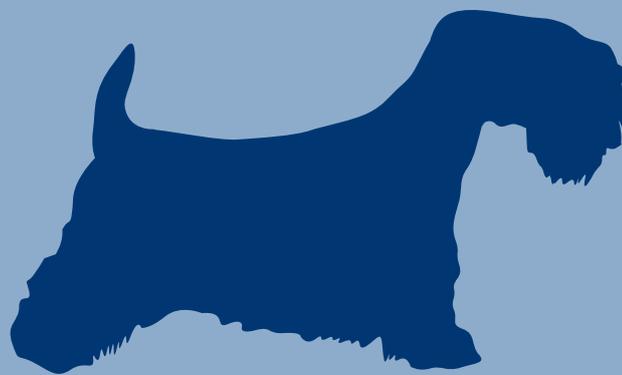


Symonds  
& Sampson

ESTABLISHED 1858

# Auction

**Friday 26 April 2019**  
at 2pm



**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.

## 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.

## 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.

## 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.

# Damsel Pit

The Hollow, Child Okeford, Blandford Forum, Dorset DT11 8EX

Guide Price £325,000\*



An attractive period property in an excellent central village location.

## Directions

Entering the village from Blandford, pass the shop and post office on the left hand side and the property will be found on the right hand side.

## Location

- Within the centre of the village
- Close to a varied range of amenities
- Ideally placed for access to Blandford and Shaftesbury

## Description

- A charming period property
- Well-presented character accommodation
- Within a sought after North Dorset village

## Accommodation

- **GF** – Living room, kitchen/dining room, study, utility, cloakroom
- **FF** – 3 bedrooms, bathroom

## Outside

- South-facing garden, garage, outbuilding and parking

## Services

All mains services are connected. Heating via a gas fired boiler.

## Local Authority

Dorset Council

## Energy Performance Rating

Band F

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



Meredith Holmes  
mholmes@symondsandsampson.co.uk

**Solicitors:** Blanchards Bailey LLP  
Blandford Forum DT11 9LQ  
01258 459361  
mark.taylor@blanchardsbailey.co.uk



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

# Blue Neptune

Uplyme Road, Lyme Regis, Dorset DT7 3LS

Guide Price £325,000\*



A striking detached, contemporary three bedroom house, with views to the sea. The accommodation has the living space on the first floor to take advantage of the views.

## Directions

From the A35 take the B3165 to Lyme Regis. Proceed along this road into the town and the property will be found on the right hand side, just after the turning to Woodroffe School.

## Location

- Within close proximity to the sea
- Views out to Lyme Bay

## Description

- Brand new 3 bedroom detached house
- Living space on the first floor

## Accommodation

- **GF** – 3 bedrooms, 2 shower rooms, 1 bathroom
- **FF** – Sitting room, kitchen/dining room, utility, balcony

## Outside

- Gardens and parking area for 2/3 cars

## Services

Mains gas, electricity, water and drainage are connected. Gas fired central heating.

## Local Authority

Dorset Council

## Energy Performance Rating

Band B

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



Steve Allen  
sallen@symondsandsampson.co.uk

**Solicitors:** Freeths LLP  
Manchester M1 4JB  
0845 634 2540  
chris.ali@freeths.co.uk

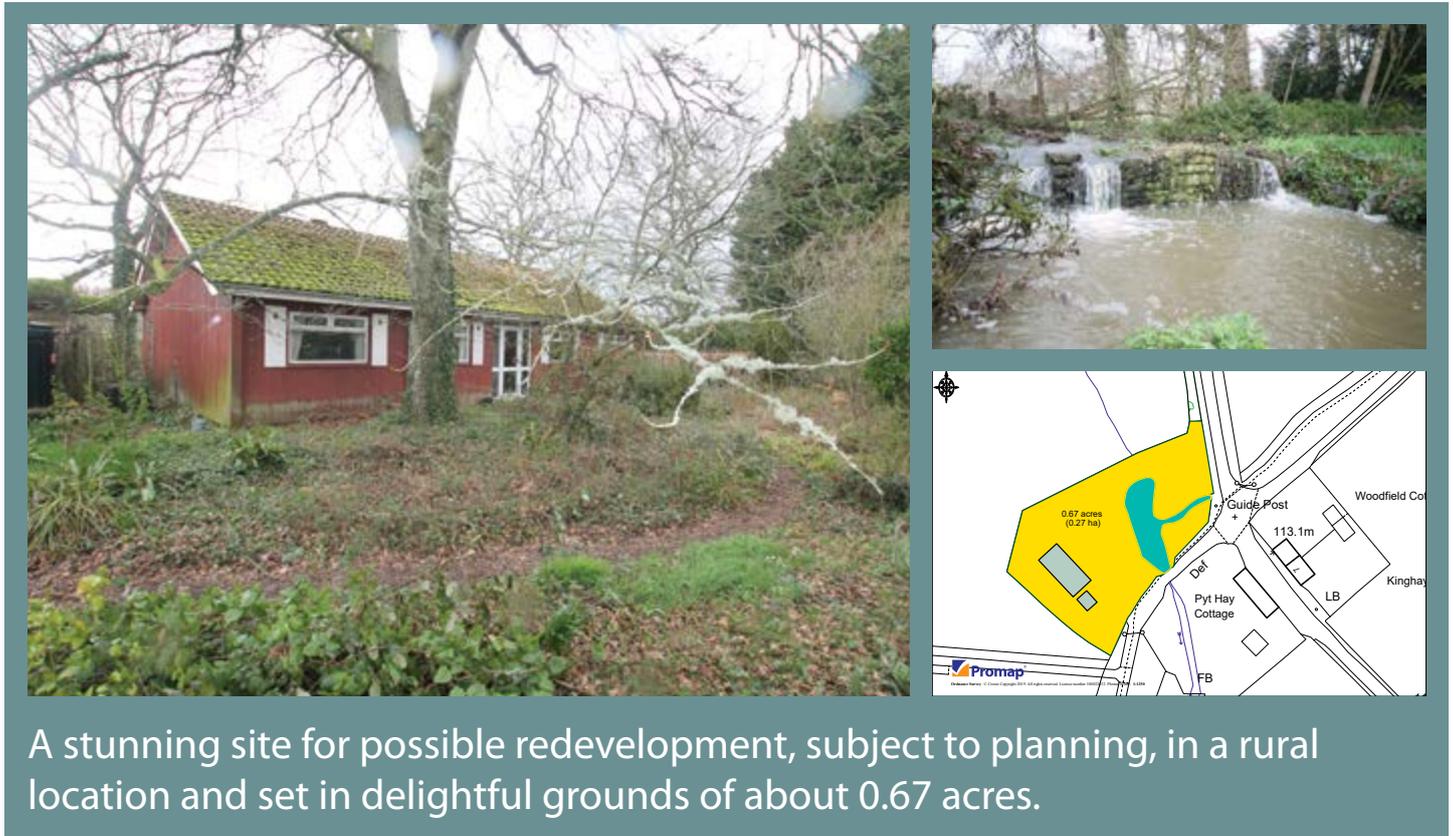
**FREETHS**

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

# Kinghay

Tokes Lane, East Knoyle, Salisbury, Wiltshire SP3 6BZ

Guide Price £320,000\*



A stunning site for possible redevelopment, subject to planning, in a rural location and set in delightful grounds of about 0.67 acres.

## Location

- In a rural location adjoining open fields
- Between East Knoyle and Semley
- A303 4 miles

## Description

- A detached 3 bedroom timber framed bungalow built in about 1962
- Ideal redevelopment site subject to planning permission
- First time on the market for 32 years

## Accommodation

- Hall, kitchen, sitting room/dining room, bathroom, cloakroom, 3 bedrooms

## Outside

- Parking area and garage
- Delightful gardens with wild flowers and a waterfall and stream

## Services

Mains electricity and water. Private drainage. Oil fired central heating

## Local Authority

Wiltshire Council – 0300 456 0109

## Energy Performance Rating

Band F

## NOTE

The owner has lived at the property since 1987 and the property has never flooded in this time.

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



Mark Lewis  
mlewis@symondsandsampson.co.uk

**Solicitors:** Battens  
Sherborne DT9 3BU  
01935 811308  
jill.cochrane@battens.co.uk



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

# Old Cider Cottage

Church Lane, Marston Magna BA22 8DG

Guide Price £250,000\*



A beautiful period semi-detached cottage with a wealth of character features throughout, driveway parking and an enclosed garden.

## Directions

On entering the village of Marston Magna from Yeovil or Sherborne turn right just before the Church, and follow the road to the right. The property will be found on the right hand side.

## Location

- Positioned in no-through road
- Local pub and village hall
- Excellent transport links

## Description

- Period 3 bedroom semi-detached cottage
- Off road parking
- Gardens to front, rear and side

## Accommodation

- **GF** – 2 reception rooms, kitchen, shower room, conservatory
- **FF** – 3 bedrooms, bathroom

## Outside

- Driveway, gardens with patio and shed

## Services

Mains electricity, drainage and water. Oil fired central heating

## Local Authority

South Somerset District Council – 01935 462462

## Energy Performance Rating

Band E

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



Andy Wakinshaw  
awakinshaw@symondsandsampson.co.uk

**Solicitors:** Ashfords Solicitors  
Taunton TA1 2PX  
01823 232 362  
m.chaffey@ashfords.co.uk



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

# Littleport

Shroton, Blandford Forum, Dorset DT11 8QD

Guide Price £250,000\*



A Grade II listed cottage located with full planning permission and Listed Building consent for extension and reconfiguration.

## Directions

From Blandford Forum, proceed along the A350 and take the left hand turning signposted to Shroton/Iwerne Courtney. Proceed through the village and the property can be found on the right hand side.

## Location

- Located within a highly sought after village
- Surrounded by beautiful open countryside
- Local amenities nearby

## Description

- A charming cottage requiring some modernisation
- Full PP for extension and reconfiguration  
Planning Ref: 2/2017/1708/HOUSE
- Retained character features throughout

## Accommodation

- **GF** – Entrance hall, sitting room, dining room, kitchen, conservatory, bathroom
- **FF** – 2 bedrooms, WC

## Outside

- Garden and off-road parking

## Services

Mains electricity, metered water and drainage are connected to the property. LPG gas heating

## Local Authority

Dorset Council

## Energy Performance Rating

Exempt

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



Meredith Holmes  
mholmes@symondsandsampson.co.uk

**Solicitors:** Coles Miller  
Broadstone BH18 8AX  
01202 355698  
relkins@coles-miller.co.uk



# Linden Cottage

Limington, Yeovil, Somerset BA22 8EH

Guide Price £225,000–£250,000\*



A 3 bedroom detached cottage (formerly two cottages) now requiring modernisation.

## Directions

On entering Ilchester from the Yeovil A37 direction, take the first turning right onto Limington Road. On entering the village outskirts Linden Cottage will be found on your right hand side.

## Location

- On the edge of the small village of Limington
- Adjoining Fields
- On an elevated site

## Description

- Detached cottage
- Requiring modernisation
- Formerly two cottages

## Accommodation

- **GF** – Kitchen, Sitting Room, Dining Room, Study, Utility
- **FF** –3 Bedrooms, Bathroom

## Outside

- Front and rear gardens, parking

## Services

Mains water and electricity. Oil fired central heating

## Local Authority

South Somerset District Council – 01935 462462

## Energy Performance Rating

Band F

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

sarah.stone@porterddodson.co.uk

**PORTER  
DODSON**  
SOLICITORS & ADVISORS

# Fernside

9 Hound Street, Sherborne DT9 3AB

Guide Price £200,000\*



A Grade II Listed 3 bedroom terraced cottage requiring renovation with an enclosed rear garden, in a convenient town centre position.

## Directions

Travelling down Cheap Street take a left into Hound Street and the property will be found on the left hand side.

## Location

- Town centre location
- Walking distance to supermarkets
- Surrounded by amenities

## Description

- Grade II Listed terraced cottage
- Three bedrooms
- Enclosed rear garden

## Accommodation

- **GF** – Sitting room, kitchen/dining room
- **FF** – Three bedrooms, bathroom

## Outside

- Greenhouse, garden store, WC, enclosed garden

## Services

Mains electricity, drainage and water via a shared supply

## Local Authority

Dorset Council

## Energy Performance Rating

Exempt

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



Andy Wakinshaw  
awakinshaw@symondsandsampson.co.uk

**Solicitors:** Porter Dodson Solicitors  
Sherborne DT9 3LH  
01935 813101  
kirsty.green@porterododson.co.uk



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

# Knole Cottage

51 Salisbury Road, Pimperne, Blandford, Dorset DT11 8UN

Guide Price £90,000\*



A charming period 2 bedroom cottage in need of complete renovation

## Location

- Easy access to Blandford and Salisbury
- Main road location

## Description

- In need of total renovation
- Thatched roof requiring rethatch
- Inglenook fireplace
- Garage to the rear

## Accommodation

- **GF** – Porch, Sitting room, Kitchen / breakfast room, shower room, separate cloakroom
- **FF** – 2 bedrooms

## Outside

- Garden to the rear and garage

## Services

Mains water and electricity

## Local Authority

Dorset County

## Energy Performance Rating

Band F

## NOTES

- Buyer's Administration Charge – For this property purchasers will be required to pay an administration fee of £900 inclusive VAT payable on exchange or at the fall of the hammer.
- Buyer's Premium – in addition there will be a buyer's premium payable of £1,140 inclusive VAT.

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



Meredith Holmes  
mholmes@symondsandsampson.co.uk

**Solicitors:** Walker Morris

0113 283 2500

wmconveyancing@walkermorris.co.uk

**WALKER  
MORRIS**



# The Green Dragon

High Street, Wincanton BA9 9JF

Guide Prices LOT A £50,000 LOT B £7,500 LOT C £40,000



A good sized Grade II listed shop premises in Wincanton High Street, with a separate smaller shop and maisonette for updating and improvement.

## Directions

From the centre of town drive up the High Street towards Bayford where the premises will be found on the right hand side.

## Location

- Busy high street location
- Public car park behind

## Description

- Grade II listed building
- **Lot A**  
A large shop premises with good street frontage
- **Lot B**  
A shop with readymade fabricated shop front ready for installation
- **Lot C**  
A maisonette with flexible accommodation

## Accommodation

- Lot A shop 12.27m x 8m
- Lot B shop 8.2 x 5.9m
- Lot C maisonette – Hall, FF 3 rooms (sitting room and bedrooms), bathroom, kitchen SF 2 bedrooms

## Services

See agents details for full information. No services are currently connected

## Local Authority

South Somerset District Council – 01935 462462

## Energy Performance Rating

Exempt

## NOTE

The two ground floor shops are freehold and the maisonette is leasehold

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



Mark Lewis  
mlewis@symondsandsampson.co.uk

**Solicitors:** ODT solicitors  
Hurstpierpoint BN6 9PU  
01273 831574  
hosler@odt.co.uk



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

# Land adjoining Portway House

Warminster, Wiltshire BA12 8QQ

Guide Price £85,000\*



A level site of approximately one third of an acre with Grade I listed two storey gazebo close to the centre of the town.

## Directions

From Warminster town centre proceed east to the roundabout and then North into Portway. The site will be found on the left hand side.

## Location

- In the centre of Warminster
- Within the grounds of Portway House

## Description

- Potential development site subject to planning permission
- The mainly walled site adjoins the Grade 1 listed Portway House and was formerly the gardens
- Frontage of about 24m and depth of about 50m

- Includes a private gravelled parking area to serve the land and also Portway House. One parking space for sale
- Pedestrian access to the road and across the front and back of Portway House
- Gazebo building built of brick and stone below a slated roof

## Services

Mains water, drainage, gas and electricity available close by.

## Local Authority

Wiltshire Council – 0300 456 0109

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



Mark Lewis  
mlewis@symondsandsampson.co.uk

**Solicitors:** Middletons  
Warminster BA12 8PY  
01985 214444

[jayrton@middletonssolicitors.co.uk](mailto:jayrton@middletonssolicitors.co.uk)

**middletons**  
S O L I C I T O R S

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

Symonds  
& Sampson  
ESTABLISHED 1858

# Auction

**Friday 24 May 2019**  
at 2pm



**The Digby Hall**

Hound Street Sherborne DT9 3AB

5

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

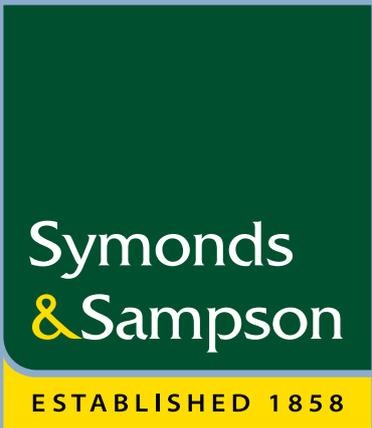
## Terms and Conditions for Proxy or Telephone Bidders

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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