

# Auction

Thursday 14 June 2018  
at 2pm



# Symonds & Sampson

**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](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.

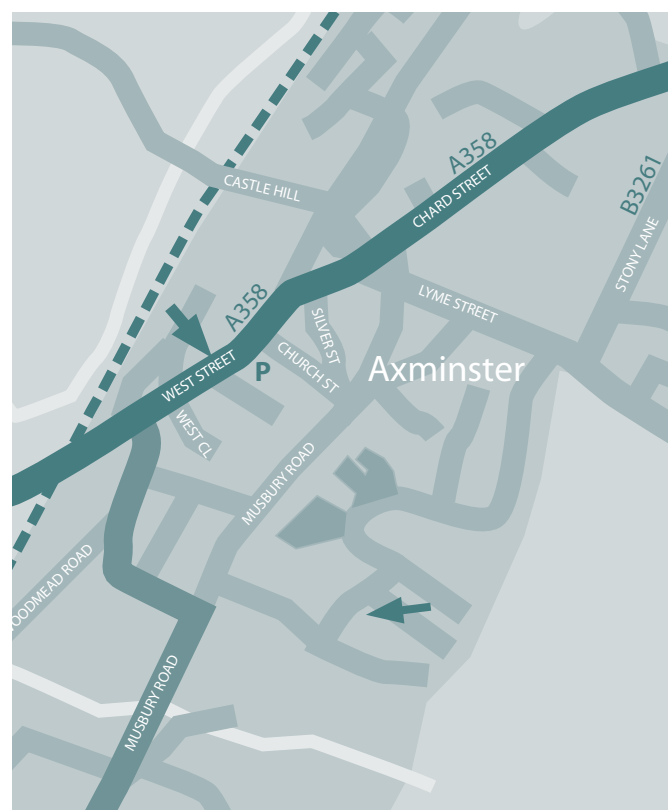
**Auction to be held at:**

**THE 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.

## Purchaser's Administration Fee

The successful purchaser will be required to pay to the Auctioneers a Purchaser's Administration Fee of £660 (£550 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.

# Cookshayes Farm

Northleigh, Colyton, Devon EX24 6BX



A gloriously situated Stuart period farmhouse listed Grade II\* in need of restoration. Set in about 118 acres for sale in 5 lots.

## Guide Prices

- |                         |  |
|-------------------------|--|
| <b>Lot A: £750,000*</b> | <b>Farmhouse, period outbuildings and about 30.33 acres (12.27 ha)</b> |
| <b>Lot B: £285,000*</b> | <b>Modern outbuildings and 20.49 acres (8.29 ha)</b>                   |
| <b>Lot C: £65,000*</b>  | <b>8.24 acres (3.33 ha)</b>  |
| <b>Lot D: £310,000*</b> | <b>41.52 acres (16.80 ha)</b>  |
| <b>Lot E: £110,000*</b> | <b>Pasture and woodland 18.19 acres (7.36 ha)</b>                      |

## Location

From the A35 at Wilmington, turn off just by Home Farm Hotel (signposted Widworthy Church). Proceed to the top of the hill, at the T junction (New Road Cross) turn right towards Offwell & Honiton. Then take the immediate next left signposted Northleigh. Proceed down the hill past Sutton Barton Farm and then take the next left turning, signposted Colyton. Cookshayes Farm lies either side of the lane. Our sale boards will be posted.

## Location

- Rural set in a tranquil valley
- A short drive from the historic town of Colyton
- Elevated position with fine views

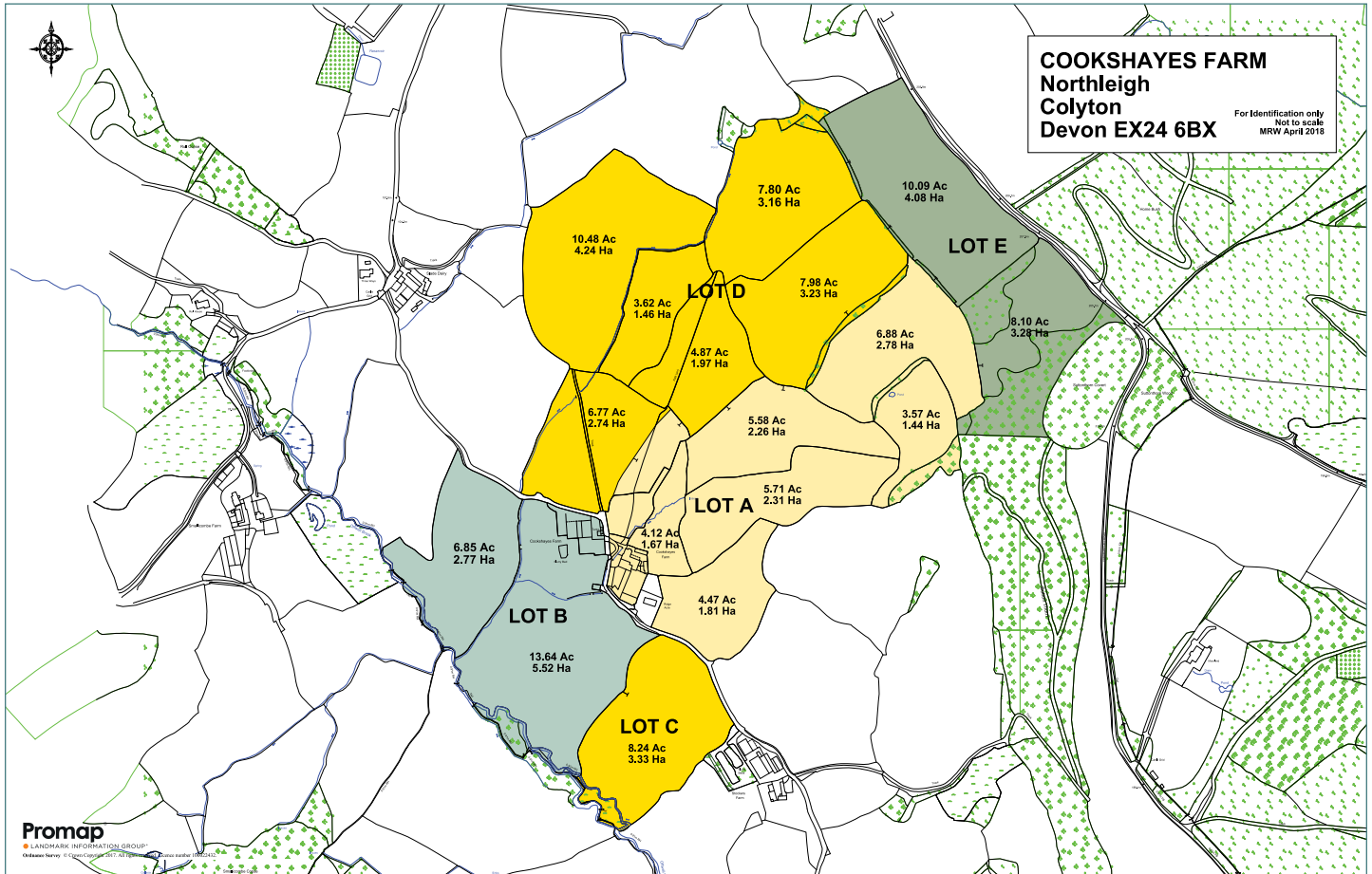
## Description

- In need of restoration
- Range of outbuildings and farm buildings
- Pasture and some broadleaf woodland

## Accommodation

- **GF:** Entrance hall, great hall, drawing room, dining room, kitchen, utility/boot room, store, cider cellar and domestic offices
- **FF:** Great chamber, seven further bedrooms and bathroom
- **SF:** 2 attic bedrooms
- **Outside:** Range of various outbuildings with potential for conversion (STPP). Walled gardens.





## Services

Lot A – Mains electricity, private water and private drainage.  
 Lot B – Private water and main electricity.  
 Lot C – Natural water supply.  
 Lot D – Private water supply.  
 Lot E – No services connected.  
 (Main water supply available but not connected to Lots A, B, C & D, a main water pipe crosses the farm.)

## Local Authority

East Devon District Council – 01395 516551

## Energy Performance Rating

Exempt

## NOTES

### Basic Payment Scheme

Entitlements under the Basic Payment Scheme are included in the sale of each lot, subject to the buyer(s)

paying the agents fees in preparing the transfer paperwork. The vendors will retain the 2018 Basic Payment monies.

## Tenure

Farmhouse and traditional buildings - freehold with vacant possession upon completion. The land and modern farm buildings are let under licence until 29th September 2018.

## Fencing Obligations

If sold separately the purchaser of Lot A will be required to erect and maintain thereafter a stock proof fence between Lots A and D, to be completed in October 2018. Any gates between lots are also to be blocked up with the T marks on the sale plan denoting ownership of boundaries and therefore which buyers obligation.

## Environmental Stewardship

The farm is not entered into any stewardship agreements.

Strictly by prior appointment with the sole agents, Symonds & Sampson LLP. Further information, if required, from Ross Willmington or Angela Gillibrand on 01297 33122.



Ross Willmington  
rwillmington@symondsandsampson.co.uk

**Solicitors:** Scott Rowe  
 Lyme Regis, DT7 3QE  
 Tel. No. 01297 443777  
 Email richard.lewis@scottrowe.co.uk



# Church House East

Whitchurch Canonorum, Bridport DT6 6RQ

Guide Price £150,000\* Freehold Investment Property



A Grade II Listed 3/5 bedroom period property in need of refurbishment.

## Location

- In the centre of a popular village
- Close to the coast at Charmouth and Seatown

## Description

- Flexible accommodation
- Character features

## Accommodation

- **GF:** Dining Room, Sitting Room, Kitchen/Breakfast Room
- **FF:** Bedroom/Reception Room, Bedroom, Bathroom
- **SF:** 3 Bedrooms
- **Outside:** Courtyard garden, allocated parking

## Services

Mains water and electricity are connected.

## Local Authority

West Dorset District Council – 01305 251010

## Energy Performance Rating

Exempt

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



Steve Allen  
sallen@symondsandsampson.co.uk

**Solicitors:** Wilsons  
Salisbury SP1 2SB  
01722 412412

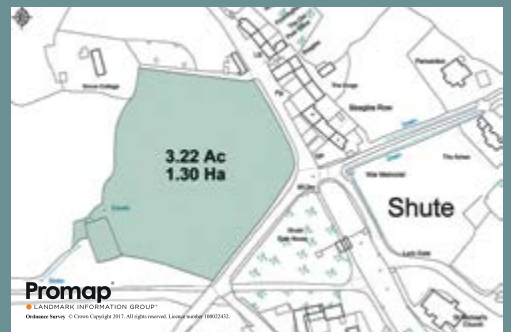
sue.russell@wilsonslip.com



# Shute Cribhouse Remains & Grove Orchard

Shute, Axminster, Devon EX13 7PU

Guide Price £35,000\*



A pretty orchard, former farm building and stone remains understood to be Shute Estate's former soapworks. About 3.22 acres (1.30 ha).

## Directions

From Axminster take the A35 west towards Honiton, at Shute Garage turn left to Shute/Colyton. The property will be found on the right just before Shute Barton and its Gatehouse. See sale plan.

## Location

- In the heart of the village of Shute.
- Close to Shute Barton
- A short drive from the historic town of Colyton

## Description

- 3.22 acres (1.30 ha)
- Stone remains and ancient orchard
- Former farmbuilding
- May offer potential for alternative uses (STPP)

## Services

Natural water supply from stream. Main water in road adjoining, not connected.

## Local Authority

East Devon District Council – 01395 516551

## NOTES

- Freehold with vacant possession upon completion
- No Basic Payment Scheme entitlements are included in the sale.

Viewing during daylight hours with particulars to hand, having first informed the sole agents Symonds & Sampson LLP. Further details available from Ross Willmington 01297 33122.



Ross Willmington  
rwillmington@symondsandsampson.co.uk

**Solicitors:** Scott Rowe  
Lyme Regis DT7 3QE  
01297 443777  
richard.lewis@scottrowe.co.uk





Auction  
Friday 27 July 2018  
at 2pm



Symonds  
& Sampson

**The Memorial Hall**

Digby Road Sherborne Dorset DT9 3NY

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



# Auction Results 2018



Scout Hut, Verwood



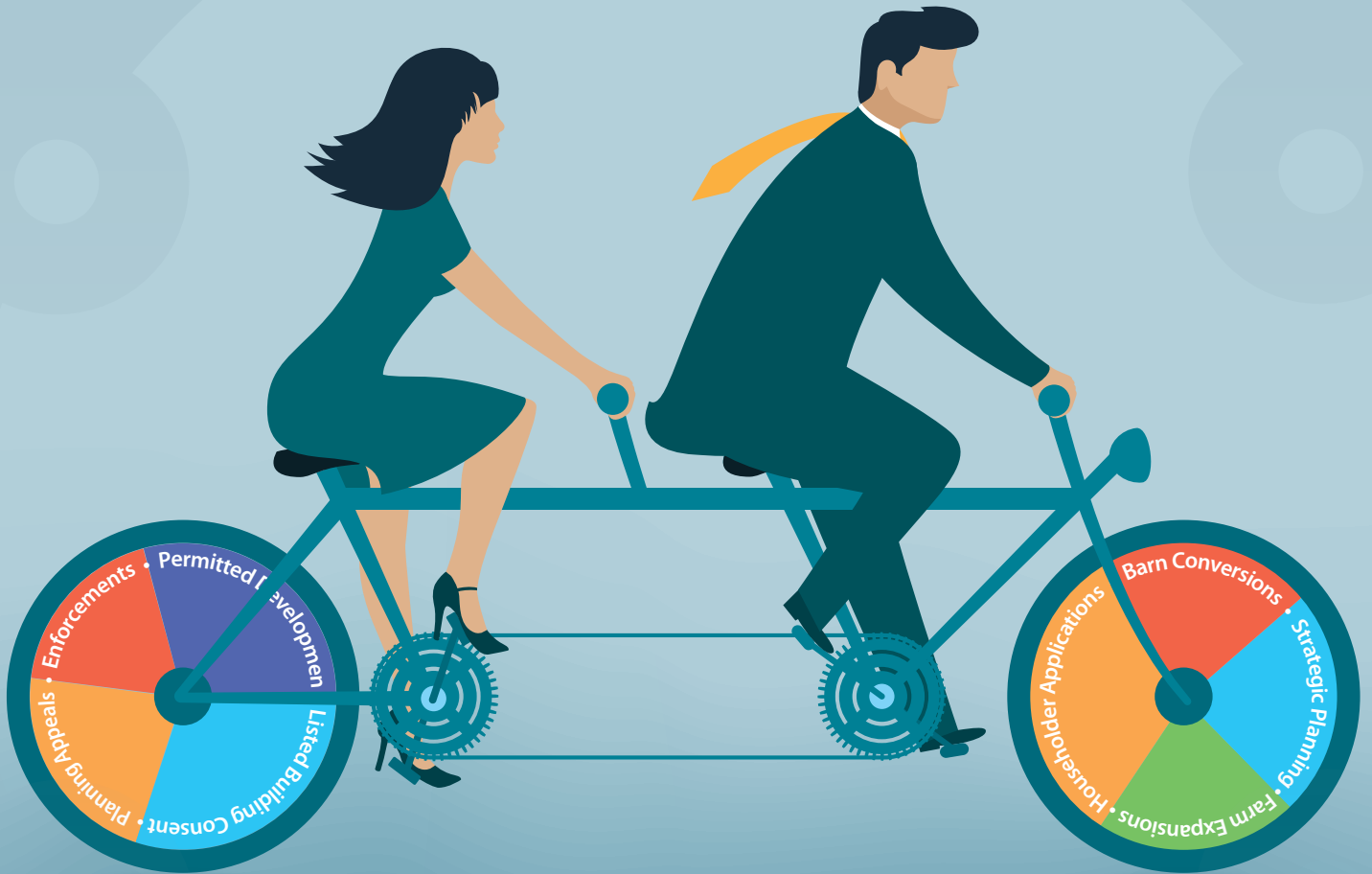
Methodist Church



Lightfoots Lot 1

<b>MARCH 2018 – Sherborne</b>	<b>Guide</b>	<b>Result</b>
Land adjacent to Scout Hut, Verwood – 0.269 acres	£7,500	<b>£52,000</b>
Lot A Land at Kine Bush Lane, Gillingham – 33.76 acres	£275,000	<b>£378,000</b>
Lot B Land at Kine Bush Lane, Gillingham – 33.77 acres	£275,000	<b>£378,000</b>
Honeysuckle Cottage, Weymouth	£200,000	<b>£258,000</b>
11–12 the Street, Milton Abbas	£250,000	<b>£298,000</b>
Rick Stones, Mere	£350,000	<b>Sold After Auction</b>
The Rondel, Mere	£175,000	<b>Not Sold</b>
Berkley Cottage, Milborne Port	£150,000	<b>£150,000</b>
15 Hardwick Street, Weymouth	£100,000	<b>£167,000</b>
<b>APRIL 2018 – Axminster</b>	<b>Guide</b>	<b>Result</b>
Methodist Church, Axminster	£125,000-£150,000	<b>£234,000</b>
Lot A Land at Codeshayes Farm, Offwell – 15.68 acres	£100,000	<b>£142,000</b>
Lot B Land at Codeshayes Farm, Offwell – 36.99 acres	£225,000-£250,000	<b>£235,000</b>
Land at Egg Moor Lane, Chardstock – 7.38 acres	£65,000	<b>£50,000</b>
Paddock at Whitecross, Netherbury – 2.43 acres	£25,000	<b>£46,000</b>
Land at Heath Common, Membury – 1.70 acres	£20,000	<b>£46,000</b>
Woodland and Pasture at Eype Down – 6.38 acres	£30,000-£35,000	<b>£72,000</b>
<b>APRIL 2018 – St Leonards Hotel</b>	<b>Guide</b>	<b>Result</b>
Lot 1 Lightfoots Farm, Sway – Farmhouse and 3.27 acres	£325,000	<b>£445,000</b>
Lot 2 Lightfoots Farm, Sway – 0.26 acres	£85,000	<b>£125,000</b>
Lot 3 Lightfoots Farm, Sway – 18.75 acres	£200,000	<b>£272,000</b>
Lot 4 Lightfoots Farm, Sway – 6.61 acres	£130,000	<b>£180,000</b>
Lot 5 Lightfoots Farm, Sway – 5.86 acres	£75,000	<b>£82,000</b>
1 The Triangle, Poole	£115,000	<b>£115,000</b>
Development land at Brook Road – 0.11 acres	£80,000	<b>£142,000</b>
Land at Garages to rear of Ashbury Cottages – 0.12 acres	£13,500	<b>£31,000</b>
Land at Shaftesbury Close, West Moors	£150,000	<b>£292,000</b>

# PLANNING EXPERTS



Working in tandem with our clients we provide a bespoke professional service.

Whatever it is  
Wherever it is

We can help you secure planning permission

**Edward Dyke** on **01258 472244** or your local 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 £660 (£550 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

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Lettings  
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