Somerset BA22 8QZ
Guide Price £595,000*



A detached 6 bedroom farmhouse in need of renovation throughout, boasting far-reaching views, a courtyard of traditional and modern farm buildings, set in 1.82 acres (0.74 hectares)

The Property

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

What3words

///appraised.loitering.coolest

Services

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

Viewings strictly by appointment only. Full details available from the Yeovil Office 01935 382901



Lucy Carnell
lcarnell@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Tenure

Freehold

Local Authority

Somerset Council - Council Tax Band E

EPC Band G (1) Potential F (22)

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

Solicitors: Porter Dodson
Poundbury DT1 3QY
Tel. No. 01305 756302
rob.oliver@porterdodson.co.uk



Sunnydene Farm
Bridgehampton, Somerset BA22 8HG
Guide Price £500,000*



A residential development site with detailed full planning permission for the erection of 7 no. dwellings

The Property

- A residential development site (2 acres in total)
- With detailed full planning for seven (7) residential units
- 0.87 acre site (0.35 hectares)
- Further 1.13 acre field included
- Planning Ref: 20/01206/FUL
- Phosphate mitigation strategy (in place with buyers being responsible for implementation)

What3words ///stew.corporate.buzzards

Services

Mains water, electricity and drainage nearby

Tenure

Freehold

Viewings strictly by appointment only. Full details available from the Yeovil Office 01935 382901



Steve Hennessey
shennessey@symondsandsampson.co.uk

Local Authority Somerset Council

Agents Notes We understand the threshold for Section 106 Agreement contributions has not been met by the detailed planning permission; therefore, there will not be any contributions. We understand that Community Infrastructure Levy (CIL) will be payable at a rate of £40-per sq. m. (£ 4.45 per sq. ft.) subject to indexation (BCIS All-in Tender Price Index). The net additional floor space, as set out in the CIL Form 1: CIL Additional Information is 703.3-sq. m. (7,570.2-sq. ft.). The proposed residential development scheme (PRDS) comprises 7no. dwellings, together with associated infrastructure works. The scheme has a mix of semi-detached and detached, 2, 3 and 4-bed, 2-storey dwellings. Plots 1, 2 and 5 have double garages and the remaining plots have car parking spaces. Plots 1-6 will be accessed from Keep Street with a new junction. Plot 7 will be accessed from Keep Street with a separate access. The PRDS has an approved phosphate mitigation strategy in the form of replacing the existing septic tank with a package treatment plant. The buyer will be responsible for the implementation of the solution. Please note that there is a public right of way across the field.

Solicitors: Porter Dodson
Yeovil BA20 1DY
01305 756302
gemma.lindegaard@porterdodson.co.uk

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DODSON

Symonds
& Sampson

Come and see us at the shows

Honiton Agricultural Show - 7th August

Gillingham & Shaftesbury Show - 13th & 14th August

Melplash Show - 21st August

Dorset County Show - 6th & 7th September

The Dairy Show - 1st October



We hope you'll drop into our stand.

*Please see Auction Note on page 2 regarding Guide price

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)

