



KingsLand
Property & Land Agents

Symonds
& Sampson



Springfield

Love Lane, Bayford, Wincanton, Somerset

Springfield

Love Lane

Bayford

Wincanton

Somerset BA9 9NN

A handsome, double-fronted house in need of renovation, enjoying a 0.57 acre plot with outbuildings situated on the outskirts of a popular village.



- For sale by Public Auction and Via Livestream February 28 February 2025
 - Handsome, double-fronted detached property
 - In need of renovation throughout
 - 0.57 acre plot with mature gardens
 - Former dairy and detached coach house perfect for conversions (subject to relevant permissions)
 - On the outskirts of the village, backing onto open countryside

Guide Price £500,000

Freehold

For sale by Public Auction and via Livestream on Thursday 19 December at The Digby Memorial Hall, Digby Road, Sherborne, DT9 3NL
Sturminster Sales
01258 473766/01963 34455



AUCTION

For sale by Public Auction and via Livestream on Friday 28 February 2025 at 2pm at Digby Hall, Hound Street, Sherborne DT9 3AA. Register to bid in the room, online, by telephone or by proxy via our website.

THE PROPERTY

A handsome, double-fronted detached house, standing in 0.57 acres, in need of renovation throughout. The property boasts a detached former coach house, as well as an adjoining former dairy, both perfect for conversion to additional accommodation, subject to relevant planning permissions. Outside there are mature walled gardens with areas laid to lawn and abundant in fruit trees with an area that was previously established vegetable beds.

SITUATION

Positioned on the edge of Bayford, the property backs onto open countryside and enjoys a convenient location within easy reach of the A303. Bayford is situated on the outskirts of the market town of Wincanton which offers a wide range of amenities, including independent and high street shops, cafes and bakeries, primary and secondary schools, a sports centre, community hall and health centre. Gillingham is located approximately 6.5 miles away and benefits from a mainline railway station.

AGENTS NOTE

As at 5 Nov 2024
Broadband: Ultrafast available.
Mobile Network Coverage: Likely outside and limited inside. Source ofcom.org.uk
We are not aware of any planning applications in the postcode area that affect the property. Source Somerset Council.
The private drainage system may need replacing and potential purchasers should consider this when bidding.

WHAT3WORDS

///limelight.gymnasium.pods

SERVICES

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

LOCAL AUTHORITY

Somerset Council
Council Tax Band F

SOLICITOR

Bartons
Bristol BS1 5EH
0117 428 8582
g.griffiths@barton.co.uk

AUCTION CONDITIONS OF SALE AND NOTES

For full details please refer to the auction catalogue available online at www.symondsandsampson.co.uk/property-auctions

LEGAL AND INFORMATION PACK

A full legal pack can be purchased online. Please telephone the office below to check availability.

We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). 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%.

Additional Fees

- The successful purchaser will be required to pay 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.





Springfield, Bayford, Wincanton

Approximate Area = 2744 sq ft / 254.9 sq m
 Outbuildings = 923 sq ft / 85.7 sq m
 Total = 3667 sq ft / 340.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Energy Efficiency	A		B
Energy Cost	B		C
Energy Demand	C		D
Water Efficiency	D		E
Water Demand	E		F
Water Cost	F		G
Water Demand	G		H
Water Cost	H		I
Water Demand	I		J
Water Cost	J		K
Water Demand	K		L
Water Cost	L		M
Water Demand	M		N
Water Cost	N		O
Water Demand	O		P
Water Cost	P		Q
Water Demand	Q		R
Water Cost	R		S
Water Demand	S		T
Water Cost	T		U
Water Demand	U		V
Water Cost	V		W
Water Demand	W		X
Water Cost	X		Y
Water Demand	Y		Z
Water Cost	Z		AA
Water Demand	AA		AB
Water Cost	AB		AC
Water Demand	AC		AD
Water Cost	AD		AE
Water Demand	AE		AF
Water Cost	AF		AG
Water Demand	AG		AH
Water Cost	AH		AI
Water Demand	AI		AJ
Water Cost	AJ		AK
Water Demand	AK		AL
Water Cost	AL		AM
Water Demand	AM		AN
Water Cost	AN		AO
Water Demand	AO		AP
Water Cost	AP		AQ
Water Demand	AQ		AR
Water Cost	AR		AS
Water Demand	AS		AT
Water Cost	AT		AU
Water Demand	AU		AV
Water Cost	AV		AW
Water Demand	AW		AX
Water Cost	AX		AY
Water Demand	AY		AZ
Water Cost	AZ		BA
Water Demand	BA		BB
Water Cost	BB		BC
Water Demand	BC		BD
Water Cost	BD		BE
Water Demand	BE		BF
Water Cost	BF		BG
Water Demand	BG		BH
Water Cost	BH		BI
Water Demand	BI		BJ
Water Cost	BJ		BK
Water Demand	BK		BL
Water Cost	BL		BM
Water Demand	BM		BN
Water Cost	BN		BO
Water Demand	BO		BP
Water Cost	BP		BQ
Water Demand	BQ		BR
Water Cost	BR		BS
Water Demand	BS		BT
Water Cost	BT		BU
Water Demand	BU		BV
Water Cost	BV		BW
Water Demand	BW		BX
Water Cost	BX		BY
Water Demand	BY		BZ
Water Cost	BZ		CA
Water Demand	CA		CB
Water Cost	CB		CC
Water Demand	CC		CD
Water Cost	CD		CE
Water Demand	CE		CF
Water Cost	CF		CG
Water Demand	CG		CH
Water Cost	CH		CI
Water Demand	CI		CJ
Water Cost	CJ		CK
Water Demand	CK		CL
Water Cost	CL		CM
Water Demand	CM		CN
Water Cost	CN		CO
Water Demand	CO		CP
Water Cost	CP		CQ
Water Demand	CQ		CR
Water Cost	CR		CS
Water Demand	CS		CT
Water Cost	CT		CU
Water Demand	CU		CV
Water Cost	CV		CW
Water Demand	CW		CX
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Water Demand	EQ		ER
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Water Cost	IN		IO
Water Demand	IO		IP
Water Cost	IP		IQ
Water Demand	IQ		IR
Water Cost	IR		IS
Water Demand	IS		IT
Water Cost	IT		IU
Water Demand	IU		IV
Water Cost	IV		IW
Water Demand	IW		IX
Water Cost	IX		IY
Water Demand	IY		IZ
Water Cost	IZ		JA
Water Demand	JA		JB
Water Cost	JB		JC
Water Demand	JC		JD
Water Cost	JD		JE
Water Demand	JE		JF
Water Cost	JF		JG
Water Demand	JG		JH
Water Cost	JH		JI
Water Demand	JI		JJ
Water Cost	JJ		JK
Water Demand	JK		JL
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Water Cost	JP		JQ
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Water Cost	JV		JW
Water Demand	JW		JX
Water Cost	JX		JY
Water Demand	JY		JZ
Water Cost	JZ		KA
Water Demand	KA		KB
Water Cost	KB		KC
Water Demand	KC		KD
Water Cost	KD		KE
Water Demand	KE		KF
Water Cost	KF		KG
Water Demand	KG		KH
Water Cost	KH		KI
Water Demand	KI		KJ
Water Cost	KJ		KK
Water Demand	KK		KL
Water Cost	KL		KM
Water Demand	KM		KN
Water Cost	KN		KO
Water Demand	KO		KP
Water Cost	KP		KQ
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Water Cost	KR		KS
Water Demand	KS		KT
Water Cost	KT		KU
Water Demand	KU		KV
Water Cost	KV		KW
Water Demand	KW		KX
Water Cost	KX		KY
Water Demand	KY		KZ
Water Cost	KZ		LA
Water Demand	LA		LB
Water Cost	LB		LC
Water Demand	LC		LD
Water Cost	LD		LE
Water Demand	LE		LF
Water Cost	LF		LG
Water Demand	LG		LH
Water Cost	LH		LI
Water Demand	LI		LJ
Water Cost	LJ		LK
Water Demand	LK		LL
Water Cost	LL		LM
Water Demand	LM		LN
Water Cost	LN		LO
Water Demand	LO		LP
Water Cost	LP		LQ
Water Demand	LQ		LR
Water Cost	LR		LS
Water Demand	LS		LT
Water Cost	LT		LU
Water Demand	LU		LV
Water Cost	LV		LW
Water Demand	LW		LX
Water Cost	LX		LY
Water Demand	LY		LZ
Water Cost	LZ		MA

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.

The 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 (including 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 £12-£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.

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 cheque which, unless otherwise stated, should be made payable to the Solicitor for the Seller or by debit card. Please ensure that you have adequate funds in the appropriate account. Cash is not accepted. Please be aware that you may be required to provide evidence of the source of funds to the solicitor upon purchase.

Conditions of Sale

All Lots are sold subject to the Common Auction Conditions, the General Conditions of Sale for Online Unconditional (Immediate Exchange) Property Auction 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 endeavor to contact you if the lot is withdrawn or likely to be sold prior to the 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 auctions@symondsandsampson.co.uk. 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

We strongly recommend registering to bid online but when this is not possible, you may make a proxy bid authorising the Auctioneer to bid on your behalf up to a pre-set limit. This must be by prior arrangement at no later than 24 hours prior to the auction. Bidding forms must be received not less than 24 hours prior to the start of the auction to ensure that there is time for the bid to be processed. We cannot guarantee to process bidding forms which are received later than 24 hours before or on the morning of the auction.

AUCTION TERMS AND CONDITIONS

1. Intending purchasers must complete bidder registration via Essential Information Group 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 bidder's/purchaser's 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 security 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 all lots sold at auction, prior to the auction, or post-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 buyer's 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 that: (a) two or more parties consider for whatever reason that they are the highest bidder; (b) there is a dispute as to which bidder is the highest bidder; (c) there is any other dispute as between any bidders and/or as between the auctioneer and any bidders; or (d) the auctioneer considers that there is a disputed bid; the auctioneer at their sole discretion have the right to declare a "Bidding Dispute" at any time during the auction. In the event of a bidding dispute, the auctioneer reserves the right to re-offer the lot on the terms they consider to be reasonable. The auctioneer shall accept no liability whatsoever if the underbidder is unable to make an increased bid. The auctioneer's decision on the conduct and outcome of the auction is final.

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. The auctioneer's decision is final.

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. The auctioneer will accept no liability whatsoever for any prospective bidder's failure to carry out these checks.

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 bidding process or the bidder's registration or the deposit, prospective buyers becoming 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 office 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 RICS Common Auction Conditions (4th Edition), 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.