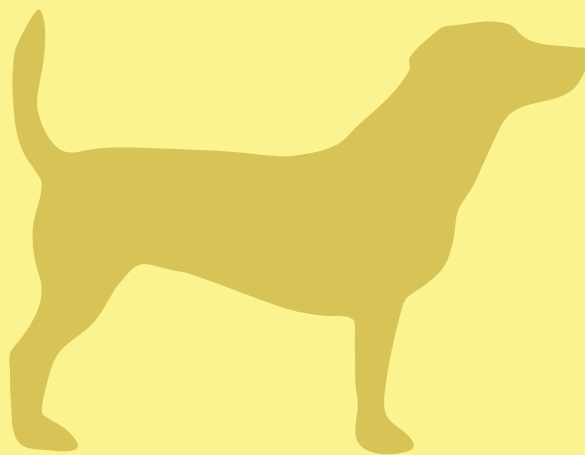


Symonds  
& Sampson

ESTABLISHED 1858

# Auction

**Friday 27 September 2019**  
at 3pm



**The Digby Hall**

Hound Street Sherborne DT9 3AB

# 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](http://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 at:**

**THE DIGBY HALL**

**Hound Street Sherborne Dorset DT9 3AB**

**SALE DAY MOBILE 07970 684786**

**PLEASE REMEMBER TO ARRIVE EARLY.**



**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 **£750 (£625 plus VAT)** payable to Symonds & Sampson. 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](http://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](http://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.

# 65 Cheap Street

Sherborne, Dorset DT9 3BA

Guide Price £700,000\*



A significant High Street investment with a well-established shop (rent £30,000) 4 flats (potential rent over £20,000) Total possible income over £50,000.

## Location

- One of Dorset's most popular towns
- Central position in the busiest shopping street
- Close to car parks, views to the Abbey

## Description

- A Class A1 retail shop let to Quba sales at £30,000 per annum (10 years from 1 August 2017)
- 4 one bedroom self-contained flats
- The flats require some updating

## Accommodation

- **Shop** – About 100sqm
- All flats have a kitchen, living area, bedroom and bathroom
- Flat 1 about 51sqm, Flat 2 about 39sqm, Flat 3 about 46sqm, Flat 4 about 26sqm

## Services

Mains water, electricity and gas.

## Local Authority

Dorset Council – 01305 251010

## Energy Performance Rating

|               |               |
|---------------|---------------|
| Flat 1 Band E | Flat 3 Band E |
| Flat 2 Band F | Flat 4 Band D |

## NOTES

Grade II listed building.

Shop tenancy 10 years commencing 1 August 2017.  
Break clause/rent review 2022 passing or open market rent.

Shop rateable value £24,500 Flats council tax band A

Viewings by appointment only. Full details available from Sherborne office, 01935 814488.



Mark Lewis  
01258 473766  
mlewis@symondsandsampson.co.uk

**Solicitors:** Battens  
Sherborne DT9 3BU  
01935 814811

James.owen@battens.co.uk





# Garages situated in Hound Street

Sherborne, Dorset DT9 3AA

Guide Price £35,000\*



Three garages and a yard for possible redevelopment STPP in the centre of this thriving town.

## Directions

From the old market car park, below Waitrose, turn right into Hound Street and walk down to a terrace of houses and the garages will be found behind.

## Location

- In the centre of Sherborne
- Sought after location with parking at a premium

## Description

- A block of three garages and a yard
- Redevelopment potential subject to planning permission

## Services

Main electricity and drainage with water close by.

## Local Authority

Dorset Council – 01305 251010

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



Mark Lewis  
01258 473766  
mlewis@symondsandsampson.co.uk

**Solicitors:** Battens  
Sherborne DT9 3BU  
01935 814811  
James.owen@battens.co.uk

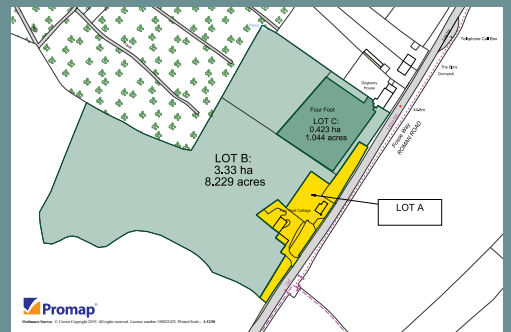


\*Please see Auction Note on page 2 regarding Guide price

# Four Foot Cottage

Four Foot, Hornblotton, Shepton Mallet, Somerset BA4 6SD

Guide Prices Lot A £350,000\* Lot B £100,000\* Lot C £15,000\*



A detached farmhouse requiring modernisation, self-contained annexe/cottage, outbuildings, barn and approx. 10.27 acres in total.

## Lot A:

- A detached farmhouse requiring modernisation, self-contained annexe/cottage, outbuildings, barn and approx. 1 acre.

## Lot B:

- 8.23 acre Paddock

## Lot C:

- 1.04 acre Paddock

## Location

- Rural Village Location
- Lovely Views

## Local Authority

Sedgemoor District Council — 0300 303 7800

## Description – Lot A

- Detached Farmhouse requiring modernisation
- Range of outbuildings
- Self-contained annexe/cottage
- 10.27 acres in total

## Accommodation – Lot A

- 4 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Conservatory

## Outside

- Garden, Land/Paddock, Outbuildings
- Off Street Parking

## Services

Mains water, gas and electricity. Private drainage – Septic Tank

## Energy Performance Rating

TBC

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



Stephen Hennessey  
shennessey@symondsandsampson.co.uk

**Solicitors:** Blanchards Bailey  
Blandford Forum DT11 9LQ  
01258 488211

stacey.brooker@blanchardsbailey.co.uk





# The Mill House

Mosterton, Beaminster, Dorset DTB 3HG

Guide Price £295,000\*



A substantial village house in need of updating and modernisation.

## Directions

From the Beaminster proceed north on the A3066 into the village of Mosterton. This property will be found by turning into the yard on the right just past the village shop. The turning into the property's drive is then located on the far left.

## Location

- Central village location
- The village has a good range of facilities including village shop, inn, church, village hall,
- pre school and primary school
- Good road links

## Local Authority

Dorset Council – 01305 251010

## Description

- A spacious detached stone house in need of modernisation
- Large rooms and possibilities for reconfiguration
- Gardens and parking

## Accommodation

- **GF** – Hall, sitting room, dining room, kitchen, utility room, cloakroom, double garage
- **FF** – 4 bedrooms, bathroom, cloakroom

## Services

Mains water, drainage and electricity.

Oil fired central heating (currently not in working order)

## Energy Performance Rating

Band E

Viewings by appointment only. Full details available from Beaminster 01308 863100.



Kate Wiscombe  
kwiscombe@symondsandsampson.co.uk

**Solicitors:** Quality Solicitors Dunn & Baker  
Exeter EX1 1QQ  
01392 285003  
m.willows@dunnandbaker.co.uk



# Hunger Hill Cottage and Barn

East Stour SP8 5JR

Guide Prices Lot A £200,000–£225,000\* Lot B £50,000–£75,000\*



A delightful period semi-detached cottage for improvement with views over the adjoining countryside and a barn with planning permission to convert to residential.

## Directions

From the A30 arrive at the East Stour crossroads and turn onto the B3092 signposted Gillingham. After passing through the village Hunger Hill will be found on the left hand side.

## Location

- Rural location and adjoining open countryside
- Gillingham 3 miles
- A303 14 miles

## Lot A – Cottage and gardens Description

- A charming period cottage for improvement
- Former farmyard with two other dwellings
- Lovely rural location

## Accommodation

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

## Outside

- Gardens to rear and side, garage

## Lot B – Stone barn for conversion

Planning permission has been granted for conversion of the barn to a 3 bedroom dwelling  
Planning ref. no: 2/2019/0033/FUL  
A set of the drawings and planning permission can be obtained from the auctioneers

## NOTE

The buyer of Lot A will have the exclusive option to purchase the barn at a price to be announced close to the auction date. This option must be exercised on the fall of the hammer. If the option is not taken then Lot B will be offered for sale in the room.

## Services

Main electricity and water. Private drainage.

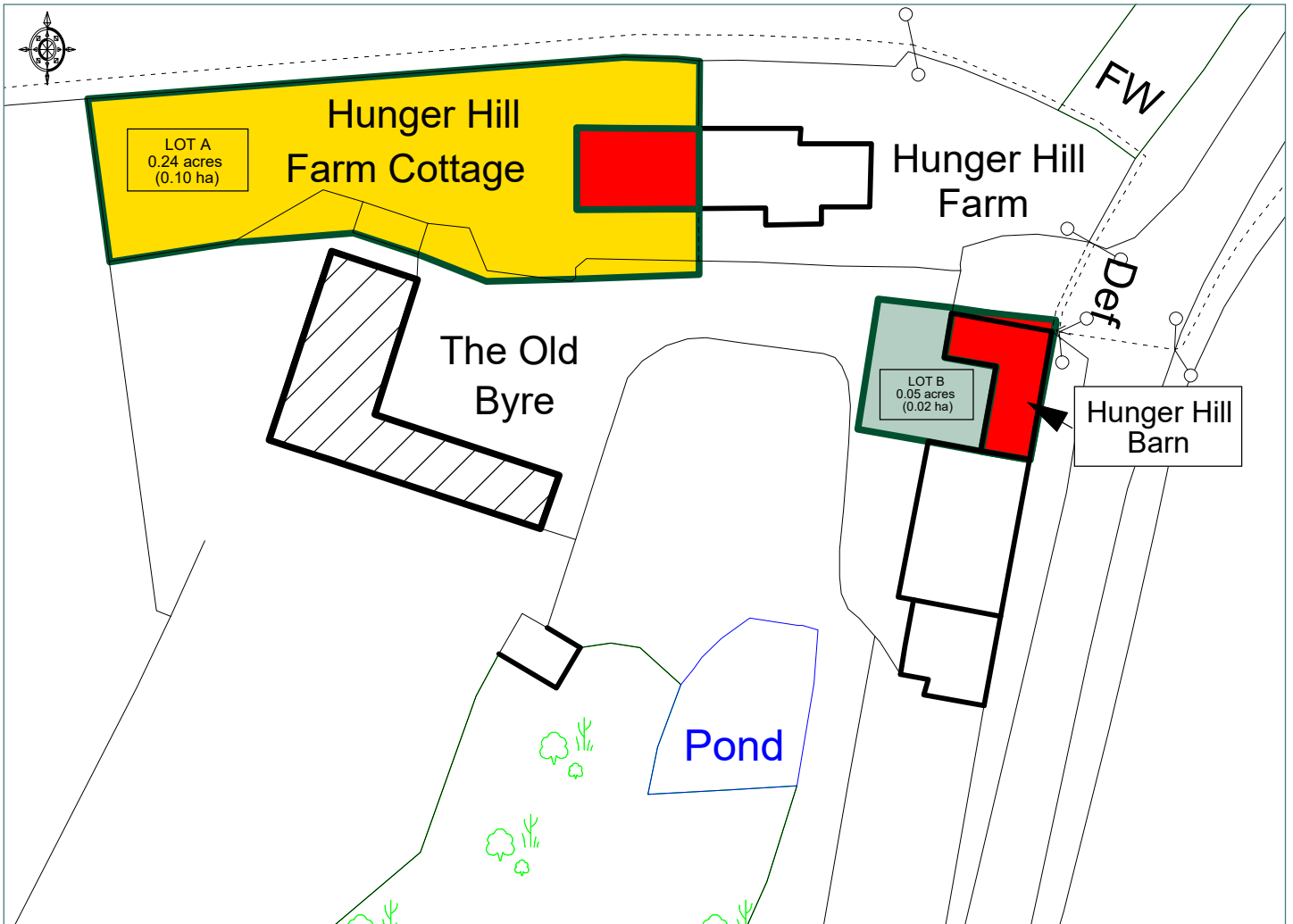
## Energy Performance Rating

Band G

## Local Authority

Dorset Council – 01258 454111





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



Mark Lewis  
mlewis@symondsandsampson.co.uk

**Solicitors:** Stone King  
Bath BA1 2HJ  
01225 326791

kenturpin@stoneking.co.uk

SK | STONE KING

# 24 Castletown

Portland, Dorset DT5 1BD

Guide Price £400,000\*



An opportunity to acquire a former public house situated in the heart of Castletown on the island of Portland.

## Directions

Once on the Isle of Portland, proceed via the one-way system and take the first left hand turn signposted Castletown. Proceed over the roundabout. The property will be found a short distance on your right-hand side.

## Location

- Situated in Castletown an area enjoying an exciting period of re-generation
- Close to the Portland Port, National sailing Academy, Marina, Osprey Quay and Chesil Beach

## Description

- Former Public House in need of renovation throughout with scope for conversion or re-development. (Subject to planning permission).

## Accommodation

- **GF** – Bar, Kitchen, Utility Area, Cellar, WC's
- **FF** – Kitchen, 2 Bedrooms, En-suite, Shower Room, Sitting Room, Cloakroom
- **SF** – 4 Bedrooms, Shower Room, Cloakroom

## Services

Mains electricity and gas (not connected).  
Mains drainage.

## Local Authority

Dorset Council – 01305 221000

## Energy Performance Rating

Commercial Rating 82

Viewings by appointment only. Full details available from Poundbury 01305 251154.



Jon Summers  
jsummers@symondsandsampson.co.uk

**Solicitors:** Proctor Moore Solicitors  
London N21 3SA  
020 83643111  
xen@proctormoore.com



\*Please see Auction Note on page 2 regarding Guide price



# 7 The Bartons

Enmore Green, Shaftesbury, Dorset SP7 8LN

Guide Price £250,000\*



A charming Grade II Listed cottage in a premier location with impressive far-reaching views. Potential for modernisation or extension (STPP/Listed building consent).

## Directions

From the top of the High Street, proceed out of the town and take the left hand turning onto Tout Hill. Proceed down the hill and after approx. 0.3 miles, turn right at the crossroads onto Well Lane. A driveway to the property can be found immediately on the left, the property will be straight ahead.

## Location

- Less than 0.5 miles (approx.) from the town centre
- Close to a range of amenities
- Excellent road connections nearby

## Description

- A Grade II Listed detached cottage
- Potential for modernisation/extension (STPP)
- Set in an elevated position with outstanding views

## Accommodation

- **GF** – Sitting room, dining room, kitchen, bathroom
- **FF** – 3 bedrooms (1 through room)

## Outside

- Off-road parking, garage, front and rear gardens

## Services

All mains services connected  
Heating via a gas fired boiler

## Local Authority

Dorset Council – 01258 454111

## Energy Performance Rating

Exempt

Viewings by appointment only. Full details available from Blandford office, 01258 452670.



Meredith Holmes  
mholmes@symondsandsampson.co.uk

**Solicitors:** Rutters Solicitors  
Shaftesbury SP7 8AY  
01747 852377  
c.morrison@rutterslaw.co.uk



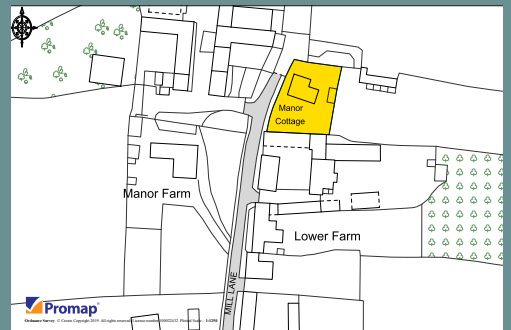
\*Please see Auction Note on page 2 regarding Guide price



# Manor Cottage

Limington, Yeovil BA22 8EJ

Guide Price £295,000\*



A charming Grade II Listed detached period cottage nestling at the end of a quiet no through lane.

## Directions

Travelling west on the A303, turn onto the A37 signposted Ilchester. Proceed on the A37 and turn left towards Ilchester. After 250 metres turn right onto Limington Road and proceed for approximately  $\frac{3}{4}$  mile to Limington. Turn left onto Mill Lane and proceed to the end of the lane.

## Location

- No through lane
- Quiet village location

## Description

- Detached character cottage
- Grade II listed

## Accommodation

- **GF** – Reception hall, sitting room, dining room, kitchen, bathroom
- **FF** – 3 bedrooms

## Outside

- Front and rear gardens

## Services

Mains water and electricity. Septic tank private drainage. Gas propane central heating via radiators. Heating via a gas fired boiler to radiators

## Local Authority

South Somerset District Council – 01935 462462

## Energy Performance Rating

Exempt

Viewings by appointment only. Full details available from Yeovil office, 01935 423526.



Stephen Hennessey  
shennessey@symondsandsampson.co.uk

**Solicitors:** Porter Dodson  
Yeovil BA20 1DY  
01935 813101

jennifer.knott@porterododson.co.uk

**PORTER  
DODSON**  
SOLICITORS & ADVISORS

\*Please see Auction Note on page 2 regarding Guide price

# Chapel House

Dorchester Road, Maiden Newton, Dorset DT2 0BG

Guide Price £120,000\*



Former Chapel with development potential for two flats or single dwelling (subject to planning permission)

## Directions

A short walk, west of the village centre, on the A356.

## Location

- The Frome Vauchurch (western end) of Maiden Newton
- A thriving village

## Description

- Constructed in 1871 in Portland stone under a slate roof
- An "A" frame roof structure with Velux style windows
- Retains most of the features of the time including stained glass windows

## Services

Mains water and electricity.

## Local Authority

Dorset Council – 01305 221000

## Accommodation

- **GF** – Lobby with stair, reception with WC off, 2 offices, office and rear lobby and second stair and rear access off
- **FF** – WC, kitchenette, open function room

## Outside

- Parking for two small cars.

## Energy Performance Rating

Applied for

## NOTES

Rateable Value: £5100

Planning Consent has been granted under WD/D/17/002555 for the conversion of the property to two x 1 bed apartments

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



Jan Merriott  
jmerriott@symondsandsampson.co.uk

**Solicitors:** Kitson and Trotman  
Beaminster DT8 3AN  
01308 862313  
j.hodnett@ktlaw.co.uk



\*Please see Auction Note on page 2 regarding Guide price



# The Walled Garden

West Stour, Dorset SP8 5RL

Guide Price £275,000\*



A rare chance to purchase a development site in a walled garden for a 2,500sqft dwelling in a private estate. In all about 0.29 acres.

## Description

- A superb development site in a walled garden extending to 0.29 acres.
- Appeal reference APP/N1215/W/18/3211770; Planning application number 2/2018/0253/FUL
- The purchaser could alter the plans to their own design subject to planning permission.

## Accommodation

The dwelling extends to about 2,500 sqft and the proposed accommodation is:

- **GF** – Large hall, kitchen/dining room, utility room, cloakroom, living and garden room, study.
- **FF** – First floor: Master bedroom with en suite, bedroom 2 with en suite, 2 further bedrooms, bathroom.

## Directions

From the A30 take the first left after the Ship Inn and drive into the village. Take the turning into Church Farm Estate and bear left and the site will be seen on the right hand side.

## Location

- Within a private estate
- Pretty North Dorset village
- Pub, shop, church and primary school

## Services

Main water and electricity close by. Private treatment plant to be installed by the purchaser.

## Local Authority

Dorset Council – 01258 454111

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



Mark Lewis  
01258 473766  
mlewis@symondsandsampson.co.uk

**Solicitors:** Stokes Partners  
Crewkerne TA18 7LH  
01460 279279

[vsaunders@stokespartners.co.uk](mailto:vsaunders@stokespartners.co.uk)



\*Please see Auction Note on page 2 regarding Guide price



# Boat Deck

Castle Cove, Old Castle Road, Weymouth DT4 8QE

Guide Price £50,000\*



A boat storage park and land fronting Portland Harbour at Castle Cove.

## Directions

From the Old Castle Road (turning off the Buxton Road) go to the bottom of the hill. The pedestrian access to the beach is sign posted.

## Location

- A short walk from Old Castle Road across an attractive sandy beach fronting Portland Harbour.
- Safe landing and mooring for sailing craft of all kinds.

## Description

- 7,200sqft (gross) fenced boat deck property constructed on a steel frame on part freehold and part leasehold land (where the deck is constructed below the high water mark).
- Includes part of wooded cliff area.
- Rights of way are granted across the footpath and dinghy ramps

## Accommodation

- Boat deck was constructed for dinghy storage in 36 bays and 3 storage areas allow for stacking of sailing craft up to 3 deep.

## Services

There is a water supply at the end of the dinghy access.

## Local Authority

Dorset Council – 01305 221000

## NOTES

Rateable Value £5100

An additional sum of £1,000pa paid to the Crown Estate for lease of the deck over the water for 50 years since 1<sup>st</sup> April 2007.

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



Jan Merriott  
01305 261008  
jmerriott@symondsandsampson.co.uk

**Solicitors:** Battens  
Yeovil BH20 1EP  
01935 846000

rupert.edwards@battens.co.uk



# Dorset Reclamation

Cow Drove, Bere Regis, Dorset BH20 7JZ

Guide Price £150,000\*



A commercial ground lease letting until 2034 with an annual income of £7,318.03. On the edge of a thriving village within an established light industrial estate.

## Description

- Dorset Reclamation has been trading for over 30 years supplying high quality reclaimed traditional building materials, architectural antiques and garden ornaments to clients worldwide.

## Accommodation

- The property includes an office, workshop, external and internal storage and a further workshop. The total commercial use area is about 500sq.m.
- There is also a self-contained studio flat with bathroom on the first floor.

## Outside

- There is parking for several vehicles.
- The building includes an area for outside storage and an open fronted building.

## Services

All services are connected.

## Local Authority

Dorset Council – 01929 556561

## Energy Performance Rating

Flat TBC, Commercial Unit Band C

## NOTES

- Annual rent review in line with RPI.
- Commercial ground lease ends 2034.
- Tenant pays rates, and for all services.
- Full Repairing and Insuring Tenancy agreement
- The sale will be treated as a TOGC (transfer of a going concern) so that provided the buyer is VAT registered, no VAT should be payable on purchase.

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



Mark Lewis  
mlewis@symondsandsampson.co.uk

**Solicitors:** Farrer and Co  
London WC2A 3LH  
020 3375 7000

edmund.Fetherston-Dilke@farrer.co.uk

**FARRER&Co**

\*Please see Auction Note on page 2 regarding Guide price



# The Cricket outfield

Bere Regis, Dorset BH20 7LA

Guide Price £25,000\*



A parcel of land presently part of the cricket outfield with possible future planning potential.

## Directions

From the A35 turn into Bere Regis village centre and then first right into North Street. The land will be accessed as indicated on the right.

## Location

- Edge of village location
- Housing close by
- Situated between the A35 and North Street

## Description

- The cricket outfield has been let to the trustees of Bere Regis Sports Club since 1987 at a rent of £50 per annum.

- The area of land extends to about 1 acre.
- This land may have long term potential as it is on the edge of, but is outside, the current village centre.

## Local Authority

Dorset Council – 01929 556561

## NOTES

The cricket field will have access rights reserved (pedestrian, vehicular and utilities) to the little garden field behind.

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



Mark Lewis  
01258 473766  
mlewis@symondsandsampson.co.uk

**Solicitors:** Farrer and Co  
London WC2A 3LH  
020 3375 7000

Edmund.Fetherston-Dilke@farrer.co.uk

**FARRER & Co**



# The Officer's Billet

Buxbury Farm, Sutton Mandeville, Wiltshire SP3 5NL

Guide Price £50,000\*



A unique dilapidated WW1 officers billet set in 0.34 of an acre with stunning views towards the Sutton Mandeville badges.

## Location

- In the favoured Nadder Valley
- Outstanding view of the recently refurbished Royal Warwickshire badge

## Description

- A WW1 officer's billet with grounds.

## History

When the 1914-1918 war broke out, there was a need to find accommodation for the New Army. One of these areas was the village of Sutton Mandeville and the fields in the shadow of the chalk downs became a military camp, complete with barracks, a hospital, parade areas, shooting practice ranges, a camp cinema and YMCA huts.

Thousands of men from 27 regiments lived for a while in the area before passing on to the Western Front. Many never returned but gave their lives on the battlefields in France. Others died of their wounds in the hospital. In remembrance of their colleagues, many of the regiments carved into the hillside replicas of their cap badges.

## Services

None connected but available close by.

## Local Authority

Wiltshire Council – 0300 456 0109

## NOTES

Further land available by negotiation.  
THE BUILDING IS UNSAFE, NO INTERNAL VIEWINGS.

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



Mark Lewis  
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mlewis@symondsandsampson.co.uk

**Solicitors:** MacLachlan  
Shaftesbury SP7 8EJ  
01747 440448

tom@maclachlansolicitors.co.uk

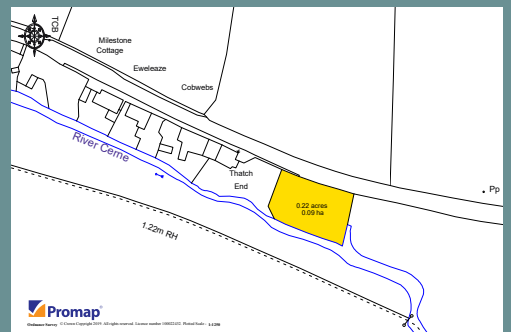


**MacLachlan**  
SOLICITORS

# Orchard at Godmanstone

Dorchester DT2 7AQ

Guide Price £20,000\*



A charming orchard bordering the River Cerne.

## Directions

From Dorchester, take the B3147 north towards Charminster and the A37. From the A37 towards Yeovil turn right to Charminster, passing through the village proceed for three miles. At the village of Godmanstone park in the layby opposite the former public house, The Smiths Arms. The property can be found a short walk along the road on the right hand side.

## Location

- Attractive village of Godmanstone
- Cerne Abbas 3.5 miles
- Dorchester 5 miles
- Views over surrounding countryside

## Description

- Charming level orchard
- Adjoining A352 Charminster to Cerne Abbas road
- Bordering the River Cerne
- Garden shed
- 890sq.m. or thereabouts

## Services

No services or water currently connected.

## Local Authority

Dorset District Council – 01305 221000

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



Will Wallis  
01305 236572  
wwallis@symondsandsampson.co.uk

**Solicitors:** Somerville & Savage Solicitors  
Torquay TQ1 4NJ  
01803 312700  
a.harding@somsav.co.uk

## Residential Sales

With 11 sales offices across the region, our agents have the local knowledge to guide you through selling or purchasing your home.

## Property Letting

A dedicated team of qualified letting agents and property managers to ensure your tenancy runs smoothly.

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& Sampson**

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## Rural Services

Our rural agents can assist with diversification, BPS & grants, wayleaves, easements, tenancies, valuations, compensation and much more.

## Commercial

Our commercial agents can help with the sale, purchase, letting, management, valuation and rent reviews of your commercial property.

## Dispersal Sales

Our auctioneers have been selling live and deadstock, fodder and standing straw since 1858, achieving the highest prices for our clients.

## Planning

Our team of planning consultants keep abreast of ever-changing legislation to help you secure planning permission for a wide range of developments.

## Farm Agency

Specialist farm and land agents with vast experience and market knowledge for selling paddocks to commercial farms and plots to country estates.

## Building & Design

From new build to renovation, listed buildings, project management and disputes, our property experts can advise you on the process.

## Land & New Homes

From green field to point of sale, our team of planners, design & survey and sales agents can guide you through the whole process.

## Valuations & Surveys

Our residential, agricultural and commercial surveyors carry out valuation and surveys for a variety of purposes.

## Auctions

We hold regular auctions across the region, selling houses, building plots, development opportunities, land and farms.



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# Auction

**Friday 4 October 2019**  
at 3pm



**The Allendale Centre**  
Hanham Road Wimborne BH21 1AS

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& Sampson  
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# Auction

**Thursday 10 October 2019**  
at 2pm



**The Guildhall**  
West Street Axminster Devon EX13 5NX

Entries invited to the multi-award winning Symonds & Sampson.  
Contact **Mark Lewis, 01258 473766** or your  
nearest **Symonds & Sampson** office.

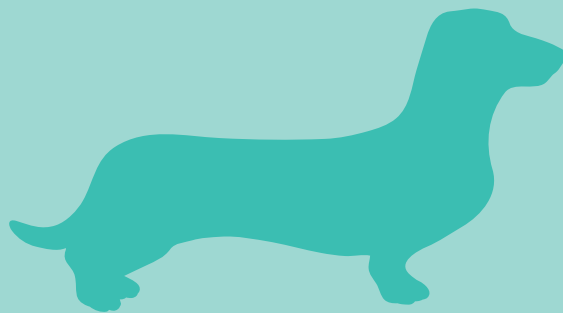
Symonds  
& Sampson

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# Auction

## Friday 25 October 2019

at 2pm



### The Digby Hall

Hound Street Sherborne DT9 3AB

Entries invited to the multi-award winning Symonds & Sampson.  
Contact **Mark Lewis, 01258 473766** or your  
nearest **Symonds & Sampson** office.

# 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 for £750 (£625 plus VAT) payable to Symonds & Sampson LLP in respect of the Buyers Fee.**

### 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

1. 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.
2. A separate form must be completed for each lot for which a prospective Buyer wishes the auctioneer to bid.
3. 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.
4. 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.
5. No alteration to any proxy or telephone bidding form will be accepted after the auctioneer receives it.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.
11. The amount of the prospective purchaser's 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.
12. The auctioneer reserves the right to bid himself or through an agent up to the reserve price for the particular lot.
13. 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.
14. 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.
15. 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.
16. 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  
Lettings  
Valuations  
Planning  
Auctions

