

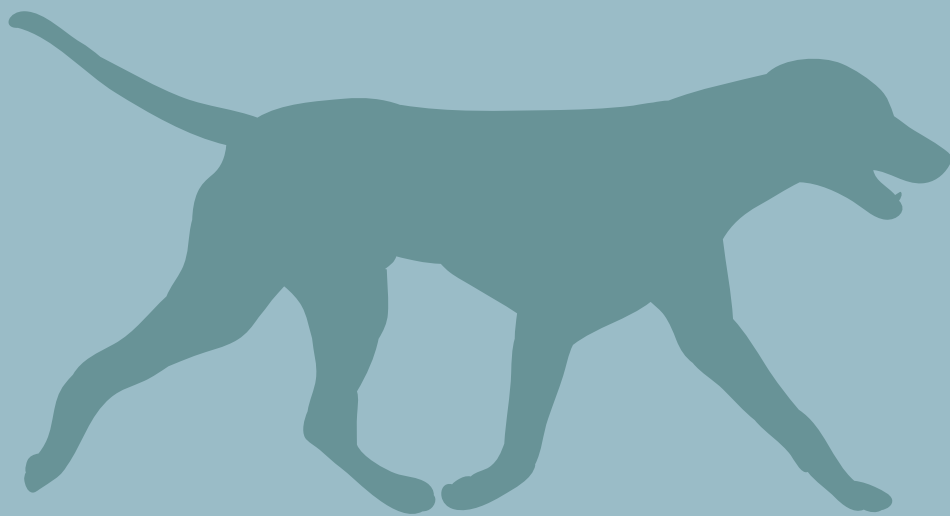
Symonds
& Sampson

ESTABLISHED 1858

Auction

Thursday 10 October 2019

at 2pm



The Guildhall

West Street Axminster Devon EX13 5NX

Auction Notes

Prospective buyers are strongly advised to take note of the advice and information given in these important notes.

Important Notice

Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. The particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary Planning, Building Regulation or other consents, and Symonds & Sampson LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. This catalogue contains details about properties being sold at auction. The vendors reserve the right to sell their properties prior to auction and these details can be subject to change up to and including the day of the auction. Please check our website regularly at: www.symondsandsampson.co.uk and look out for any additional materials available on the day of the auction, in order to ensure you have all the up to date information.

Plans and Measurements

All room sizes, site measurements and distances are approximate and may have been scaled from architects, Land Registry or Ordnance Survey plans. They are there to assist buyers in identifying the lots offered and not guaranteed to be to scale or to indicate the full extent of the property being offered. Buyers are advised to view the Special Conditions and full legal documentation in respect of the precise interest to be sold.

Each lot will be sold in accordance with the title documentation as the location plans shown in the catalogue are for identification purposes only.

Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue.

VAT

Prospective buyers should satisfy themselves as to whether VAT is chargeable on the price prior to the auction from the seller's solicitors.

Tenure

Freehold and vacant possession will be given on completion unless otherwise stated.

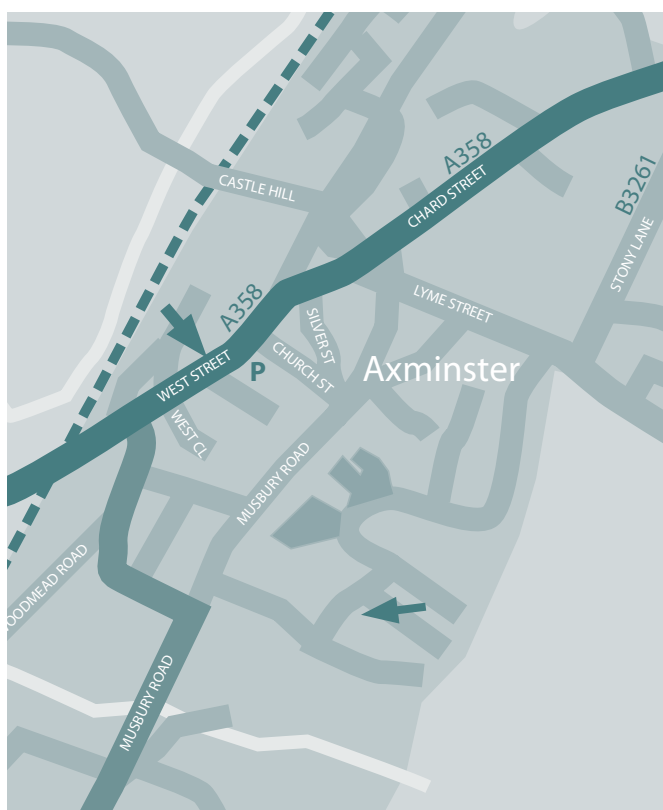
Auction to be held at:

THE GUILDHALL

West Street Axminster Devon EX13 5NX

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 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.

Please note that we do not offer the lots in the order they appear in the catalogue.

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.

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.

15 Townsend Road

Seaton, Devon EX12 2AY

Guide Price £575,000*



Impressive detached house set in large plot with development potential subject to obtaining the necessary planning consents. In all about 0.67 acres

Directions

From Harepath Hill take the B3172, Seaton Down Road in a southerly direction into Seaton until you reach the junction for Harepath Road. Turn left at the junction and then your next left onto Townsend Road where the property can be found on your left hand side.

Location

- Half a mile from Seaton seafront and esplanade
- Nearby conveniences
- Local leisure facilities

Description

- Main house for updating or redevelopment
- Mature grounds offering development potential
- Fine elevated views over Seaton and the coastline

Accommodation

- **GF** – Entrance Hall, 2 receptions, kitchen/dining room, cloakroom
- **FF** – 4 bedrooms, bathroom, separate WC, viewing gallery

Services

Please refer to legal pack.

Local Authority

East Devon District Council– 01395 516551

Energy Performance Rating

Band E

Note

Due to the condition of the house and garden we would recommend suitable sturdy footwear and that no children are present for viewings.

Viewings by appointment only. Full details available from Axminster office 01297 33122.



Rickey Stoodley
rstoodley@symondsandsampson.co.uk

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BEVISS & BECKINGSALE
SOLICITORS

*Please see Auction Note on page 2 regarding Guide price

The Limes

Lyme Road, Axminster EX13 5BH

Guide Price £225,000–£250,000*



A substantial period town house set on the southern side of Axminster in need of full renovation

Directions

From our office in Trinity Square proceed out of the town on the B3261 and continue along Lyme Road for approximately 0.5 of a mile where The Limes can be found on your right hand side.

Location

- Half a mile from Axminster Town Centre
- Nearby secondary and primary schools
- 5 miles to the Jurassic coastline

Description

- Detached three storey home
- Adaptable accommodation
- Parking and walled garden

Accommodation

- **LG** – Cellar
- **GF** – 3 receptions, kitchen, store/study
- **FF** – 4 bedrooms, bathroom, WC
- **SF** – 3 Loft rooms

Outside

- Parking and walled garden

Services

Mains services connected.

Local Authority

East Devon District Council – 01395 516551

Energy Performance Rating

Band E

Viewings by appointment only. Full details available from Axminster office 01297 33122.



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Wisteria

Shute, Axminster EX13 7PZ

Guide Price £200,000-225,000*



A detached bungalow within a plot of 0.57 acres with potential for renovation/extension or replacement subject STPP.

Directions

Proceed on the A35 westwards from Axminster towards Kilmington, passing beside the village and continuing for approximately two miles. Turn right at Taunton Cross, signed posted Dalwood and follow this road round to the left where the entrance can be found on your left hand side shortly after passing the car garage.

Location

- Set beside the A35
- Ideally placed for Axminster (3 miles) & Honiton (6 miles)
- 6 miles from the Jurassic coastline

Description

- Traditional bungalow with single skin extension to rear
- Adaptable accommodation with potential
- Centrally located within a large plot

Accommodation

- Entrance hallway, two receptions, kitchen, bathroom, garden room, rear lobby and loft room

Outside

- Well-kept flower and vegetable garden with lawned garden to front. Various timber outbuildings and sheds, two static caravans and parking.

Services

Mains electric & water. Private drainage

Local Authority

East Devon District Council – 01395 516551

Energy Performance Rating

Band G

Viewings by appointment only. Full details available from Axminster office 01297 33122.



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47 Harepath Road

Seaton, Devon EX12 2RY

Guide Price £175,000*



Attractive period house for improvement/modernisation with two single garages and generous garden. In all about 0.18 acres

Directions

From Harepath Hill take the B3172, Seaton Down Road in a southerly direction into Seaton and until you reach the junction for Harepath Road. Turn left, where the property can be found after a few hundred yards on your left hand side.

Location

- Half a mile from Seaton seafront and esplanade
- Nearby conveniences
- Local leisure facilities

Description

- Exciting renovation project
- Lean too extension to rear
- Garden in region of 0.18 acres

Accommodation

- **GF** – Entrance hall, sitting room, dining room, kitchen, bathroom
- **FF** – First floor landing, 3 bedrooms

Services

Please refer to legal pack

Local Authority

East Devon District Council – 01395 516551

Energy Performance Rating

Band G

NOTE

Due to the condition of the house and garden we would recommend suitable sturdy footwear and that no children are present for viewings.

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



Rickey Stoodley
rstoodley@symondsandsampson.co.uk

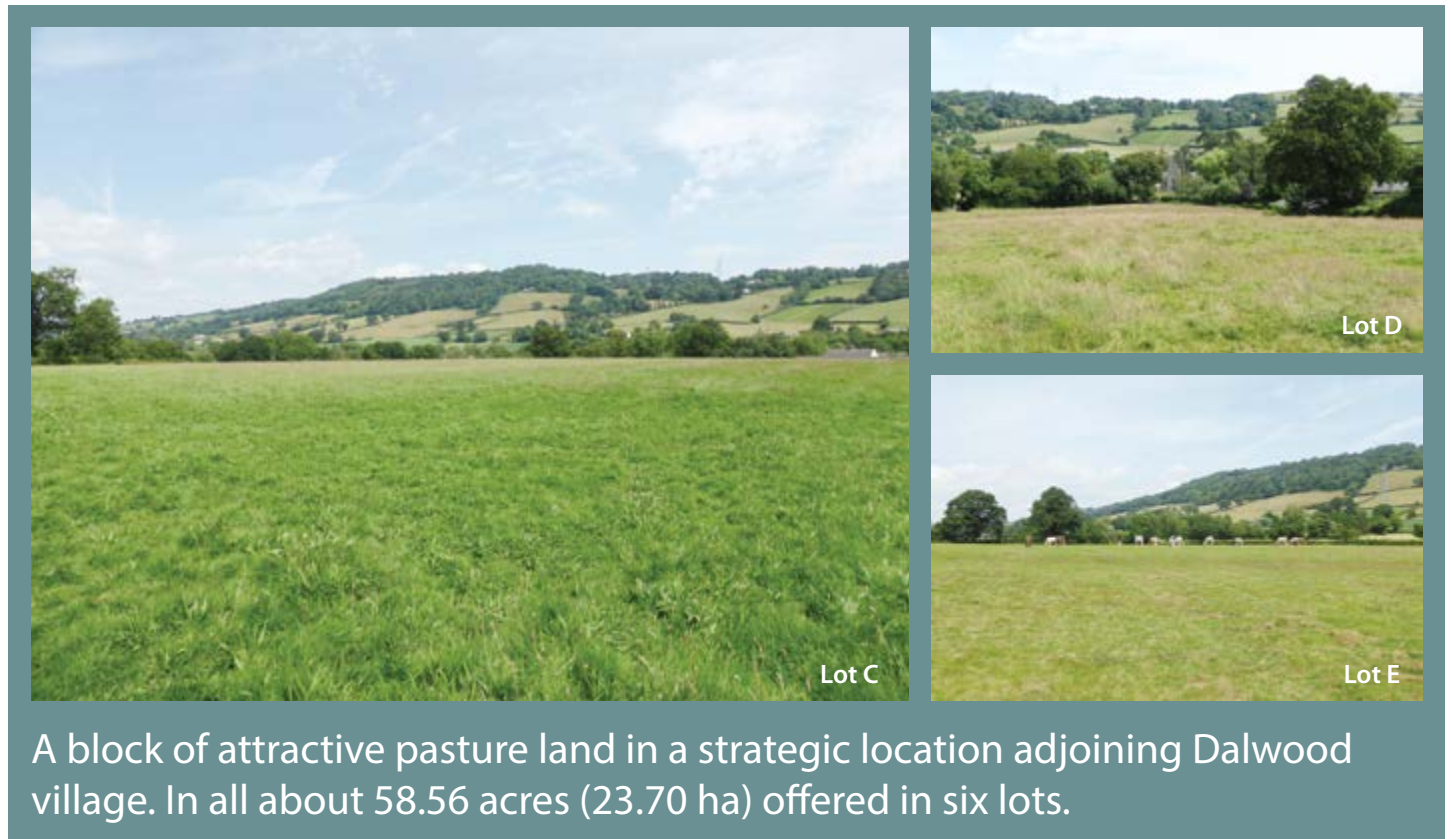
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SOLICITORS

Land at Carter's Farm

Dalwood, Axminster, Devon EX13 7ED



A block of attractive pasture land in a strategic location adjoining Dalwood village. In all about 58.56 acres (23.70 ha) offered in six lots.

Guide Prices

Lot A: £15,000	1.64 acres (0.66 ha)
Lot B: £135,000	17.21 acres (6.96 ha)
Lot C: £85,000	9.66 acres (3.91 ha)
Lot D: £80,000	10.23 acres (4.14 ha)
Lot E: £135,000	17.32 acres (7.01 ha)
Lot F: £25,000	2.50 acres (1.01 ha)

Directions

From Axminster take the A35 west towards Honiton at Taunton Cross (Shute Garage) turn right towards and then immediately right again towards Dalwood. The land will be found on your right hand side lying either side of Carter's Cross. Lot F is accessed from the village centre, turn left just after The Tuckers Arms signposted Village Hall. Our sale boards will be posted for identification of each lot.

Location

- Good road access
- Fine rural views
- Edge of popular village

Description

- Productive pasture/arable land
- Gently sloping
- Considered to have potential for development in the future (subject to planning)

Services

- Lot A – Main water supply. The septic tank/soakaway for Carter's Court is located in corner of the field
- Lot B – Main water supply
- Lot C – Main water supply
- Lot D – Natural water supply from stream
- Lot E – Natural water supply from stream. Main water available
- Lot F – Right to connect to natural water supply reserved (stream over the hedge)

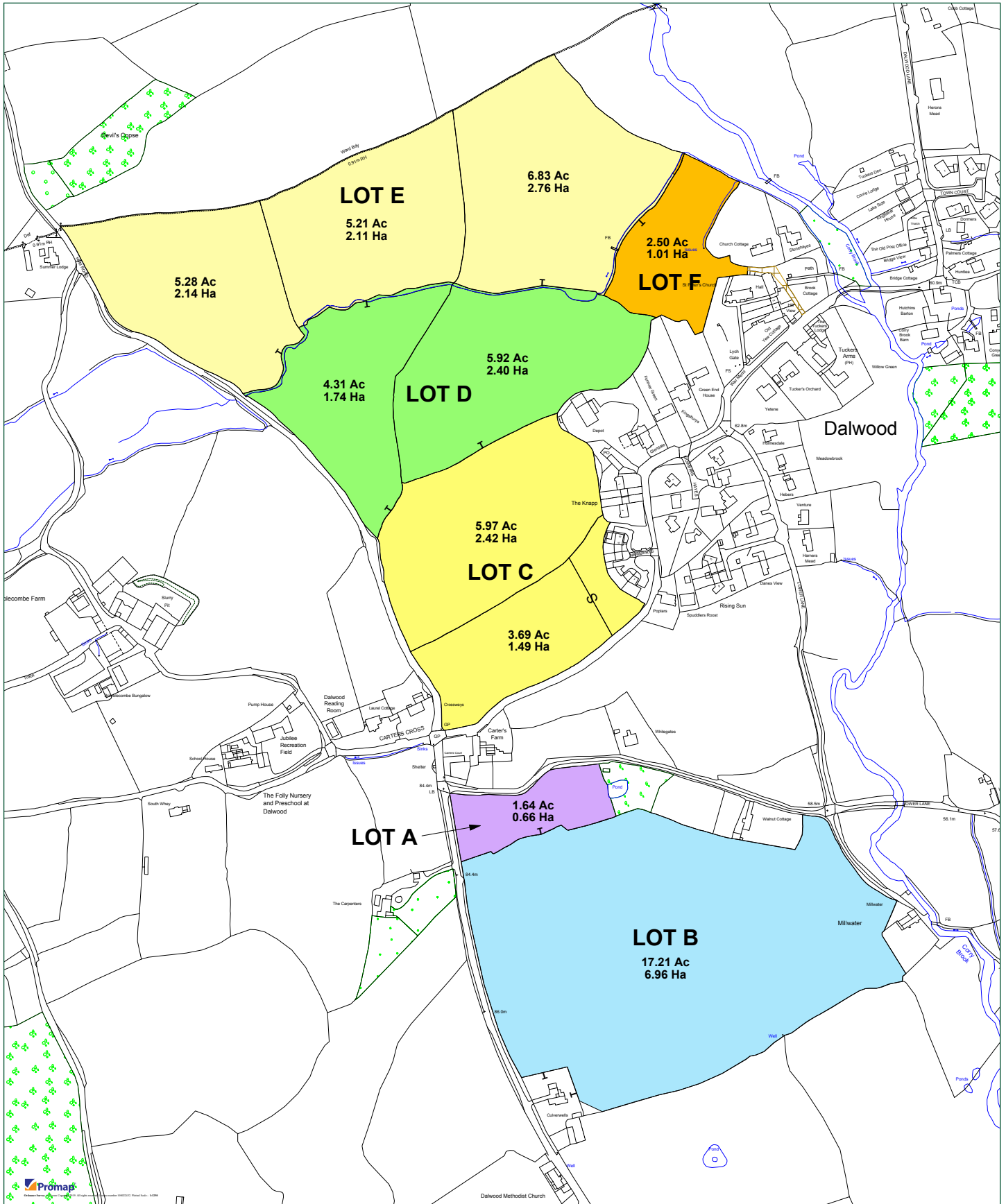
Local Authority

East Devon District Council – 01395 516551

Basic Payment Scheme

Entitlements under the BPS have been claimed and the vendor will endeavour to transfer the entitlements to the purchaser. The transfer costs will be the responsibility of the purchaser.

No entitlements are included with Lot A or F.



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



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richard.lewis@scottrowe.co.uk



Land at Larkshayes Cross

Dalwood, Axminster, Devon EX13 7HT

Guide Prices Lot G: £45,000* 5.80 acres (2.35 ha) Lot H: £40,000* 5.13 acres (2.08 ha)



The map shows two adjacent plots of land, Lot G (pink) and Lot H (green), situated on Stockland Hill Road. Lot G is 5.80 acres (2.35 ha) and Lot H is 5.13 acres (2.08 ha). The map includes a north arrow and a scale bar. Two photographs on the right show the actual land: Lot G is a large, flat, green field with a line of trees in the background; Lot H is a similar field with a line of trees in the background.

Two excellent arable/pasture fields in a convenient location on Stockland Hill Road, offered in two lots.

Directions

From Axminster take the A35 west towards Honiton at Taunton Cross (Shute Garage) turn right onto Stockland Hill Road. Proceed for 2 miles, the land will be on the right just after Larkshayes Cross (signposted Hawley).

Location

- Good road access
- Long road frontage
- Convenient location on Stockland Hill

Description

- Productive pasture/arable land
- Mainly level land
- Mature boundary hedges

Services

- Lot G – Main water supply
- Lot H – Right to connect to the water supply (sub meter will be required)

Local Authority

East Devon District Council – 01395 516551

Basic Payment Scheme

Entitlements under the BPS have been claimed and the vendor will endeavor to transfer the entitlements to the purchaser. The transfer costs will be the responsibility of the purchaser.

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



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richard.lewis@scottrowe.co.uk



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.

Symonds
& Sampson

ESTABLISHED 1858

Sales
Lettings
Valuations
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Auctions

