

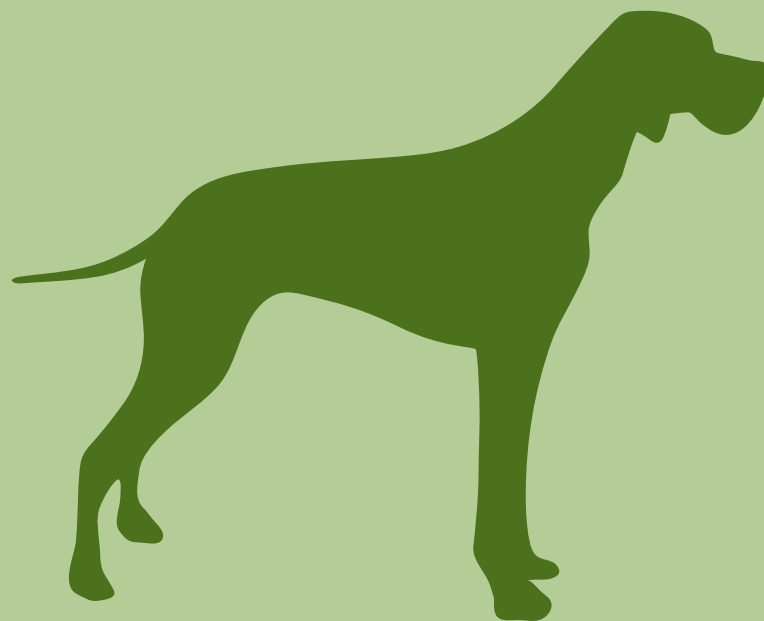
Symonds  
& Sampson

ESTABLISHED 1858

# Auction

## Friday 1 March 2019

at 3pm



**The Allendale Community Centre**

Hanham Road Wimborne BH21 1AS

# Uplands

Gaunts Common, Wimborne, Dorset BH21 4JR

Guide Price £450,000\*



A detached bungalow for refurbishment and possible extension (STPP).

## Directions

Enter the village and continue past the primary school. At the junction bear left towards Chalbury. Proceed through the village and the property will be on the left hand side.

## Location

- Occupying a countryside setting with rural views
- Located within a popular village with local amenities nearby
- Well placed for access to Wimborne, Blandford and Poole

## Description

- A detached three bedroom bungalow requiring refurbishment
- Offering potential for extension (STPP)

## Accommodation

- Sitting room, dining room, kitchen/breakfast room, 3 bedrooms, bathroom, WC
- Detached double garage, off-road parking and garden

## Services

Mains water, electricity and drainage  
Oil fired central heating

## Local Authority

East Dorset District Council – 01202 886 201

## Energy Performance Rating

Band E

## Note

There has been some water damage to the property which is evident on inspection

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



Neal Wilson  
nwilson@symondsandsampson.co.uk

**Solicitors:** Jacobs & Reeves

Wimborne BH21 1UD

01202 880382

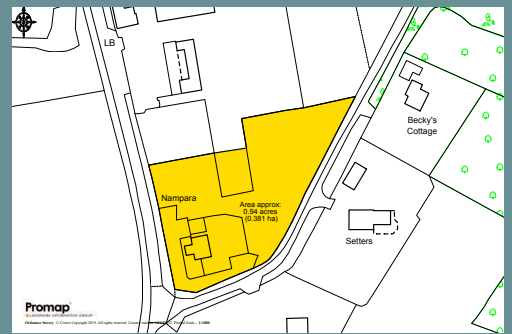
olaurenson@jacobsreeves.co.uk

**Jacobs & Reeves**  
Solicitors

# Nampara

Hyde, Fordingbridge, Hampshire SP6 2QB

Guide Price £325,000\*



A detached chalet style property set within grounds of about 0.94 acres.

## Directions

From the centre of the village, turn right next to the Primary School and follow the lane for a short distance and the property will be on the left hand side.

## Location

- Located within the New Forest National Park
- Situated along a quiet lane in the sought after village of Hyde
- A range of amenities within the village

## Description

- A detached chalet style property
- Providing potential for improvement/extension (STPP)

## Accommodation

- **GF** – 3 reception rooms, kitchen/breakfast room, conservatory, utility
- **FF** – 2 double bedrooms, bath/shower room

## Outside

- Large garage, gardens and grounds

## Services

Mains water and electricity. Heating via an oil fired Rayburn to radiators. Private drainage

## Local Authority

New Forest District Council – 023 8028 5588

## Energy Performance Rating

Band F

## NOTES

An agricultural occupancy restriction affects this property

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



Neal Wilson  
nwilson@symondsandsampson.co.uk

**Solicitors:** Bonallack and Bishop  
Fordingbridge, SP6 1AZ  
01425 652110

caroline.chandler@bishopslaw.com

**BONALLACK & BISHOP**  
**SOLICITORS**



# Forge Cottage

353 Wimborne Road West, Stapehill, Wimborne BH21 7NW

Guide Price £270,000\*



A period property providing great potential for modernisation and possible extension (STPP).

## Location

- Located in a prominent position on the edge of Ferndown
- Well placed for easy access to the surrounding towns
- A range of facilities in Ferndown and Wimborne

## Description

- A period detached cottage offering tremendous scope for updating
- Still retains character features
- Situated in delightful mature gardens

## Accommodation

- **GF** – Sitting room, dining room, conservatory, kitchen, bathroom, WC
- **FF** – 2 bedrooms

## Outside

- Garage/workshop, off-road parking, delightful gardens and grounds

## Services

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

## Local Authority

East Dorset District Council – 01202 886201

## Energy Performance Rating

Band E

## Note

There is a strip of land to the eastern boundary which does not form part of the property and has been occupied on a licence which has expired.

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



Neal Wilson  
nwilson@symondsandsampson.co.uk

**Solicitors:** Dibbens  
Wimborne, BH21 1LU  
01202 882456  
mlaszlo@dibbens.co.uk



**Dibbens Solicitors**  
*We're here to help you.....*

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

# 75a High Street

Poole, Dorset BH15 1AH

Guide Price £150,000\*



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

## 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<sup>th</sup> June 2006  
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

emma.bryant@oharassolicitors.co.uk

**O'HARAS SOLICITORS**



# Building to the rear of 131 Nortoft Road

Bournemouth, Dorset BH8 8QB

Guide Price £40,000\*



Computer Generated Image



A freehold light industrial unit with prior approval for change of use to a residential dwelling.

## Directions

From the Talbot roundabout in Winton, proceed along the A347 for approximately 0.5 miles. Turn left onto Charminster Road (B3063) and continue for 0.4 miles (approx.). Turn right into Nortoft Road. A gate and a driveway providing pedestrian access to the property can be found on the right.

## Description

- A freehold light industrial unit (Class B1 (C))
- Prior approval for change of use to a residential dwelling (Class C3)
- Approximately 49.1 sq. m (528.5 sq. ft)

## Outside

- A gated driveway leads to the property, over which it has a pedestrian right of way. (Shown hatched in green on the plan).

## Location

- Located at the end of a residential road
- Close to a varied range of amenities
- Bournemouth rail station is 1.4 miles (approx.)

## Services

Services are to be confirmed

## VAT

Purchasers should satisfy themselves as to the incidence of VAT

## Local Authority

Bournemouth Borough Council – 01202 451451

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



Meredith Holmes  
mholmes@symondsandsampson.co.uk

**Solicitors:** SCJ Solicitors  
Caernarfon, LL55 1RH  
01286 677 897

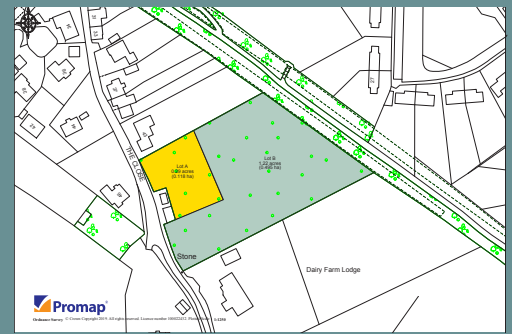
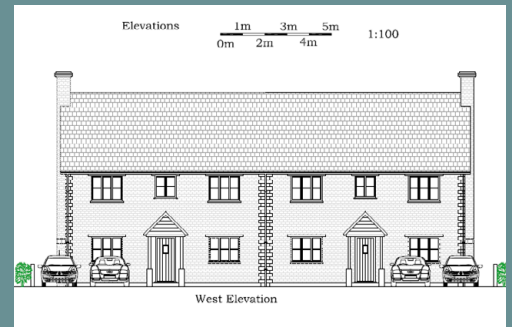
samantha.jones@scjsolicitors.co.uk



# Development Plot & Adjoining Land

The Close, Charlton Marshall, Blandford Forum, Dorset DT11 9PA

Guide Prices LOT A: £195,000\* LOT B: £35,000\*



**LOT A:** A development plot with full planning permission to erect a pair of semi-detached four bedroom dwellings. **LOT B:** Adjoining land amounting to 1.22 acres (approx.) Potential for one dwelling with land (STPP).

## Directions

Turn into The Close and proceed up the hill passing under the railway arch. Continue round to the left and both lots can be found on the left hand side.

## Location

- Located on the edge of the village
- A peaceful setting along a no-through road
- Well placed for access to Blandford Forum and Poole

## Description

- A development plot with full PP (0.29 acres approx.)
- Adjoining gently sloping land (1.22 acres approx.)
- Pleasant outlook towards the village
- LOT B will be offered at the Guide Price to the successful purchaser of LOT A or offered separately if this option is not taken.

## Proposed Accommodation

- **GF** – Sitting room, kitchen/dining room, utility, WC
- **FF** – 4 bedrooms (1 ensuite), family bathroom

## Outside

- Off road parking, rear gardens

## Services

Mains water, electricity and gas nearby  
Private drainage via a proposed sewage treatment plant

## Local Authority

North Dorset District Council – 01258 454111

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



Meredith Holmes  
mholmes@symondsandsampson.co.uk

**Solicitors:** MacLachlan Solicitors  
Shaftesbury, SP7 8EJ  
01747 440448  
tom@maclachlansolicitors.co.uk



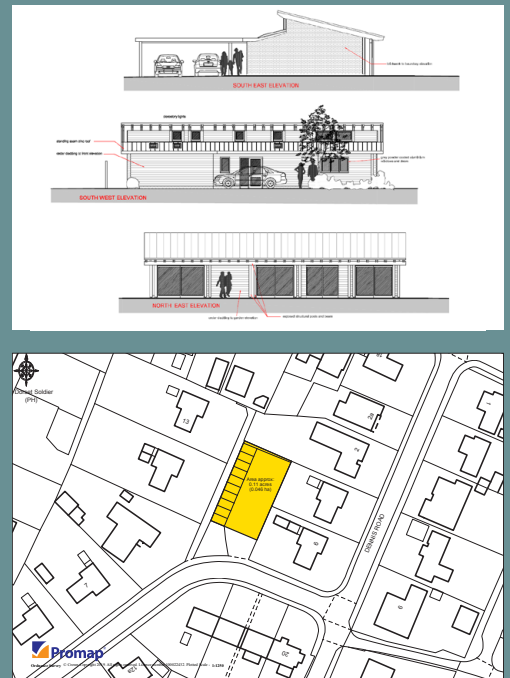
**MacLachlan**  
SOLICITORS



# Development Plot

Queen's Road, Corfe Mullen, Wimborne, Dorset BH21 3NE

Guide Price £110,000\*



A development plot with full planning permission to erect a detached three bedroom bungalow.

## Directions

From Wimborne, proceed through the village and turn left into Hanham Road. Turn right into Dennis Road and right again into Queen's Road. The plot can be found on the right hand side.

## Location

- Centrally located within this popular village
- A range of amenities nearby
- Well placed for access to Wimborne, Broadstone and Poole

## Description

- A development plot amounting to 0.11 acres (approx.)
- Currently comprising a block of ten garages
- Full PP to erect a detached three bedroom contemporary bungalow

## Proposed Accommodation

- Open plan kitchen/dining/living area, 3 bedrooms, bathroom
- Carport, off road parking and gardens

## Services

All mains services nearby

## Local Authority

East Dorset District Council – Tel: 01202 886 201

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



Meredith Holmes  
mholmes@symondsandsampson.co.uk

**Solicitors:** Goughs Solicitors  
Trowbridge, BA14 8HX  
01225 762683  
rebeccabailey@goughs.co.uk

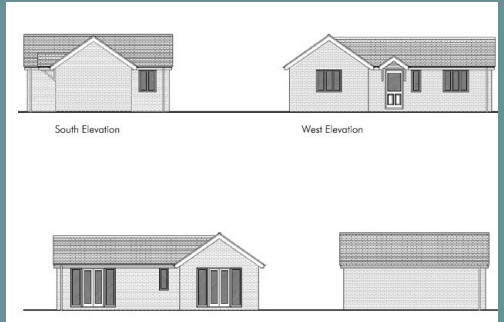




# Development Plot

Fairfield Road, Wimborne, Dorset BH21 2AJ

Guide Price £70,000\*



A development plot with full planning permission to erect a detached one bedroom bungalow.

## Directions

Proceed along Leigh Road towards Canford Bottom and turn left into Fairfield Road. The plot can be found on the right hand side.

## Location

- Located just over half a mile (approx.) from the town centre
- A range of amenities nearby
- Well placed for access to the A31

## Description

- A development plot amounting to 0.05 acres (approx.)
- Full PP to erect a detached one bedroom bungalow
- A level walk to the town centre

## Proposed Accommodation

- Open plan kitchen/dining/living area, 1 bedroom, bathroom
- Off-road parking and garden

## Services

All mains services nearby

## Local Authority

East Dorset District Council – Tel: 01202 886 201

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



Meredith Holmes  
mholmes@symondsandsampson.co.uk

**Solicitors:** Goughs Solicitors  
Trowbridge, BA14 8HX  
01225 762683  
rebeccabailey@goughs.co.uk

