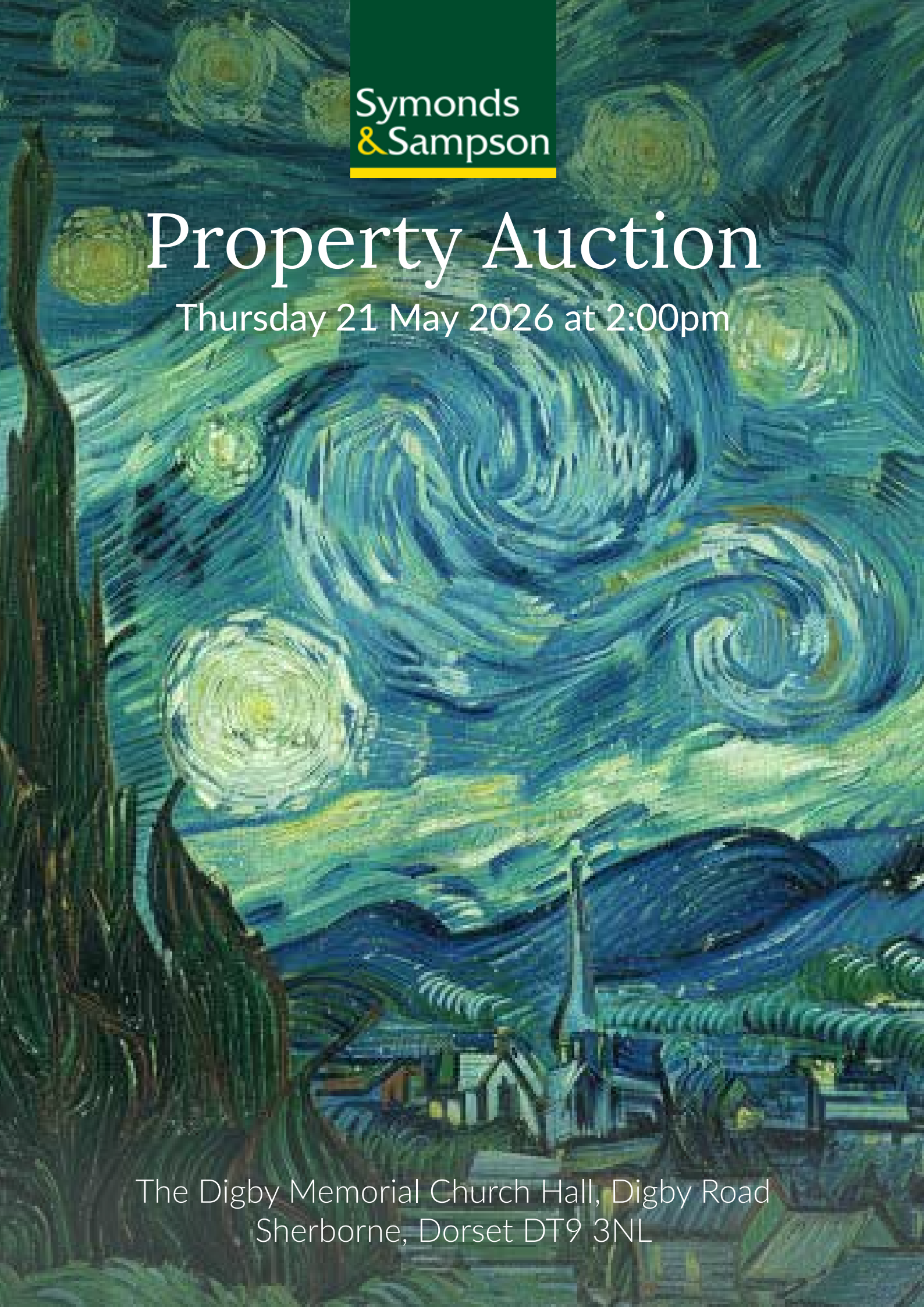


The background of the entire poster is a reproduction of the painting 'The Starry Night' by the Dutch Impressionist painter J.M.W. Turner. The painting depicts a turbulent, swirling night sky with a bright, glowing yellow sun or moon in the upper left. Below the sky, a dark, silhouetted cypress tree stands on the left, and a small village with a church spire is visible in the distance. The overall color palette is dominated by deep blues, greens, and yellows.

Symonds
& Sampson

Property Auction

Thursday 21 May 2026 at 2:00pm

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

Auction Notes

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

Important Notice

Symonds & Sampson LLP and their Clients give notice that:

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

Plans and Measurements

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

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

VAT

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

Tenure

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

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 **£1,800 (£1,500 plus VAT)** payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be **£960 (£800 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 5th Edition (unless stated otherwise in the Special Conditions of Sale), the General Conditions of Sale and all Legal Documentation.

Registration of Interest

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

Withdrawals and Sales Prior

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



Auction Day Details

Digby Hall, Hound Street,
Sherborne DT9 3AA

What3words
///cliff.searching.trainers

Auction day emergency
contact: 07470 050577



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



Meredith Wallis MNAVA MNAEA
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01202 843190



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



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

In 2026

Symonds & Sampson

are pleased to be supporting



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CANCER UK

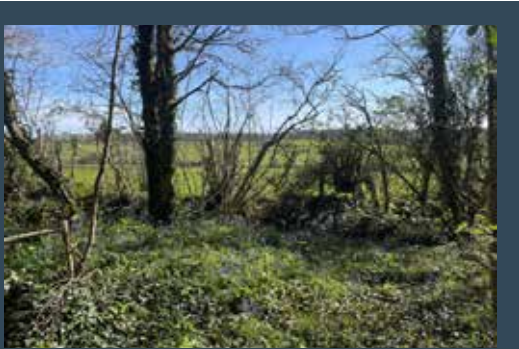
MACMILLAN
CANCER SUPPORT

Registered Charity Number in England and Wales (1005541)

Registered Charity Number in England and Wales (261017)

Lot A Dyke Head Coppice

Bradford Lane, Longburton, Sherborne, Dorset DT9 5BH
Guide Price £25,000*



A secluded and characterful 2.72 acre parcel of woodland with varied topography and strong ecological appeal

- The Property**
- 2.72 acres (1.10 hectares)
 - A diverse variety of flora and fauna
 - A Site of Nature Conservation Interest
 - Good lane frontage facilitating easy access
 - Accessible position 1 mile from the A352 and Longburton
 - Within a 10-minute drive of Sherborne

What3words
///anchorman.trout.shout

Services
A sub-metred mains water supply is present, a water trough is connected and situated near the two field shelters. Mains electricity is not present but available nearby.

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



Will Cairns
01258 472244
wcairns@symondsandsampson.co.uk

Tenure
Freehold

Local Authority
Dorset Council

Agents Notes
Please note, the successful purchaser of Lot A will have the first option to purchase Lot B for a fixed price of £15,000. If the buyer of Lot A does not purchase, then Lot B will be offered to the room. The entirety of Dyke Head Coppice is designated as a Site of Nature Conservation Interest (SNCI) by the Dorset Wildlife Trust, reflecting its ecological significance. A comprehensive survey undertaken in 2011 recorded a total of 69 species of flora and fauna within the woodland. A full schedule of the species identified at the time of the survey is available from the selling agent upon request. Lot A is identified on the Priority Habitat Inventory as Deciduous Woodland.

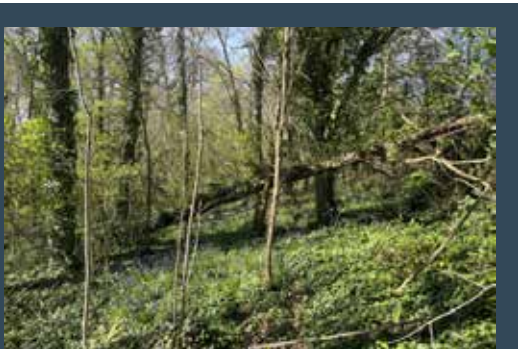
Solicitors: Battens Solicitors
Sherborne DT9 3BU
01935 814811
samantha.pattle@battens.co.uk



*Please see Auction Note on page 2 regarding Guide price

Lot B Dyke Head Coppice

Bradford Lane, Longburton, Sherborne, Dorset DT9 5BH
Guide Price £12,000*



A gently sloping and accessible 1.29 acre parcel of woodland with established coppice and excellent amenity potential

- The Property**
- 1.29 acres (0.52 hectares)
 - A diverse variety of flora and fauna
 - A Site of Nature Conservation Interest
 - Good lane frontage facilitating easy access
 - Accessible position 1 mile from the A352 and Longburton
 - Within a 10-minute drive of Sherborne

What3words ///people.overruns.outdoor

Services
No mains services present or connected. During wetter months, small ponds form in the lowest lying areas of Lot A, and a stream trickles on an east to west trajectory within the southern part of Lot B.

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



Will Cairns
01258 472244
wcairns@symondsandsampson.co.uk

Tenure
Freehold

Local Authority
Dorset Council

Agents Notes
Please note, the successful purchaser of Lot A will have the first option to purchase Lot B for a fixed price of £15,000. If the buyer of Lot A does not purchase, then Lot B will be offered to the room. The entirety of Dyke Head Coppice is designated as a Site of Nature Conservation Interest (SNCI) by the Dorset Wildlife Trust, reflecting its ecological significance. A comprehensive survey undertaken in 2011 recorded a total of 69 species of flora and fauna within the woodland. A full schedule of the species identified at the time of the survey is available from the selling agent upon request. Lot A is identified on the Priority Habitat Inventory as Deciduous Woodland.

Solicitors: Battens Solicitors
Sherborne DT9 3BU
01935 814811
samantha.pattle@battens.co.uk



*Please see Auction Note on page 2 regarding Guide price

1.54 acres southeast of Millers Close

Bourton, Gillingham, Dorset SP8 5AS

Guide Price £25,000*



A well-positioned 1.54 acre parcel of level land on the edge of a popular village, with countryside views and excellent connectivity.

The Property

- 1.54 acres (0.62 hectares)
- Separate access into each parcel
- Edge of village position
- Ecologically diverse with numerous mature oak trees
- Rights to connect to mains services
- Suitable for alternate uses subject to planning
- No overage provisions

What3words ///avid.plots.upwardly

Tenure

Freehold

Local Authority

Dorset Council

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



Will Cairns
01258 472244
wcairns@symondsandsampson.co.uk

Services

There are currently no services installed or connected to the property. However, the land benefits from rights to connect to any service installations present in the adjoining land to the northwest. This right is exercisable until December 2083. Further details are available from the agent upon request.

Agents Notes

There are no restrictive covenants in place that would prevent alternative uses, subject to the necessary consents. The land is intended to be offered for sale free from any overage provisions. The seller is currently in the process of obtaining the necessary releases. Please seek clarification from the agent.

Solicitors: Farnfields LLP
Shaftesbury SP7 8JT
01747 825432
alaina.hopgood@farnfields.com



2.43 acres of Woodland at Litton Cheney

Litton Cheney, Dorchester, Dorset DT2 9AF

Guide Price £30,000*



2.43 acres of gently sloping, to sloping woodland in a peaceful, rural location with outstanding far-reaching views to the sea.

The Property

- 2.43 acres (0.98 ha)
- South-facing parcel with areas of grassland and woodland
- Peaceful rural location in West Dorset
- Spectacular views of the surrounding countryside and the sea
- Adjacent to the prestigious Bride Valley Vineyard
- On the edge of Litton Cheney, with good road access

What3words

///shapeless.defender.schematic

Tenure

Freehold

Viewings strictly by appointment only. Full details available from Dorchester Agricultural 01305 236237



George Whittaker
gwhittaker@symondsandsampson.co.uk

Services

None

Local Authority

Dorset Council

Agents Notes

We understand that there is a restrictive covenant present. No residential or commercial buildings are to be erected on the land. Please see the legal pack. Please note the previous transfer imposed a personal covenant which reads "The Transferee covenants with the Transferor to forthwith erect and forever maintain a good and sufficient stock proof fence to a minimum height of four feet six inches on the northern and eastern boundary". See the legal pack for more details.

Solicitors: Kitson & Trotman
Beaminster, DT8 3AN
01308 862313
lward@ktlaw.co.uk



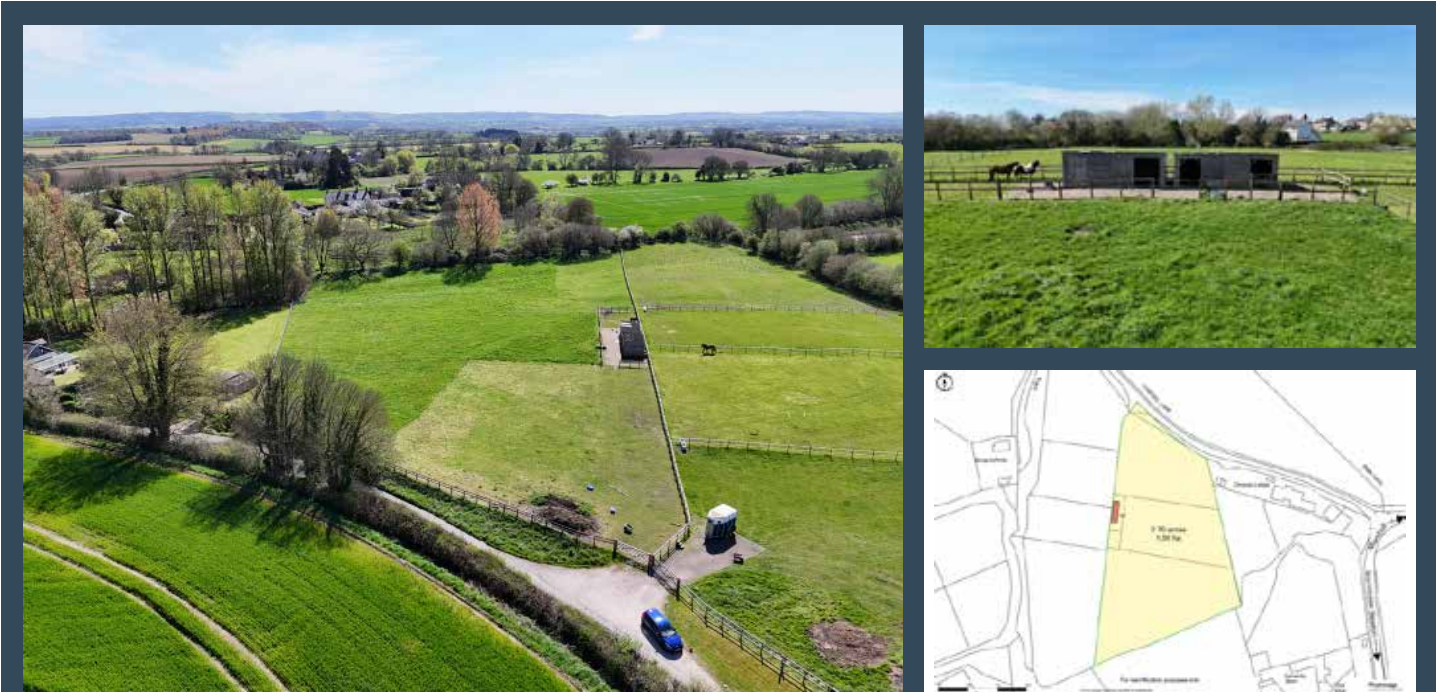
*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

2.70 acres and Stables at Chippel Lane

Marnhull, Sturminster Newton, Dorset DT10 1NN

Guide Price £50,000*



2.70 acres (1.09 hectares) of permanent pasture with two field shelters and a small area of hardstanding.

The Property

- 2.70 acres (1.09 hectares)
- Good access directly off highway
- Secure stockproof boundaries
- A peaceful yet accessible position
- No restrictive covenants
- Suitable for a range of uses STPP

What3words

///binders.sandbags.return

Services

A sub-metred mains water supply is present, a water trough is connected and situated near the two field shelters. Mains electricity is not present but available nearby.

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



Will Cairns
01258 472244
wcairns@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Tenure

Freehold

Local Authority

Dorset Council

Agents Notes

There are no restrictive covenants in place that would prevent alternative uses, subject to the necessary consents.

The land is intended to be offered for sale free from any overage provisions.

The seller is currently in the process of obtaining the necessary releases. Please seek clarification from the agent.

Solicitors: Farnfields LLP
Gillingham SP8 0AX
01747 825432
emily.wilson@farnfields.com



Trendle Woods

Grange Woods, Middlemarsh, Sherborne, Dorset DT9 5QP

Guide Price £65,000* **sold prior**



4.37 acres of mixed mature woodland located in a peaceful, rural location within Dorset's National Landscape.

The Property

- 4.37 acres (1.77 ha)
- Mixed mature woodland
- Peaceful rural location in Central Dorset
- A significant amount of timber available
- Level woodland with good track access

What3words

///manicured.lobby.travels

Tenure

Freehold

Services

None

Local Authority

Dorset Council

Agents Notes

Orange markers on trees and posts indicate the boundary of Trendle Woods. Please see the legal pack regarding the access and maintenance responsibilities.

There is a covenant on the woodland imposed to ensure the quiet and peaceful enjoyment. Please see the legal pack for more details.

Part of the woodland is subject to a Tree Preservation Order (TPO). Please see the legal pack for more details.

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



Ollie Chamings
01305 236237
ochamings@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Solicitors: Nantes Solicitors
Weymouth, DT4 7AA
01308 422313
simon.harvey@nantes.co.uk



15.19 acres at Midney
Somerton, Somerset TA11 7HP
Guide Price £135,000* **sold prior**



15.19 acres (6.15 hectares) of pasture land on the edge of Somerton

- The Property**

 - Two fields of level and gently sloping pasture land
 - Secure hedgerow and post and rail fenced boundaries
 - Small copse of broadleaf trees
 - Grade 3 Evesham Series clay loam soil over Lower Lias
 - Slight rise providing views of the surrounding countryside
 - Twin gated access off the B3151
 - 1 mile from the centre of Somerton
- Services**

Mains water is located in the B3151, not presently connected.
- Tenure**

Freehold
- Local Authority**

Somerset Council
- Agents Notes**

Two public footpaths cross the land.
- What3words**

///fits.suitably.sonic

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



Andrew Tuffin
01258 472244
atuffin@symondsandsampson.co.uk

Solicitors: Wilsons LLP
Salisbury SP1 2SB
01722 427693
sabrina.price@wilsonslip.com



*Please see Auction Note on page 2 regarding Guide price

30.31 acres at Highbrooks
Catsgore, Somerton, Somerset TA11 7HZ
Guide Price £225,000*



30.31 acres (12.27 hectares) of productive arable land in an accessible position.

- The Property**

 - A single block of workable farmland
 - Level land with a slight rise providing panoramic views
 - Grade 3 Evesham Series clay loam soil over Lower Lias
 - Arable capable land recently sown to a grass ley
 - Accessible location betwixt Podimore and Langport
 - Direct road access off the A372
- Services**

Mains water is located in the A372, not presently connected.
- Tenure**

Freehold
- Local Authority**

Somerset Council
- Agents Notes**

The mineral rights are reserved.
- What3words**

///chopper.sculpting.flush

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



Andrew Tuffin
01258 472244
atuffin@symondsandsampson.co.uk

Solicitors: Wilsons LLP
Salisbury SP1 2SB
01722 427693
sabrina.price@wilsonslip.com

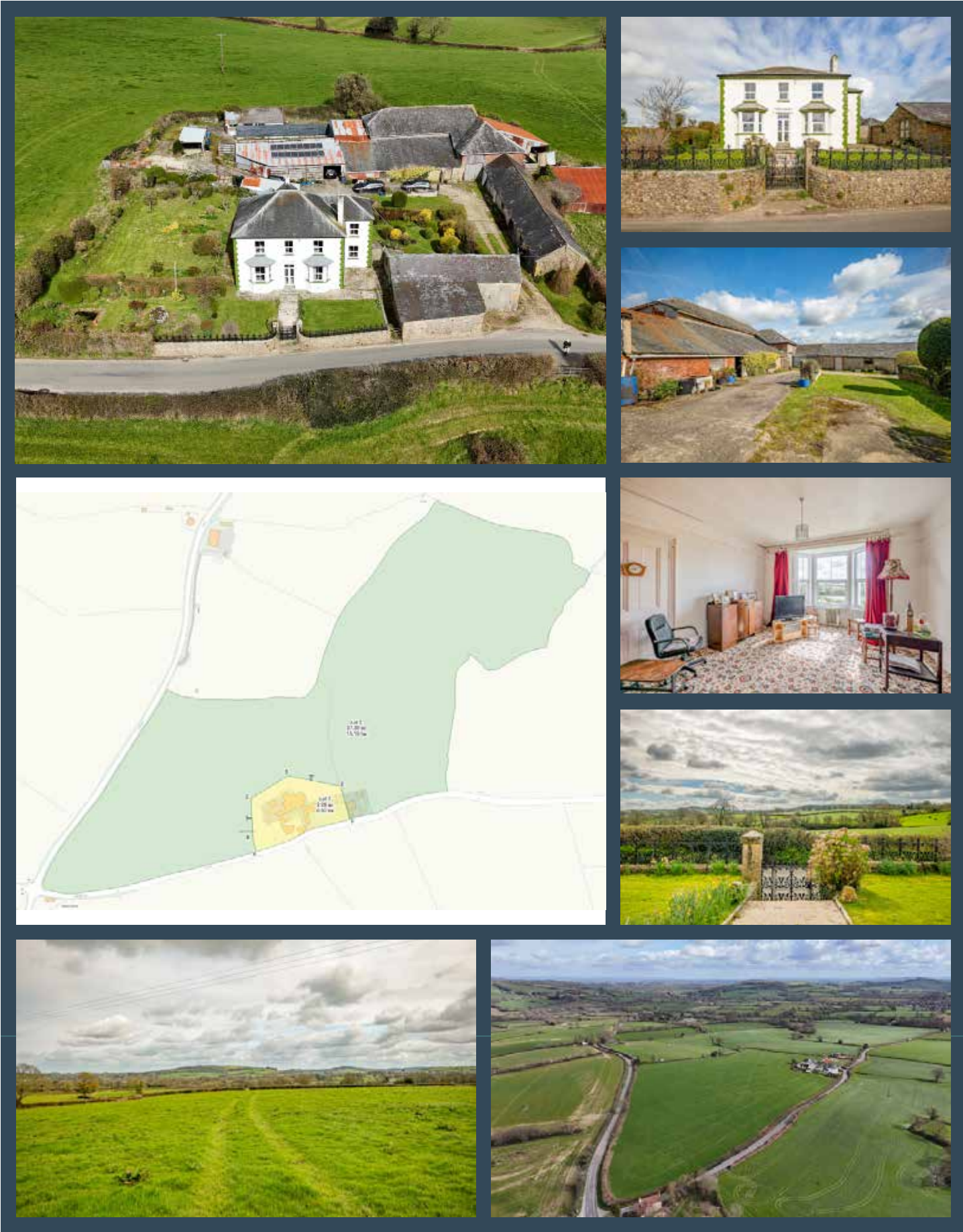


*Please see Auction Note on page 2 regarding Guide price

Higher Greenham Farm

Greenham Lane, Greenham, Crewkerne, Somerset TA18 8QD

Guide Price Lot A £400,000* Lot B £370,000



A substantial four-bedroom farmhouse, range of farm buildings with a positive pre-app response for conversion to three residential dwellings; and adjoining farmland, all extending to a total of 39.58 acres.

The Property

- Lot A: 2.28 acres (0.92 ha) in total and includes the attractive character farmhouse and a range of agricultural buildings offering a potential opportunity for development (STPP).
- Handsome, well-proportioned principal farmhouse
- Extensive range of traditional farm buildings with development potential (STPP)
- Positive Pre-App response for conversion of buildings to three residential dwellings
- Lot B: 37.30 acres (15.10 ha) in total and comprises two productive parcels of agricultural land currently laid to grass (but have previously supported arable crops) with two agricultural buildings and a useful yard area
- Productive agricultural land capable of arable cropping with separate access
- Just 3.5 miles to Crewkerne

What3words

Lot A ///moons.diet.increased
 Lot B ///siesta.marathons.exotic

Services

Lot A: Mains and private water available. Private water (well) only connected to the farmhouse. Mains electricity. Private drainage – See “Agents Note 4”. Broadband available.

Lot B – No services connected but we understand a water main lies a short distance south of the road from which access is taken. Buyers are to make their own enquiries as to connection costs. No broadband available.

Tenure

Freehold

EPC Band E (43) Potential C (80)

Local Authority

Dorset Council – Council Tax Band F

Agents Notes

1. The successful purchaser of Lot A will have the option to purchase Lot B at fixed price of £450,000 under auction conditions.
2. In the event that Lot A does not sell, Lot B will be withdrawn.
3. The purchaser of Lot A will be responsible for the erection of a stockproof fence between points A-B-C-D-E-F on the sale plan within 6 weeks of completion.
4. The Vendor/s is/are not aware of what type of foul drainage is in place for the farmhouse in Lot A. The drainage system would not comply with current regulations and the buyer will be required to install a compliant drainage system.
5. A wayleave agreement is in place for the benefit of Wessex Internet, allowing them to lay a fibre-optic cable though Lot B to Lot A. See the legal pack for more details.
6. Poles carrying power lines are present in Lot B. We understand these are subject to wayleave payments rather than benefitting from an easement. See the legal pack for more details.

Viewings strictly by appointment only. Full details available from Dorchester Agricultural 01305 236237



George Whittaker
 gwhittaker@symondsandsampson.co.uk

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



*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

Garages 8-11 at Wiltshire Avenue

Weymouth, Dorset DT4 0PZ

Guide Price £15,000*



A site measuring 0.06 acres (242 sqm.) comprising a block of 4 garages and a further area of land (62.2 sqm.), situated in a residential area approximately 1.5 miles from the town centre.

The Property

- A site extending to approx. 0.06 acres (242 sqm.)
- Block of 4 brick built garages totalling 50.3 sqm.
- Concrete parking area
- A further area of land to the rear (62.2 sqm.)
- Weymouth town centre 1.5 miles
- Situated in a residential area

What3words

Garage site: ///cuts.assume.rapid
Land: ///career.joke.spaces

Tenure

Freehold

Unaccompanied external viewings in daylight hours having first informed the agents



Meredith Wallis
01305 251154
mwallis@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Services

All mains services available nearby but not connected.

Local Authority

Dorset Council

Agents Notes

The site is restricted to use for garaging and parking purposes only. The area of land at the rear has retained rights (hatched in brown on the sale plan) - refer to the legal pack. The seller will be reclaiming their fees from the buyer-a full breakdown can be found in the special conditions of sale.

Solicitors: Foot Anstey
Taunton, TA1 2PX
01823 625622
megan.fisher@footanstey.com



Garages 1-8 at Dumbarton Road

26 Ringwood Road, Poole, Dorset BH14 0RL

Guide Price £45,000*



A site extending to 0.06 acres (242sqm.) with a block of 8 pre-cast concrete garages and a parking area, situated within close proximity of the South West Coast Path/Rodwell Trail and the sea.

The Property

- A site extending to approx. 0.06 ac (231 sqm.)
- Block of 8 pre-cast concrete garages totalling 109.1sqm.
- Concrete parking area
- Situated in a residential area in Wyke Regis
- Close to the Rodwell Trail and the sea
- Well-placed for access to Portland and Weymouth

What3words

///punchy.dime.mile

Tenure

Freehold

Unaccompanied external viewings in daylight hours having first informed the agents



Meredith Wallis
01305 251154
mwallis@symondsandsampson.co.uk

*Please see Auction Note on page 2 regarding Guide price

Services

All mains services available nearby but not connected.

Local Authority

Dorset Council

Agents Notes

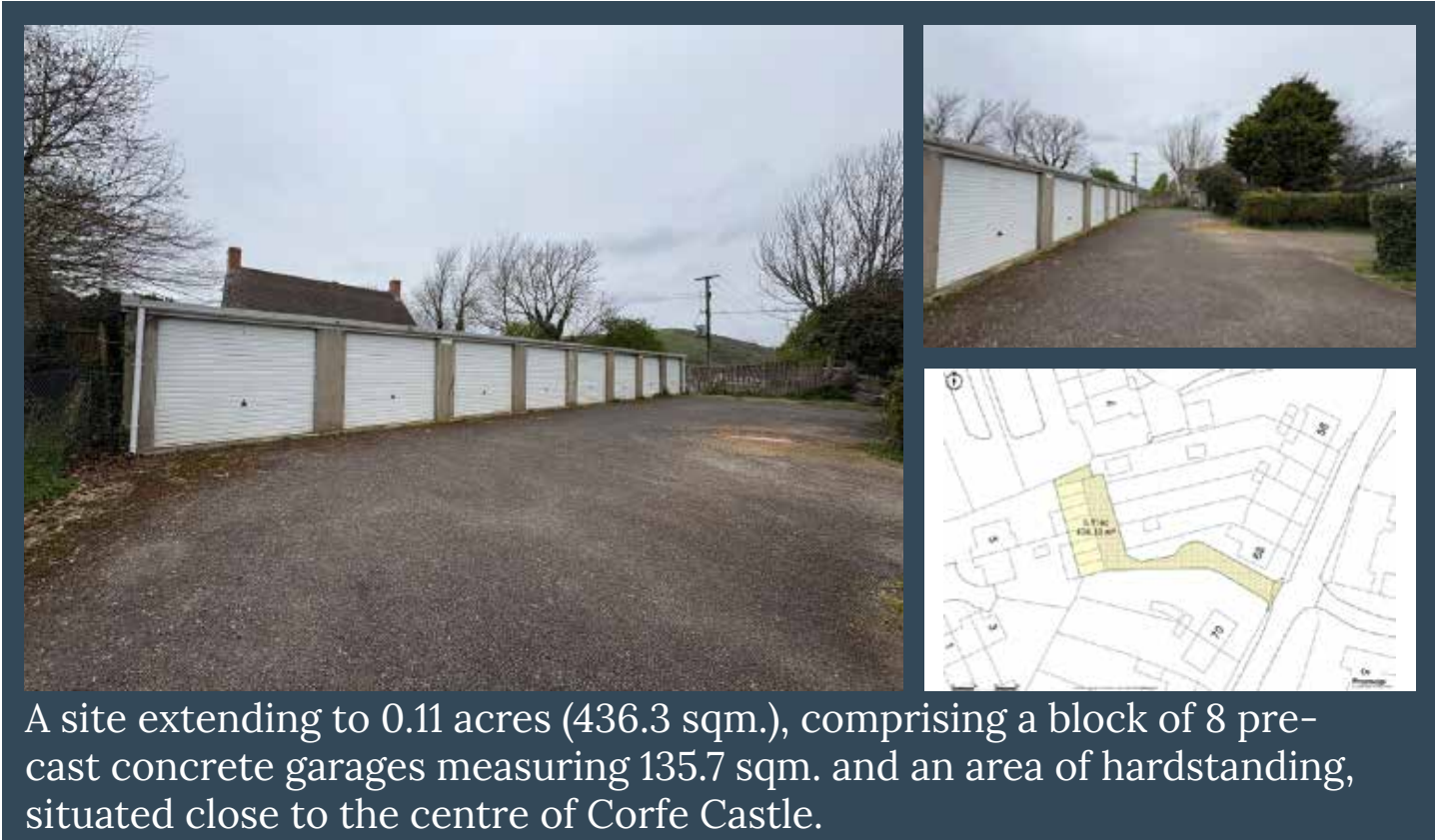
The site is restricted to use for garaging and parking purposes only. The seller will be reclaiming their fees from the buyer-a full breakdown can be found in the special conditions of sale. The site is located within 80 metres of a SSSI.

Solicitors: Capsticks LLP
Winchester SO23 0AR
01962 678300
lucy.bradbury@capsticks.com



Garages 1-8 at West Street

Corfe Castle, Wareham, Dorset BH20 5HE
Guide Price £50,000*



A site extending to 0.11 acres (436.3 sqm.), comprising a block of 8 pre-cast concrete garages measuring 135.7 sqm. and an area of hardstanding, situated close to the centre of Corfe Castle.

- The Property**
- A site measuring 0.11 acres (436.3 sqm.)
 - Block of 8 garages totalling 135.7 sqm and an area of hardstanding
 - Pre-cast concrete construction and all with up and over doors
 - Convenient location just 0.3 miles from the centre of Corfe Castle
 - Well-placed for access to the Jurassic Coast
 - Wareham 5 miles, Studland 5.5 miles, Swanage 6 miles

What3words
Access: ///warthog.hero.feathers
Site: ///mulled.stopwatch.says

- Tenure**
Freehold
- Services**
Mains water and electricity available nearby but not connected.
- Local Authority**
Dorset Council
- Agents Notes**
Please refer to the legal pack for further details: The site is restricted to use for garaging and parking purposes only. Access rights are retained, as shown hatched in brown on the sale plan. The seller will be reclaiming their fees from the buyer-a full breakdown can be found in the special conditions of sale. The site falls within the Conservation Area and the Dorset National Landscape (AONB).

Unaccompanied external viewings in daylight hours having first informed the agents



Meredith Wallis
01202 843190
mwallis@symondsandsampson.co.uk

Solicitors: Capsticks LLP
Winchester SO23 0AR
01962 678300
lucy.bradbury@capsticks.com



Garages 1-8 at New Lane

East Morden, Wareham, Dorset BH20 7DN
Guide Price £40,000*



A site measuring approximately 0.13 acres (526.7sqm) comprising a block of 8 pre-cast concrete garages and an area of hardstanding, situated on the edge of East Morden.

- The Property**
- A site measuring 0.13 acres (526.7sqm)
 - Block of 8 garages totalling 94sqm and an area of hardstanding
 - Pre-cast concrete construction with a corrugated roof
 - Semi-rural residential location on the edge of East Morden
 - Wareham 5 miles, Poole 9 miles, Wimborne 10 miles
 - Kimmeridge and the Jurassic Coast 13 miles

What3words
Access: ///gloom.balance.trials
Site: ///tilts.affair.quickly

- Tenure**
Freehold
- Services**
Mains water and electricity available nearby but not connected.
- Local Authority**
Dorset Council
- Agents Notes**
Please refer to the legal pack for further details: The site is restricted to use for garaging and parking purposes only. Access rights are retained, as shown hatched in brown on the sale plan. The seller will be reclaiming their fees from the buyer-a full breakdown can be found in the special conditions of sale. The land is situated within a Conservation Area and the Green Belt. Public footpaths run along the north-western and south-western boundaries.

Unaccompanied external viewings in daylight hours having first informed the agents



Meredith Wallis
mwallis@symondsandsampson.co.uk

Solicitors: Capsticks LLP
Winchester SO23 0AR
01962 678300
lucy.bradbury@capsticks.com



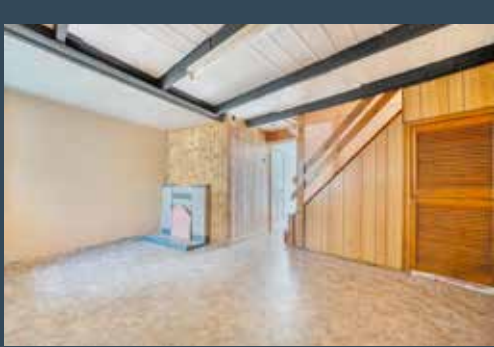
*Please see Auction Note on page 2 regarding Guide price

*Please see Auction Note on page 2 regarding Guide price

1 Church Cottages

Sithney, Helston, Cornwall TR13 0RN
Guide Price £90,000-£100,000*





A two bedroom end of terrace cottage for refurbishment with good-sized garden.

- The Property**
- GF: Hallway, sitting room, living room, breakfast room and kitchen
 - FF: 2 double bedrooms
 - Outside: Good-sized rear garden and former gardener's WC
 - Adjacent to the impressive St Sithney's Church
 - Helston c. 2 miles
 - Porthleven and the coast c.2.5 miles
 - St Michael's Mount c.8 miles

What3words
///amending.escape.streak

Tenure
Freehold

Services
Mains water and electricity. Drainage – refer to the legal pack. Superfast broadband and mobile signal available. Refer to Ofcom's website.

EPC Band G (9) Potential C (74)

Local Authority
Cornwall Council - Council Tax Band A

Viewings strictly by appointment. Full details from joint agent The Mather Partnership 01326 565016



Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk

Solicitors: Nalders Solicitors
Falmouth TR11 3PH
01326 316655
jwl@nalders.co.uk



*Please see Auction Note on page 2 regarding Guide price

Rose Cottage

26 Polkirt Hill, Mevagissey, Cornwall PL26 6UR
Guide Price £250,000-£300,000*





A handsome, detached, Grade II Listed four bedroom cottage for refurbishment or possible redevelopment (STPP/consents) with garage, parking, garden and harbour views.

- The Property**
- GF: Reception hall, sitting room, living room, kitchen/breakfast room, lobby and bathroom
 - FF: Landing, 4 bedrooms and bathroom
 - Outside: There is a railing frontage with a good-sized and private garden to the side with glorious view to the harbour
 - Parking is by way of a garage and tandem off-street spaces
 - Sought after Cornish fishing village
 - 150m or so from the harbourside and shopping facilities and amenities
 - St Austell a little over 6 miles to the north.
 - Delightful walks in abundance

What3words ///remarking.niece.sending

Viewings strictly by appointment. Full details available from joint agents Millerson, St Austell 01726 72289



Graham Barton
01297 33122
gbarton@symondsandsampson.co.uk

Services
Mains gas, water, electricity and drainage. Superfast broadband and mobile signal available. Refer to Ofcom's website.

EPC Band E (41) Potential C (73)

Tenure
Freehold

Local Authority
Cornwall Council - Council Tax Band D

Solicitors: Watkins Solicitors
Bristol BS16 3UH
01179 390 350
sfinn@watkins solicitors.co.uk



*Please see Auction Note on page 2 regarding Guide price

Old Rectory Garden

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

Guide Price £395,000* **postponed**



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

The Property

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

Tenure

Freehold

Services

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

Local Authority

Dorset Council - Council Tax Band F

Agents Notes

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

What3words

///crouching.running.gladiator

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

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

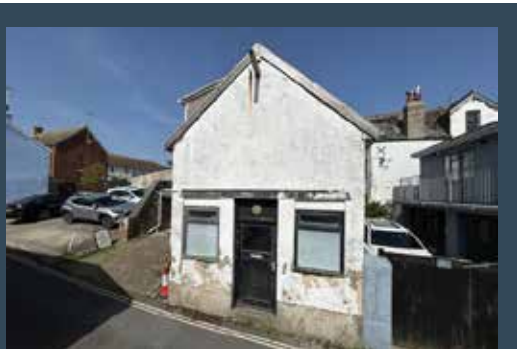


*Please see Auction Note on page 2 regarding Guide price

The Woodcraft Shop

Pooles Court, Lyme Regis, Dorset DT7 3DD

Guide Price £195,000* **postponed**



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

The Property

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

Services

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

Local Authority

Dorset Council - Council Tax Band B

Agents Notes

Asbestos is present in the roof of the garage.

What3words

///kidney.sports.fermented

Tenure
Freehold

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



Daniel Magee
dmagee@symondsandsampson.co.uk

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



*Please see Auction Note on page 2 regarding Guide price

8 Ludborne Road

Sherborne, Dorset DT9 3NJ
Guide Price £125,000* **sold prior**



In need of renovation throughout, this three bedroom property sits within the heart of Sherborne.

- The Property**
- Mid terrace three bedroom property
 - In need of modernisation throughout
 - The property is subject to a Section 157 restriction
 - South facing garden
 - Town central location
 - Close proximity to amenities
- What3words** ///flinches.averts.spelling
- Tenure**
Freehold
- EPC Band** (E) 52 Potential (B) 81

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

- Services**
Mains electricity, water and drainage. No heating. Ultrafast broadband and mobile coverage available. Refer to Ofcom's website.
- Local Authority**
Dorset Council - Council Tax Band B
- Agents Notes** The property is subject to a Section 157 restriction under the Housing Act 1985 - any future purchaser must have lived or worked within the local area for a specified period, typically within the district or adjoining parishes, unless consent is obtained from the local authority/housing association - this may have implications for mortgage lending. The neighbouring property holds right of access across the pathway between the property and garden of no.8, although the only property in the terrace with such access, No9, have added private rear access for day to day use and generally only use the pathway for putting out the property's bins for collection.

Solicitors: : Farnfields Solicitors
Gillingham, SP8 4AX
01747 825432
caron.abbott@farnfields.com



Drovers

Haydon, Sherborne, Dorset DT9 5JB
Guide Price £650,000*



A detached three bedroom equestrian property set within 7.63 acres with ample equestrian facilities. Offering a full sized arena alongside stabling and outbuildings.

- The Property**
- A 3 bedroom equestrian property
 - Detached bungalow
 - Set within 7.63 acres
 - Full sized arena
 - Stabling and outbuildings
 - Sought after location
 - Countryside views
- What3words**
///widget.printer.hikes
- Tenure**
Freehold

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

- Services**
Mains electricity, water. Gas central heating. Private drainage*. Ultrafast broadband and mobile coverage available. Refer to Ofcom's website.
- EPC Band** (E) 53 Potential (B) 87
- Local Authority**
Dorset Council - Council Tax Band E
- Agents Notes**
Probate has been granted. *The septic tank does not comply with current regulations.

Solicitors: Meadows & Co.
Weybridge, KT13 8DP
01258 817489
sarahtrickey@meadows-legal.com



Sunnymead Barns

Holnest, Sherborne, Dorset, DT9 6HA
Guide Price £475,000* **withdrawn**



An exciting development site for 6 dwellings situated in a peaceful rural location.

The Property

- Class Q Permitted Development
- 5 x 3 bedroom and 1 x 1 bedroom dwellings
- Proposed GIA 730 sq.m (7,850 sq.ft)
- Level site extending to 0.85 acres
- Mains water and electricity already connected

What3words

///drums.sunk.fractions

Tenure

Freehold

Local Authority

Dorset Council

Unaccompanied viewings in daylight hours having first arranged with the agents.



Kirsty Simpson
01935 814488
ksimpson@symondsandsampson.co.uk

Services

Separately metered mains water. Separately metered 3 phase electricity. The roof solar panels are owned and transferrable. Typical income under the feed-in-tariff is £ x / annum. The purchasers will install suitable treatment plants.

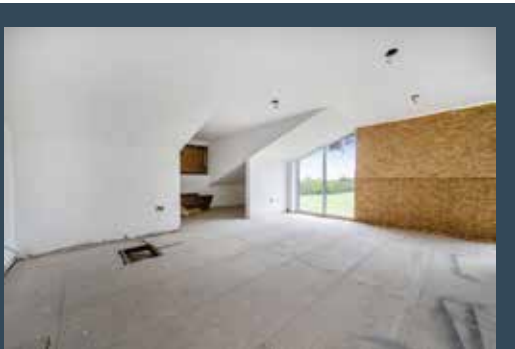
Solicitors: Mogers Drewett
Sherborne DT9 3DP
01935 813691
chloe.adams@mogersdrewett.com



*Please see Auction Note on page 2 regarding Guide price

Valley Farm

Lopcombe, Salisbury, Wiltshire SP5 1BW
Guide Price £295,000* **sold prior**



A detached part-renovated chalet bungalow in need of complete refurbishment with 5,231 sqft. (485sqm.) of accommodation, in grounds of about 0.54 acres. Ideally located for Salisbury, Winchester and the A303.

The Property

- A detached part-renovated chalet bungalow in 0.54 acres
- 5,231 sqft. (485sqm.) of accommodation (including triple garage/office)
- In need of complete refurbishment
- Providing a buyer the opportunity to finish to their own taste
- Adjoining farmland
- Ideally located for access to Salisbury, Andover and Winchester
- A303 10 miles

What3words ///sitting.sprinting.huddle

Tenure

Freehold

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



Meredith Wallis
mwallis@symondsandsampson.co.uk

Services

Mains water and electricity are available but may not be connected. Superfast broadband and mobile signal are available. Refer to Ofcom's website.

EPC Band E (41) Potential C (78)

Local Authority

Wiltshire Council - Council Tax Band F

Agents Notes

The property is sold as seen. Please note this is a corporate sale and our client has no knowledge of the property. Planning reference for garage: PL/2021/04434. Buyers should make their own enquiries. The seller will be reclaiming fees from the buyer - please refer to the legal pack for more information.

Solicitors: Bootes
Manchester M2 6XX
0161 832 7888
james.green@bootes.co.uk



*Please see Auction Note on page 2 regarding Guide price

The White Hart

Bishops Caundle, Sherborne, Dorset DT9 5ND
Guide Price £250,000* plus VAT **sold prior**



A charming Grade II listed Public House offering a fantastic business opportunity as well as living accommodation

The Property

- Charming Grade II, 17th Century Public House
- Bar area with exposed beams and stone walls
- Fantastic business potential in a growing village in Dorset
- Fitted commercial kitchen with appliances included
- Living accommodation on the first floor
- Beer Garden and function room, car park
- Sherborne c. 6miles, Sturminster Newton c. 7m
- Spacious 3-bedroom living area
- Sold as seen, including furniture

What3words ///sitting.sprinting.huddle

Tenure

Freehold

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



Mark Lewis
mlewis@symondsandsampson.co.uk

Services

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

Local Authority

Dorset Council - RV from 1 April 2026: £11,750

Agents Notes

The property is in flood risk zone 1. The property lies within a conservation area. We have been informed by the vendors that asbestos is present on the store room roof. The property is not being sold as a current business entity. The property is subject to VAT. There is an overage in favour of Hall & Woodhouse Limited triggered by a change of use to residential for a period of 25 years commencing on the 22nd September 2011, please refer to the legal pack.

Solicitors: Chubb Bulleid Solicitors
Street BA16 OHA
01458 844102
laura_maden@chubb-bulleid.co.uk



Property Auctions 2026

Auctions take place in person and via livestream

19 March Merley House, Wimborne	20 August The Digby Hall, Sherborne
30 April The Guildhall, Axminster	24 September The Digby Memorial Hall, Sherborne
08 May Merley House, Wimborne	08 October The Guildhall, Axminster
21 May The Digby Hall, Sherborne	23 October Merley House, Wimborne
18 June The Digby Hall, Sherborne	20 November The Digby Memorial Hall, Sherborne
23 July Merley House, Wimborne	11 December The Digby Memorial Hall, Sherborne



*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 £1,800 (£1,500 + VAT). In some cases, this figure may be higher and if so will be stated in the addendum. For lots with a purchase price below £50,000, the Buyer's Administration Fee will be £960 (£800+VAT). Payments can be made either by BACS or debit card and must be made on the day of the auction. The Buyer's Administration Fee is payable on lots sold at auction, post auction and prior to auction. If the successful bidder fails to provide the required deposit and buyers administration charge, then Symonds & Sampson LLP and/or their seller reserves its rights to pursue the winning bidder via all legal means necessary for the deposit and the buyers administration charge and any associated losses and interest as applicable.
- 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. Such information may be shared for the same purposes with other Estate Agents and Solicitors involved in the transaction, along with our Verification platforms. If satisfactory evidence of your identity is not provided within a reasonable time, there may be circumstances in which we are not able to proceed. Failure to satisfy our requirements can also result in a termination of the acquisition of the property. Please be aware that we may share the information and documentation you provide for this purpose with the vendor, the vendor's solicitors, agents or other authorised representatives of the vendor in order to facilitate the transaction.
- 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.

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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