

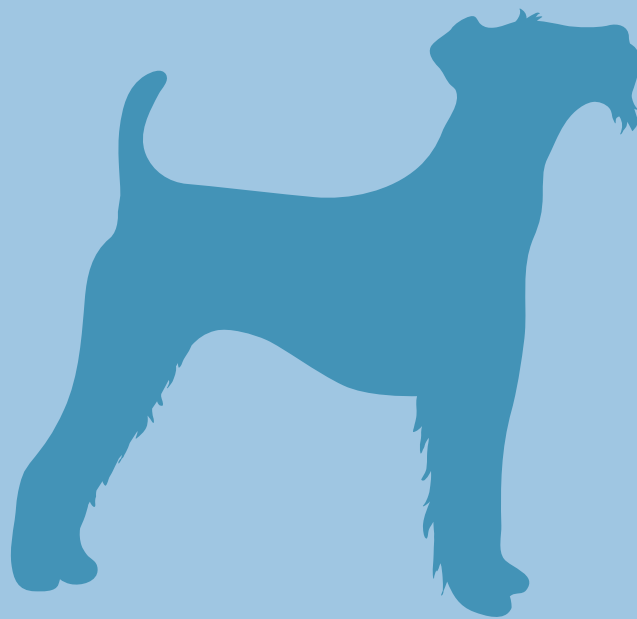
Symonds  
& Sampson

ESTABLISHED 1858

# Auction

## Friday 2 August 2019

at 2pm



### The Memorial Hall

Digby Road Sherborne Dorset DT9 3NY

# 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 MEMORIAL HALL**  
**Digby Road Sherborne Dorset DT9 3NL**  
**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.

# Stoneways

Scotts Way, West Chinnock, Somerset TA18 7PU

Guide Price £325,000\*



A substantial 4 bedroom, 3 reception room detached house (NOT LISTED) set in 0.63 acre requiring modernisation.

## Directions

On leaving Yeovil on the A30 towards Crewkerne, passing through East Chinnock, pass the car sales garage on your right and take the turning right signposted West Chinnock. On entering the village drop down the road and about half way down (before The Muddled Man public house) turn left onto Scotts Way and the property will be found a short distance along on your right hand side.

## Location

- Envable position
- Quiet village location

## Description

- Detached character house
- Requires modernisation with scope to extend

## Accommodation existing house

- **GF** – Sitting room, dining room, study, utility room, kitchen, bathroom
- **FF** – 4 bedrooms and bathroom

## Outside

- Ample parking, detached barn/double garage
- 0.63 acre plot

## Services

Mains water and electricity. Drainage and central heating to be confirmed.

## Local Authority

South Somerset District Council – 01935 462462

## Energy Performance Rating

Band F

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



Stephen Hennessey  
shennessey@symondsandsampson.co.uk

**Solicitors:** Stokes Partners LLP  
Crewkerne TA18 7LH  
01460 279279  
vsaunders@stokespartners.co.uk





# Mayflower

Sherborne Road, Bradford Abbas, Sherborne, Dorset DT9 4RA

Guide Price £250,000\*



A detached house for modernisation and improvement with outbuildings and rural views. About 0.25 acres.

## Directions

Take the A30 road from Sherborne to Yeovil and the property will be found on the left just after the former garage/ now pet food sales.

## Location

- Between Sherborne and Yeovil
- Lovely views over open farmland

## Description

- A detached 3 bedroom house for improvement
- A good number of outbuildings for possible conversion stpp

## Accommodation

- **GF** – Hall, kitchen, sitting room, utility room, shower room, sun room
- **FF** – 3 bedrooms and bathroom

## Outside

- There is a large parking area with various garage buildings and also garden with mature trees

## Services

Main water and electricity. Oil fired boiler, solar panels. Private drainage.

## Local Authority

Dorset Council – 01305 221000

## Energy Performance Rating

Band D

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



Andy Wakinshaw  
awakinshaw@symondsandsampson.co.uk

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

nicholas.robinson@battens.co.uk



# Hunger Hill Cottage and Barn

East Stour SP8 5JR

Guide Prices Lot A £290,000\* Lot B £110,000\*



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.

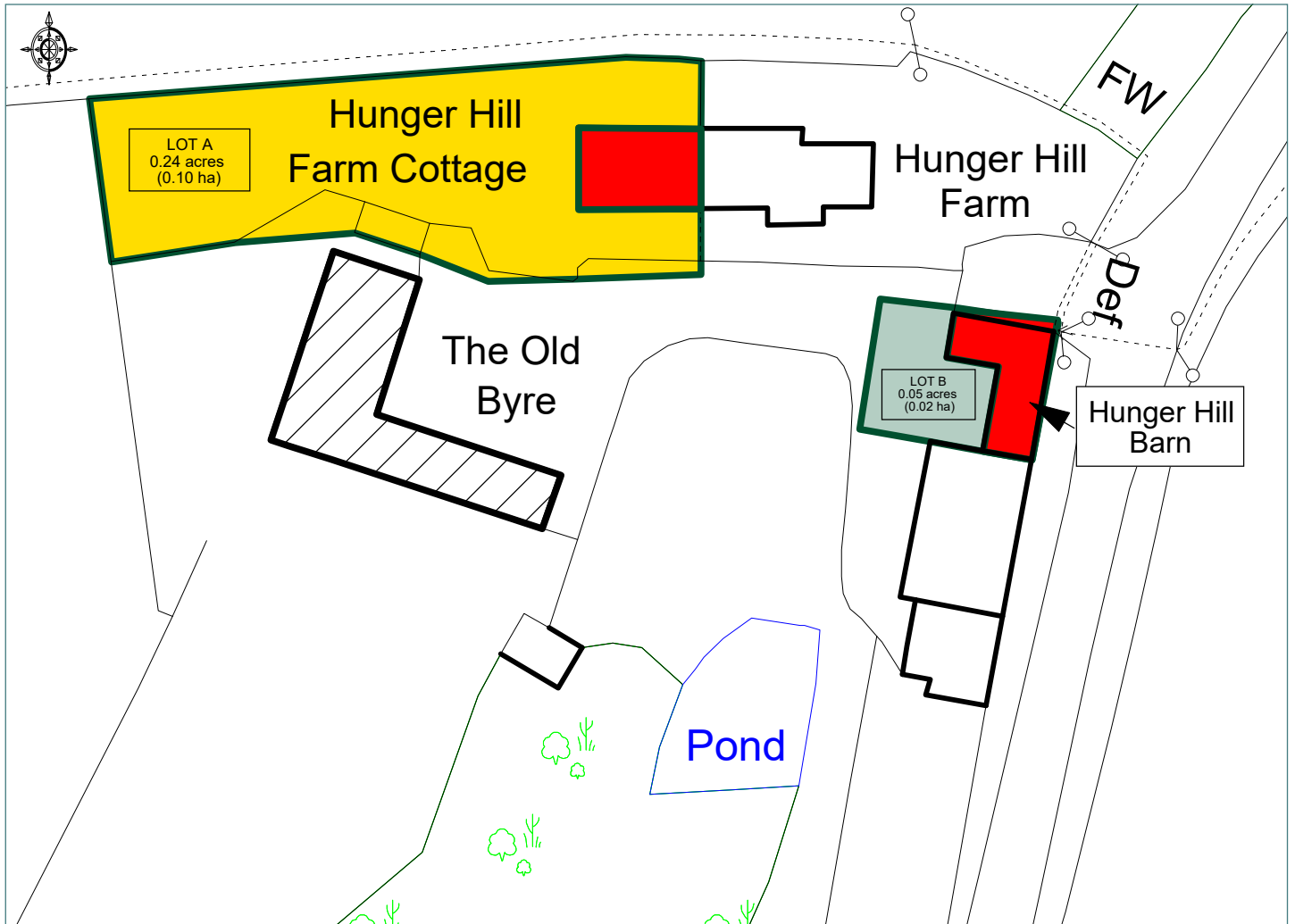
## Energy Performance Rating

TBC

## 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

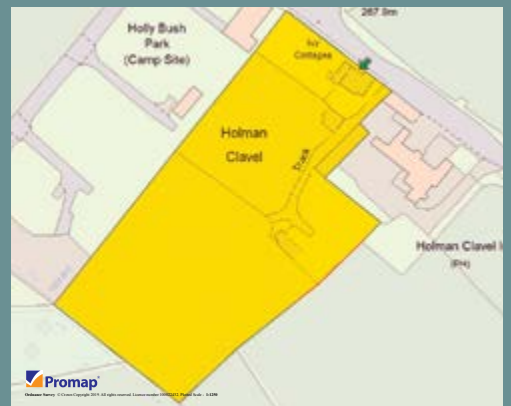
kenturpin@stoneking.co.uk

SK | STONE KING

# 1 & 2 Ivy Cottages

Culmhead, Taunton, Somerset TA3 7EA

Guide Price £250,000\*



A pair of cottages requiring complete renovation in 2.2 Acres in the Blackdown Hills.

## Directions

From the A303 Southfields roundabout continue west on the A303 and continue until you reach the Eagle Tavern public house on your right. Turn right immediately and follow the road for several miles before coming to a cross roads. Go straight over the crossroads and then turn right, passing the Holman Clavel Inn on your left. The property is next to the Inn on the left hand side.

## Location

- Rural location
- Good road links nearby
- Set in Area of Outstanding Natural Beauty

## Description

- Pair of Cottages
- In need of complete renovation
- Could be made into one property
- Currently uninhabitable
- Set in 2.2 acres of land

## Services

Mains electricity and water. Private drainage

## Local Authority

Taunton Deane Council – 01823 356356

## NOTE

- The properties are uninhabitable at present and there will be no access to view the properties internally.

Viewings by appointment only. Full details available from Ilminster Office 01460 200790.



Tim Bennett  
Tbennett@symondsandsampson.co.uk

**Solicitors:** Risdon Hosegood  
Taunton TA1 3SX  
01823 251571

anna.manning@risdonhosegood.com





# Ravensbourne

Milton Abbas, Blandford Forum, Dorset DT11 0BJ

Guide Price £300,000 \*



A detached bungalow within a plot of about 0.26 acres with potential for renovation/extension or replacement STPP.

## Directions

Proceed down 'The Street' and follow the road round to the left. The property can be found on the left hand side after a short distance.

## Location

- Located within this sought after village
- Within a designated Area of Outstanding Natural Beauty
- A range of amenities nearby

## Description

- A detached bungalow of 1901 sq.ft. 176.6 sq.m.
- Set in an elevated position
- Views towards Milton Abbas lake and surrounding woodland

## Accommodation

- Sitting room, dining room, reception room, kitchen, utility, bedroom, shower room, WC.
- Bedroom/study

## Outside

- Double garage, off-road parking, gardens

## Services

Mains water, electricity and drainage. Electric heating.

## Local Authority

Dorset Council – 01258 454111

## Energy Performance Rating

Band G

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



Meredith Holmes  
mholmes@symondsandsampson.co.uk

**Solicitors:** Lowe Legal Services  
Winterborne Whitechurch, DT11 0AA  
01258 881142  
paul@lowelegal.co.uk



# Meadside

East Knoyle, Shaftesbury, Wiltshire SP3 6AT

Guide Price £180,000\*



A detached period cottage for improvement enjoying glorious views.

## Directions

From Shaftesbury take the A350 towards Warminster. After about 4.5 miles the property will be found on the right hand side.

## Location

- Situated between Shaftesbury and Warminster
- On the A350
- Good local facilities in East Knoyle

## Description

- A detached cottage for renovation
- Parking and turning area
- Glorious views to the rear

## Accommodation

- **GF** – Kitchen, sitting room, dining room, bathroom
- **FF** – 2 bedrooms

## Outside

- Gardens to front and rear, garage

## Services

Main electricity and water. Private drainage.

## Local Authority

Wiltshire Council – 0300 456 0100

## Energy Performance Rating

TBC

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



Mark Lewis  
mlewis@symondsandsampson.co.uk

**Solicitors:** Rutters  
Shaftesbury SP7 8AY  
01747 852377  
K.hunt@rutterslaw.co.uk



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



# 75a High Street

Poole, Dorset BH15 1AH

Guide Price £135,000\*



A Grade II Listed apartment located close to the Old Town and Quay.  
Potential buy to let investment.

## Directions

Located within High Street, the apartment can be accessed via foot and can be found on the left hand side (in the direction of the Old Town) just after the right hand turning into Carters Lane.

## Location

- Located along the pedestrianised High Street
- Close to the Old Town and Quay
- A comprehensive range of amenities nearby

## Description

- A Grade II Listed two bedroom apartment
- Accommodation arranged over the first and second floors
- Presented in good decorative order throughout

## Accommodation

- **FF** – Sitting room, kitchen, bathroom
- **SF** – 2 bedrooms

## Services

All mains services are connected  
Heating via a gas fired boiler to radiators

## Local Authority

Poole Borough Council – 01202 683409

## Energy Performance Rating

Band E

## Lease

Commenced 15 June 2006 for 99 years (86 years remaining) £50 p/a ground rent

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



Meredith Holmes  
mholmes@symondsandsampson.co.uk

**Solicitors:** O'Haras Solicitors  
Lytchett Minster BH16 6FE  
01202 631000

catherine.morton@oharassolicitors.co.uk

**O'HARAS SOLICITORS**



# 14 High Street

Wincanton, Somerset BA9 9JQ

Guide Price £130,000\*



A great investment in the centre of Wincanton. A shop with parking and maisonette above with a total current income of £13,000.

## Directions

From the A303 drive into the centre of Wincanton and after leaving the one way system the property will be found on the right hand side in the high street.

## Location

- Busy high street location
- Free car parks close by
- Excellent access to A303

## Description

- A shop premises let at £8,000 per annum
- A maisonette flat let on an AST at £450 pcm
- Total rent £13,000
- Grade II listed building

## Accommodation

- **GF** – Main shop, kitchen to the rear and cloakroom
- **FF** – Kitchen, Living room, Bathroom
- **SF** – Bedroom

## Outside

- Parking for up to 4 cars

## Services

Mains water, drainage and electricity.

## Local Authority

South Somerset District Council – 01935 462462

## NOTES

- Council Tax Flat: Band B
- Business rateable value shop: £6,200
- Lease details available from the agents

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



Mark Lewis  
mlewis@symondsandsampson.co.uk

**Solicitors:** Battens  
Sherborne  
01935814811  
James.owen@battens.co.uk

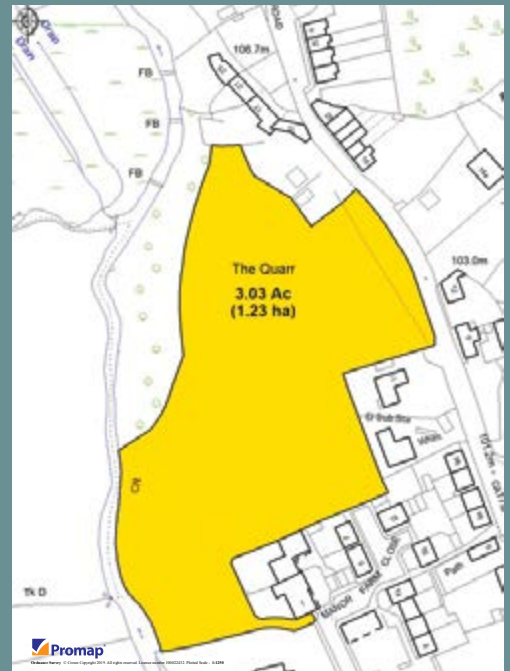


\*Please see Auction Note on page 2 regarding Guide price

# Land West of Cattistock Road

Maiden Newton, Dorchester, Dorset DT2 0EP

Guide Price £650,000\*



Development site with outline Planning Permission for nine residential dwellings, situated to the edge of the popular village of Maiden Newton.

## Location

- Popular village of Maiden Newton
- Within easy distance of Dorchester and Yeovil
- Close to amenities and railway station
- Borders open rural countryside with footpath and bridleways close by

## Description

- Development site with Planning Permission for nine residential dwellings
- 3.03 acres (1.23 hectares), or thereabouts, site with free draining land
- Far reaching views over surrounding countryside

## Services

All mains services are nearby (prospective purchasers must make their own enquiries).

## Local Authority

Dorset Council – 01305 251010

## IMPORTANT INFORMATION

Planning Permission was granted on 16 June 2017, reference WD/D/16/001598. The outline Planning Consent was for up to nine residential dwellings, subject to various conditions and Section 106 Agreement. Further details of the S106 Agreement may be available from the selling agents.

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:** Humphries Kirk Solicitors  
Dorchester DT1 1UR  
01305 251007  
hwy@hklaw.eu

**HK** Humphries Kirk  
solicitors and arbitrators

# Ewe Barn

West Lane, Hazelbury Bryan, Sturminster Newton DT10 2BQ

Guide Price £285,000 \*



A detached barn with consent to convert into a 3 bedroom dwelling with 4 acres of pasture and woodland.

## Directions

From the Antelope pub in the centre of Hazelbury Bryan take the road signed Kings Stag. Follow the road for ½ mile past the shop taking the first left at a crossroads. The property is on the right hand side after 500 yards.

## Location

- Peaceful rural spot off a no through lane
- Betwixt the villages of Hazelbury Bryan and Kings Stag

## Description

- Class Q Permitted Development for conversion to a single storey dwelling
- A modern contemporary dwelling with light and spacious rooms

- Open plan Living/dining/kitchen area, 3 bedrooms, 2 bathrooms, utility
- Application No. 2/2019/0409/AGDWPA
- GIA approximately 1,600 sq. ft. (149 sq. m)
- Small timber barn suitable as kennels, stables, workshop or store
- Level parcel of pasture and a strip of mixed woodland

## Services

Mains water and electricity are located nearby. The buyer will have to install a drainage system for the dwelling.

## Local Authority

Dorset Council – 01258 454111

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



Andrew Tuffin  
01258 472244 (option 3)  
atuffin@symondsandsampson.co.uk

**Solicitors:** Blanchards Bailey  
Blandford Forum office  
01258 488205  
sarah.dunlop@blanchardsbailey.co.uk



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



# Building Plot at Belle Vue Road

Weymouth, Dorset DT4 8RZ

Guide Price £250,000–£275,000\*



An exciting and rare opportunity to acquire a building plot with consent for a detached dwelling in one of the areas most exclusive addresses.

## Directions

Follow the Weymouth Way into Westway Road. At the traffic lights proceed straight and at the harbour junction keep in the middle lane to proceed straight over onto Boot Hill. Continue up the hill on the A354 and through three sets of traffic lights and at the brow of the hill take the 2nd left hand turn into Old Castle Road and first left into Belle Vue Road, the plot will be found on the left hand side.

## Location

- Close to Castle Cove Beach, Sandsfoot Beach and Newtons Cove all part of the World Heritage Jurassic Coastline
- Short walk of Weymouth town, harbour and beach

- Within 1.5 miles of the mainline train station with services to Bristol Temple Meads and London Waterloo

## Description

- Consent for spacious detached dwelling of about 2700sqft
- 5 bedrooms, 4 bathrooms and garage
- Proposed Accommodation, Planning Application No: WP/18/00488/FUL

## Local Authority

Dorset Council – 01305 221000

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



Jon Summers  
poundbury@symondsandsampson.co.uk

**Solicitors:** Nantes  
Weymouth  
01305 771000

simon.harvey@nantes.co.uk

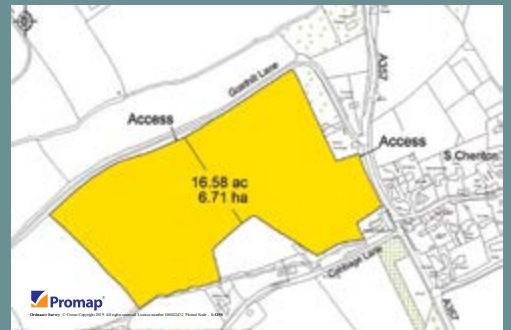


\*Please see Auction Note on page 2 regarding Guide price

# Land at South Cheriton

Templecombe, Somerset BA8 0BL

Guide Price £135,000\*



16.58 acres (6.71 ha) of mainly pasture land with double road frontage.

## Directions

From Wincanton take a A357 south towards Templecombe to South Cheriton. The land is situated on the right just before The White Horse Inn.

## Location

- Adjoining South Cheriton
- Direct road access
- Sherborne 7 miles, Wincanton 3.7 miles

## Description

- Level, productive permanent pasture in two fields and 0.28 acres of woodland to the south of the western field to the stream.
- Road frontage from the A357 along the eastern boundary and Goathill Lane to the North.

- Suitable for agricultural, equestrian and amenity uses.

## Designations

- Basic Payment Scheme Entitlements are included in the sale subject to paying the agents administration transfer fee.
- The land is not in a AONB, NVZ or Stewardship scheme.

## Services

Mains water supply.

## Local Authority

South Somerset District Council – 01935 462462

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



Lester Williams  
01935 814488  
lwilliams@symondsandsampson.co.uk

**Solicitors:** Clarke Willmott  
Taunton TA1 2PG  
0182 323 0100

Paul.Hazeldine@clarkewillmott.com

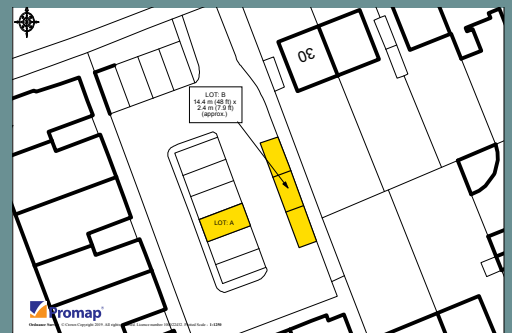
\*  
**clarke  
willmott**



# Lot A, Garage and Lot B – Parking Spaces

Waterloo, Poole, Dorset BH17 7EZ

Guide Prices LOT A – £5,000\* LOT B – £1,000\*



A lock-up garage and three parking spaces to the rear of The Parade.

## Directions

From Darbys Corner Roundabout, take the exit onto Lower Blandford Road. Turn left into Chetwode Way and then left into Kitchener Close. Proceed for a short distance and turn right into Milne Road. The Parade will be on the left hand side.

## Location

- Located to the rear of The Parade
- Centrally within a residential area
- Well-placed for access to Poole and Bournemouth

## Description

- A lock up garage within a block of six
- Parking spaces
- Shops within The Parade include a takeaway restaurants, newsagents/store and hairdresser

## Services

There are no known services

## Local Authority

Borough of Poole Council – 01202 633633

## NOTES

Leasehold

999 years remaining

Ground rent: £150 per annum, increasing by £150 every 25 years (this applies to both Lot A and Lot B)

**Buyer's Premium** – in addition to the buyer's administration fee of £900 incl. VAT there will be a Buyer's Premium of £1,200 incl. VAT.

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



Meredith Holmes  
01202 843190  
mholmes@symondsandsampson.co.uk

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

**Solicitors:** Cubism Law  
London

020 7831 0101

sal.mamujee@cubismlaw.com

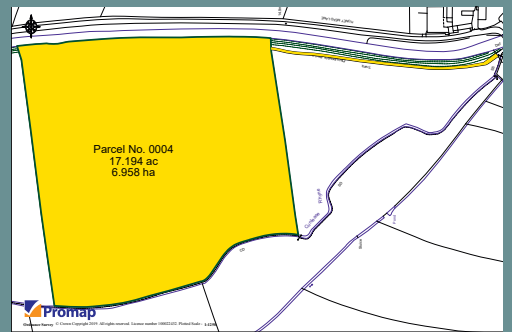




# Land at Tootle Bridge

Barton St David, Somerton TA11 6DF

Guide Price £110,000\*



17.19 acres of productive pasture land.

## Directions

At the Podimore roundabout take the exit on to the A37, signposted Shepton Mallet. After 4.5 miles at the traffic lights turn left into the B3153 and then take the first right towards Barton St David. At the crossroads turn right. Access to the land at Tootle Bridge is situated on the left hand side before the bridge.

## Location

- Edge of village location
- Far reaching views towards Glastonbury Tor

## Description

- A single parcel of productive pasture land
- Livestock fencing
- Access via a right of way

## Services

No services or water currently connected.

## Designations

The land is not within an NVZ or Stewardship Scheme. There are no BPS entitlements available.

## Local Authority

South Somerset District Council – 01935 462462

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



Rebecca Kaye  
01935 382901  
RKaye@symondsandsampson.co.uk

**Solicitors:** Mogers Drewett LLP  
Wells BA5 1FD  
01749 342323

Melanie.Harrison@mogersdrewett.com



\*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 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 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.
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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