

Auction

Friday 21 August 2020

A bidding window will open 24 hours before
at 2pm on Thursday 20 August.



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ONLINE

www.auctionhouse.co.uk/symondsandsampson

Symonds
& Sampson

ESTABLISHED 1858

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.

**Auction to be held
ONLINE**
www.auctionhouse.co.uk/symondsandsampson



Cover: Christine Wilmshurst – 'Line of Old Beeches' in acrylic
chriswilmshurst.co.uk

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 **£1,080 (£900 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 read at the Symonds & Sampson office dealing with the lot or downloaded from symondsandsampson.co.uk/auctions/future-property-auctions at a cost of £12–£24 including VAT They will also be available for inspection at the auction sale.

Proxy/Telephone Bidding

We strongly recommend that you make every effort to attend the auction to bid personally. However, in the event that you are unable to attend, you can bid by proxy or telephone **by prior arrangement at least 24 hours before**. A proxy bidding form is available from the auctioneer's office, 01258 474266, or can be downloaded at symondsandsampson.co.uk.

As there are limited telephone lines available to the auctioneers, telephone bidding will be dealt with on a strictly 'first come, first served' basis. We do not accept responsibility in the event of failure of postal or telephone services.

Conditions of Sale

All Lots are sold subject to the Common Auction Conditions 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.

Auctioneer's Announcements

On the day of the auction you should arrive in good time in order to hear the preliminary announcements made by the Auctioneer as these may affect the lot you are interested in.

Bidding

When bidding you should bid clearly and in good time. If you are the highest bidder then the fall of the Auctioneer's gavel commits you to a legally binding contract. On signing the Sale Memorandum, buyers will be deemed to have inspected the lot they have bought, obtained any professional advice they require and read the Conditions, the relevant legal documentation and any Addendum prior to the sale. They will also have been deemed to have heard and understood any Auctioneer's announcements made during the sale that relate to the lot they are buying.

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 and to any alterations announced at 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 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 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 source of funds to the solicitor upon purchase.

Lot A – 15 Hill View

Bishops Caundle, Sherborne, Dorset DT9 5NH

Guide Price £195,000*



A semi-detached three bedroom house with scope to update and improve close to the middle of this sought after village.

Directions

Turn into Milburn Lane opposite the garage and 15 Hill View will be found on the left.

Location

- Popular village with primary school, shop, church and pub.
- Short walk to village centre and amenities.
- Equidistant from both Sherborne and Sturminster Newton.
- Situated in a Cul de Sac

Accommodation

- Hall, Kitchen/dining room, sitting room, utility room
- 3 bedrooms, bathroom

Description

- Semi-detached house with scope to modernise.
- 3 bedrooms 1 bathroom.
- Garden and parking.

Outside

- Rear garden, parking

Services

Mains water, electricity and drainage are connected. Oil fired central heating system.

Local Authority

Dorset Council – 01305 251010

Energy Performance Rating

Band E

Viewings by appointment only. Full details available from Sturminster Newton office 01258 473766.



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**PORTER
DODSON**
SOLICITORS & ADVISORS

Lot B Building Plot adjacent to 15 Hill View

Bishops Caundle, Sherborne, Dorset DT9 5NH

Guide Price £95,000*



A building plot with full planning for a detached house of about 1300 sq ft with new vehicular access and parking.

Directions

Turn into Milburn Lane opposite the garage and the plot will be found on the left.

Location

- Popular village with primary school, shop, church and pub.
- Short walk to village centre and amenities.
- Equidistant from both Sherborne and Sturminster Newton

Description

- PP for Detached south facing house.
- Application WD/D/19/001800
- Approx 1300 sq ft (120.8 sq m).

Proposed Accommodation

- Hall, Kitchen/dining room, sitting room, cloak room.
- 3 bedrooms, bathroom.

Outside

- Rear garden, parking.

Services

Mains water, electricity and drainage are all close by.

Local Authority

Dorset Council – 01305 251010

Viewings during daylight hours with particulars to hand. Full details available from Sturminster Newton office 01258 473766



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**PORTER
DODSON**
SOLICITORS & ADVISORS

*Please see Auction Note on page 2 regarding Guide price

Flat 52 Alexandria Court

Glenmoor Road, West Parley, Ferndown, Dorset BH22 8PW

Guide Price £85,000*



A well-presented, one double bedroom leasehold apartment located on the first floor of a popular retirement development.

Directions

At the New Road end of Glenmoor Road, take the turning into Gorseland Court. Alexandria Court can be found at the end of the road.

Location

- Located on the first floor
- Surrounded by communal gardens
- A short distance from Ferndown centre

Description

- A one double bedroom apartment
- Presented in good decorative order throughout
- 24 Hour Careline response system

Local Authority

Dorset Council – 01202 795096

Accommodation

- Sitting/dining room, kitchen, double bedroom, bathroom and separate WC
- Communal landscaped gardens and grounds, resident's lounge, laundry room and a pre-bookable guest suite facility and residents and visitor parking.

Services

Mains water, electricity and drainage. Electric heating.

Energy Performance Rating

Band B

NOTES

Maintenance: Currently £256.31 every 6 months

Ground Rent: Currently £963.74 every 6 months

Lease: 125 years from 1993

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



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Building plot Mill Lane

Bourton, Dorset SP8 5DA

Guide Price £120,000*



A rare chance to purchase a single building plot with Planning Permission for a 3 bedroom detached house in this popular village.

Location

- Close to the centre of the village
- Primary school, pub, shop and strong community
- 2 miles from the A303

Description

- An individual building plot on an elevated site
- Natural stone, tiled roof and timber windows
- Planning number 2/2020/0506/FUL
- Approximately 1100 sqft dwelling site about 0.08 acres

Proposed Accommodation

- **GF** – Hall, Kitchen/ dining room, sitting room, cloakroom
- **FF** – 3 bedrooms, bathroom, shower room

Outside

- Garage

Services

Mains water, electricity and drainage is closeby

Local Authority

Dorset Council – 01258 454111

Viewings by appointment only. Full details available from Sturminster Newton 01258 474266.



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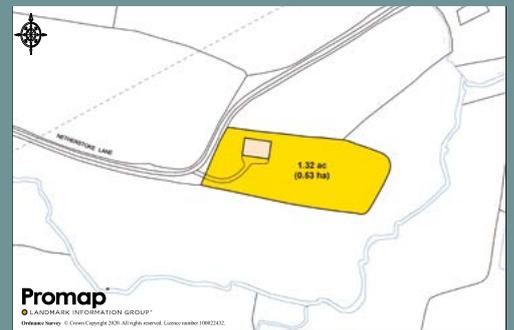
HK Humphries Kirk
solicitors and arbitrators

*Please see Auction Note on page 2 regarding Guide price

Land at Halstock

Netherstoke Lane, Yeovil BA22 9SQ

Guide Price £45,000*



1.32 acres (0.53 hectares) of pasture land with a useful agricultural building and road access

Directions

From Yeovil follow the A37 towards Dorchester. After 2.6 miles turn right onto Sutton Hill. After 2.8 miles turn right into Netherstoke Lane. After 0.3 miles the land is located on the left denoted by our for sale board.

Location

- Peaceful location in the village of Halstock
- In the Dorset Area of Outstanding Natural Beauty
- Direct highways access
- 6 miles south of Yeovil

Local Authority

Dorset Council – 01305 251010

Description

- Single parcel of level pasture land extending to 1.32 acres (0.53 hectares)
- Freely draining loamy soils
- Useful agricultural building 18m x 12m (60' x 40') erected in 2000
- Steel frame, enclosed by box profile cladding with sheeted doors and stone floor

Services

No services connected. Purchasers must rely on their own enquiries.

NOTES

The land is located within the Sutton Bingham Reservoir Nitrate Vulnerable Zone.

Viewing during daylight hours with a set of these particulars to hand having first informed the agents. Please adhere to social distancing guidelines.



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**KITSON
TROTMAN**
SOLICITORS

Vectis

Leigh Lane, East Knoyle, Salisbury SP3 6AP

Guide Price £275,000*



A secluded 2 bedroom detached property in need of complete renovation or redevelopment (STPP).

Location

- Close to heart of the village
- Secluded at end of access only lane
- Pub, shop and strong community
- 4 miles from the A303

Description

- First time on the market for over 70 years
- In need of total renovation
- Backs onto open fields

Accommodation

- **GF** – Sitting room, 2nd room, kitchen, bathroom
- **FF** – 2 bedrooms

Outside

- Good sized garden
- Detached garage and outbuildings

Services

Mains water, electricity and drainage.

Local Authority

Wiltshire Council – 0300 456 0100

Energy Performance Rating

Available in due course

NO INTERNAL VIEWINGS. Full details available from Sturminster Newton 01258 473766.



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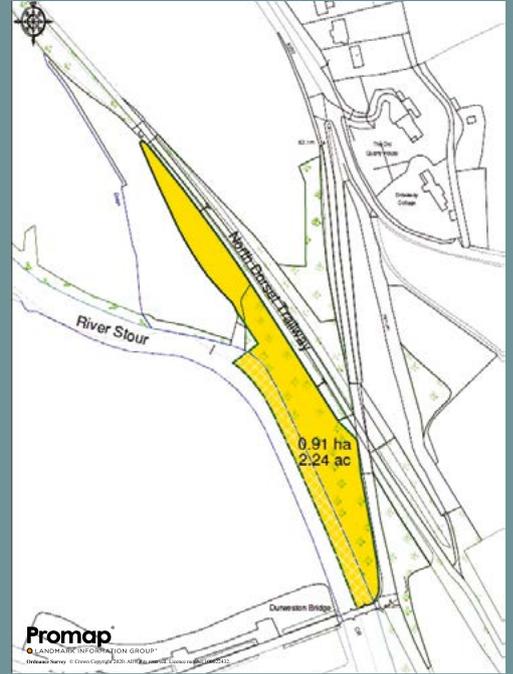


*Please see Auction Note on page 2 regarding Guide price

Land at Stourpaine

Blandford Forum, Dorset DT11 8TA

Guide Price £15,000*



2.24 acres (0.91 hectares) of woodland and pasture with fishing rights on the River Stour

Access and Directions

The land is only accessible by foot, cycle or horseback off the North Dorset Trailway, being the former Somerset & Dorset Railway line. The closest car parking is Stourpaine Church or one can take a pleasant walk or ride from Blandford only 2 miles away.

Situation

The land is located on the banks of the River Stour on the southern edge of Stourpaine village.

Local Authority

Dorset Council – 01258 454111

Description

An interesting parcel of land comprising mainly mixed broadleaf woodland and a smaller area of pasture and scrub. The land is south west facing enjoying views over the river valley to Durweston village. The freehold includes the east bank of the River Stour and 200m of single bank fishing rights.

Services

Natural water from the river. Mains water and electricity are not connected.

Viewing during daylight hours with a set of these particulars to hand having first informed the agents. Please adhere to social distancing guidelines.



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Blanchards Bailey
LLP | SOLICITORS

*Please see Auction Note on page 2 regarding Guide price

Proxy/Telephone Bidding Facility

We always strongly advise you to attend the Auction Sale. When this is not possible you may make a telephone or proxy bid authorising the Auctioneer to bid on your behalf up to a pre-set limit. As we have limited availability telephone bids are taken on a 'first come, first served' basis.

Please complete and return the form below to the Sturminster Newton office not less than 24 hours prior to the Auction together with a cheque for 10%, deposit plus the Buyer's Administration Fee and a copy of your passport, driving licence or firearms certificate.

Proxy / Telephone Bidding Form

Date of Auction

Lot Number

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions below and I understand that should my bid be successful the offer will be binding upon me. If required, you will bid on my behalf taking my instruction in this respect on the telephone when the relevant lot is being sold at the auction. I authorise you to record such bidding and instructions in order to avoid any doubts or disputes.

Property Address

Maximum Bid Price £

Words

(for telephone bids the Maximum Bid Price may be left blank)

Cheque for 10% deposit £

(Minimum deposit £2,000 for bids below £20,000)

I enclose a cheque made payable to the seller's solicitor (see relevant property details or ring 01258 473766 for clarification). I enclose a separate cheque payable to Symonds & Sampson LLP in respect of the Buyers Administration Fee.

A Buyer's Administration Fee of **£1,080 (£900 plus VAT)** will be payable at the fall of the hammer. For purchases of **£50,000** or less the Administration fee will be **£900 (£750 plus VAT)**.

Proxy Bidding – Buyer's Details

Full Name(s)

Company

Address

Business/Home Tel.

Mobile Tel.

Buyer's Solicitor's Details

Company

Address

Tel

Fax

DX No.

Signature of Prospective Buyer

Date of Signing

Telephone Bidding – Buyer's Details

Full Name(s)

Company

Address

Telephone (1)

(2)

Buyer's Solicitor's Details

Company

Address

Tel

Fax

DX No.

Signature of Prospective Buyer

Date of Signing

Terms and Conditions for Proxy or Telephone Bidders

- A prospective purchaser should complete and sign this proxy form. In particular the prospective purchaser should complete the form showing the maximum price which the prospective purchaser authorises the auctioneer to bid for a particular property.
- A separate form must be completed for each lot for which a prospective Buyer wishes the auctioneer to bid.
- The maximum price to which the auctioneer is authorised to bid must be an exact figure. The auctioneer reserves the right not to bid on behalf of a prospective Buyer should there be any error or confusion in respect of these instructions or the accompanying deposit.
- The completed form or forms must be delivered to **Symonds & Sampson LLP, Agriculture House, Market Place, Sturminster Newton, Dorset. DT10 1DU** by hand or post so that it is received not less than 24 hours prior to the time of the commencement of the auction at which the particular property is to be sold. It is your responsibility to ensure the form has been received.
- No alteration to any proxy or telephone bidding form will be accepted after the auctioneer receives it.
- The prospective Buyer should send with the proxy form a valid cheque or banker's draft drawn on a United Kingdom branch and payable to the seller's solicitor representing 10% (minimum £2,000) of the maximum price to which the prospective Buyer wishes to bid. Where the particular lot is purchased below the maximum bid figure the balance of the deposit will be considered as an additional deposit towards the purchase price.
- The prospective Buyer appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant lot on behalf of the prospective Buyer in such manner as the auctioneer thinks fit in his absolute discretion.
- The prospective Buyer shall be considered to have inspected the auction catalogue and the general and separate special conditions of sale and notices to prospective Buyers for the relevant lot and to have full knowledge thereof and authorises the auctioneer or any duly authorised partner or employee of Symonds & Sampson LLP as the prospective purchasers agents to sign the memorandum of contract incorporating all such matter at or after the auction.
- In the case of a telephone bid, the prospective Buyer should provide a signed cheque for 10% of the guide price (or minimum of £2,000), made payable to the seller's solicitor, to be passed to the solicitor if successful in purchasing the relevant property.
- The prospective purchaser may in writing only at any time up to the commencement of the auction in which the particular lot is to be sold withdraw the auctioneer's authority to bid. It is the prospective purchaser's responsibility to ensure that the auctioneer personally receives such instructions and he should check to ensure such instructions have been received.
- The amount of the prospective purchasers bid will not be disclosed to the vendor or any other person either during or after the sale without the consent of the prospective buyer.
- The auctioneer reserves the right to bid himself or through an agent up to the reserve price for the particular lot.
- Prospective Buyers are advised to telephone Symonds & Sampson LLP on the day of the auction to ensure that there are no amendments to the particulars or sale or conditions relating to the relevant lot or other matters relating to it. The prospective Buyer will be deemed to have knowledge of such amendments and will buy subject to them in any event. If the prospective Buyer does not telephone and such amendments have been made, the auctioneer may in his absolute discretion decide not to bid for the relevant lot on the prospective Buyer's behalf and the auctioneer will not be responsible for any loss, costs or damages incurred by the prospective Buyer as a result thereof.
- Should the prospective Buyer wish to bid at the auction in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In this case the auctioneer will not make any bids on behalf of the prospective Buyer.
- The auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as possible.
- Prospective Buyers are advised in respect of telephone bids that should they become disconnected during bidding or are unobtainable, Symonds & Sampson LLP will not be held responsible or liable for any loss suffered in respect thereof.

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Sales
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