

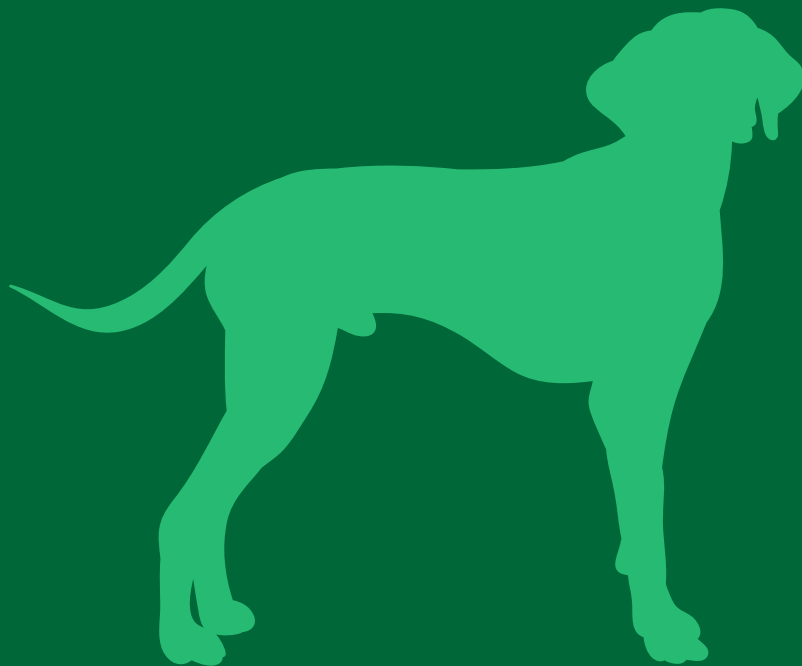
Symonds  
& Sampson

ESTABLISHED 1858

# Auction

## Friday 4 October 2019

at 3pm



**The Allendale Centre**

Hanham Road Wimborne BH21 1AS

# 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

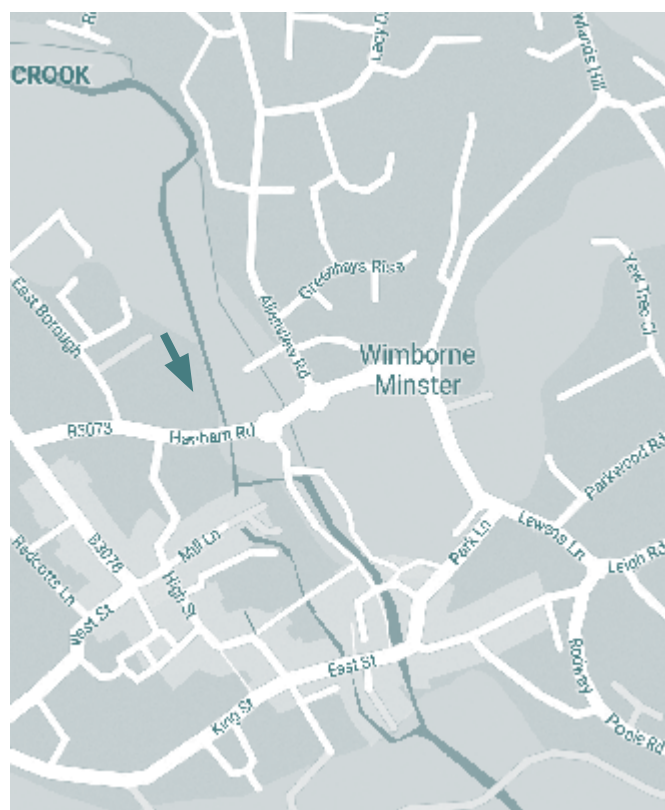
Prospective buyers should satisfy themselves as to whether VAT is chargeable on the price prior to the auction from the seller's solicitors.

## Tenure

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

## Auction to be held at:

**ALLENDALE COMMUNITY CENTRE**  
**Hanham Rd Wimborne BH21 1AS**  
**SALE DAY MOBILE 07970 684786**  
**PLEASE REMEMBER TO ARRIVE EARLY.**



**The Guide Price** is an indication of the seller's current minimum acceptable price at auction. It is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. A guide price is different to a reserve price (see below). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price** is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

## Purchaser's Administration Fee

The successful purchaser will be required to pay to the Auctioneers a Purchaser's Administration Fee of **£750 (£625 plus VAT)** payable to Symonds & Sampson. If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction.

In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.

## Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

## Viewings

Should you wish to inspect a lot please arrange for an appointment with the Auctioneers. Prospective buyers view all lots entirely at their own risk and neither the Auctioneers, or the Sellers take responsibility for any damage or injury, however caused. It is advisable to wear appropriate footwear and clothing as some buildings, particularly those for refurbishment, may have uneven floors or missing floorboards. It may, in some cases, be advisable to bring a torch as electricity is not serviceable for safety reasons.

We do not guarantee to attend viewings where appointments have not been confirmed.

## Professional Advice

We strongly recommend that all prospective buyers take independent legal and where appropriate other professional advice.

## Legal Documents

All legal documents supplied to us, including Special Conditions of Sale, title details, leases, searches, planning permissions and plans, will be available for inspection prior to the auction. The legal documents can be read at the Symonds & Sampson office dealing with the lot or downloaded from [symondsandsampson.co.uk/auctions/future-property-auctions](http://symondsandsampson.co.uk/auctions/future-property-auctions) at a cost of £12–£24 including VAT. They will also be available for inspection at the auction sale.

## Proxy/Telephone Bidding

We strongly recommend that you make every effort to attend the auction to bid personally. However, in the event that you are unable to attend, you can bid by proxy or telephone **by prior arrangement at least 24 hours before**. A proxy bidding form is available from the auctioneer's office, 01258 474266, or can be downloaded at [symondsandsampson.co.uk](http://symondsandsampson.co.uk).

As there are limited telephone lines available to the auctioneers, telephone bidding will be dealt with on a strictly 'first come, first served' basis. We do not accept responsibility in the event of failure of postal or telephone services.

## Conditions of Sale

All Lots are sold subject to the Common Auction Conditions and all Legal Documentation.

## Registration of Interest

Prospective buyers are strongly advised to register their interest in specific lots. If you do this we will make every reasonable effort to inform you of any changes.

## Withdrawals and Sales Prior

There is always the possibility of last minute withdrawals or sales prior. Please ensure you have registered your interest and we will endeavour to contact you if the lot is withdrawn or likely to be sold prior to the auction.

## Auctioneer's Announcements

On the day of the auction you should arrive in good time in order to hear the preliminary announcements made by the Auctioneer as these may affect the lot you are interested in.

## Bidding

When bidding you should bid clearly and in good time. If you are the highest bidder then the fall of the Auctioneer's gavel commits you to a legally binding contract. On signing the Sale Memorandum, buyers will be deemed to have inspected the lot they have bought, obtained any professional advice they require and read the Conditions, the relevant legal documentation and any Addendum prior to the sale. They will also have been deemed to have heard and understood any Auctioneer's announcements made during the sale that relate to the lot they are buying.

## Contract

The Contract will be subject to the Particulars, General and Special Conditions of Sale, stipulations and notes which may be issued before the sale and to any alterations announced at the Sale.

## Insurance

You may need to insure the property at the fall of the hammer. Please check the legal pack or with the seller's solicitor.

## Identification

In compliance with Money Laundering Regulations all successful bidders are required to provide photographic identification and evidence of residency for all named buyers when signing the Sale Memorandum.

If the bidder is acting on behalf of another party, they will be required to provide the documents for both themselves and for the named buyers for whom they act, as well as providing a valid letter of authority from the buyers authorising them to bid on their behalf. If the bidder is acting on behalf of a company, the above document will still be required, together with written authority from the company and a copy of the Certificate of Incorporation.

## Deposit

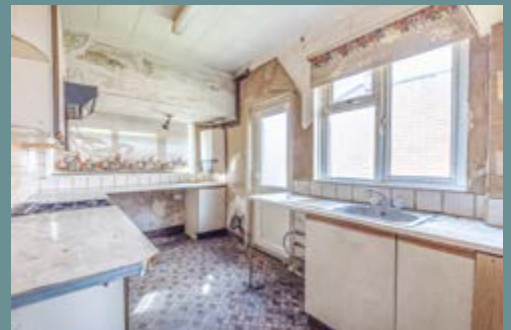
Deposits of 10% of the purchase price (or £2,000, whichever is the greater) are payable on the fall of the hammer. Deposits can be paid by cheque which, unless otherwise stated, should be made payable to the Solicitor for the Seller or by debit card. Please ensure that you have adequate funds in the appropriate account. **Cash is not accepted.**

Please be aware that you may be required to provide evidence of source of funds to the solicitor upon purchase.

# 81 Corhampton Road

Bournemouth, Dorset BH6 5NX

Guide Price £250,000\*



A detached three bedroom property requiring refurbishment and providing potential for extension (subject to the necessary planning consents).

## Directions

From Iford Roundabout proceed in the direction of Pokesdown on the A35. After 0.4 miles (approx.), turn left onto Warnford Road and then right onto Corhampton Road. The property can be found on the left after a short distance.

## Location

- Situated along a mature residential road
- Well-placed for a range of amenities
- Close to Boscombe East

## Description

- Occupying a good-sized plot
- Spacious, well-proportioned accommodation
- Requiring complete refurbishment throughout

## Accommodation

- Entrance hall, 2 reception rooms, kitchen, cloakroom
- 3 bedrooms, bathroom
- Detached garage, off-road parking, rear garden

## Services

All mains services are connected  
Heating via a gas fired boiler

## Local Authority

Bournemouth Borough Council – 01202 451451

## Energy Performance Rating

Band D

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



Neal Wilson  
nwilson@symondsandsampson.co.uk

**Solicitors:** MJP Law  
Wimborne, BH21 1NF  
01202 842929  
st@mjplaw.co.uk





# Flat 1 Meadow Court

Leigh Road, Wimborne, Dorset BH21 1BG

Guide Price £140,000\*



A spacious two bedroom ground floor apartment requiring modernisation. Ideally located a short level walk from a range of amenities.

## Directions

Proceed out of the town centre on Leigh Road. The apartment block can be found on the right after a short distance. The garage is located at the rear of the block, accessed via Grenville Road.

## Location

- 0.5 miles (approx.) from the town centre
- M&S convenience store and Waitrose supermarket close-by
- Well-placed for access to the A31

## Description

- A spacious two bedroom apartment
- Ideally located on the ground floor
- In need of modernisation

## Accommodation

- Entrance hall, sitting/dining room, kitchen, 2 bedrooms, bathroom
- Communal grounds, single garage

## Services

Mains water, electricity and drainage  
Electric night storage heating

## Local Authority

East Dorset District Council – 01202 795096

## Energy Performance Rating

Band D

## Lease Details

99 years – 50 years remaining. Ground rent: £150.00 per annum. Maintenance fee: £1312.28 per annum. We are advised by our client that a lease extension is likely to cost in the region of £30,000

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



Neal Wilson  
nwilson@symondsandsampson.co.uk

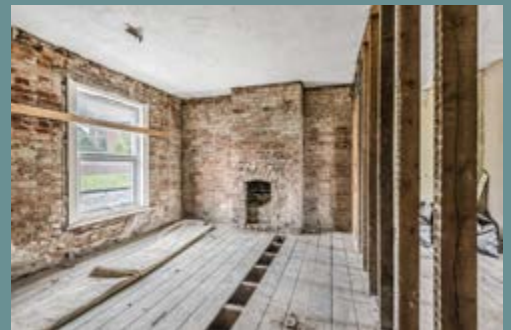
**Solicitors:** Preston Redman  
Bournemouth, BH1 2EN  
01202 292424  
rmk@prestonredman.co.uk



# 43-45 Estcourt Road

Salisbury, Wiltshire SP1 3AS

Guide Price £125,000\*



A substantial mixed use commercial/residential property with potential for investment or re-development. In a prominent location close to the Ring Road.

## Location

- Situated in a prominent position
- Within a terrace of retail properties
- Visible from the City's Ring Road.

## Description

- Two ground floor retail units
- With 2 storey former 4 bed flat above
- All in a stripped out condition

## Accommodation

- Two basements
- Two ground floor retail units, communal area with WC
- Two-storey former 4 bedroom flat' remove 'in need of renovation
- Rear garden

## Services

All mains services are connected to the property

## Local Authority

Wiltshire Council – 0300 456 0100

## Energy Performance Rating

Commercial EPC

43 Estcourt Road = Band C, 45 Estcourt Road = Band D

Residential EPC

43a Estcourt Road (flat) = Band E

## Town & Country Planning

There is full planning permission to extend the building and for internal alterations.

45 Estcourt Road benefits from approval for change of use from class A2 to a food preparation/training kitchen. Planning Ref: 17/04263/FUL.

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



Meredith Holmes MNAEA  
01202 843190  
mholmes@symondsandsampson.co.uk

**Solicitors:** Farnfields

Shaftesbury SP7 8JT

01747 854244

tony.ford@farnfields.com

*Farnfields*  
SOLICITORS

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



# Development plot at Green Close

Bere Regis, Wareham, Dorset BH20 7LW

Guide Price £100,000\*



A single development plot with full planning permission for a detached three bedroom dwelling with off-road parking and garden. Approx. 0.07 acres.

## Directions

From the centre of the village, proceed towards Bovington on Southbrook. Continue onto Rye Hill and Green Close can be found on the left. The plot is located on the right after a short distance.

## Location

- Situated within a residential area
- Edge of village location
- Close to a varied range of amenities

## Description

- A single development plot (0.07 acres approx.)
- Full planning permission for a detached dwelling
- Proposed accommodation measures 1165 sq. ft.

## Proposed Accommodation

- Entrance hall, open-plan kitchen/dining/family room, sitting room, cloakroom.
- Master bedroom (ensuite), 2 further bedrooms, bathroom.
- Proposed off-road parking (3 vehicles) and gardens

## Services

Prospective purchasers should make their own enquiries as to availability and capacity.

## Local Authority

Dorset Council – 01929 556561

## Town & Country Planning

The approved plans can be inspected via the Dorset Council Planning Portal.

Planning Ref: 6/2018/0008

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



Meredith Holmes MNAEA  
01202 843190  
mholmes@symondsandsampson.co.uk

**Solicitors:** Capsticks Solicitors LLP  
Winchester, SO23 8SR  
01962 678383

spencer.vellasultana@capsticks.com



# 94 Woodlands Avenue

Hamworthy, Poole, Dorset BH15 4EQ

Guide Price £395,000\*



A detached bungalow in need of modernisation with mudflats adjoining Holes Bay, boathouse, slipway and pontoons.

## Location

- Located along a residential road
- Mudflats adjoining Holes Bay
- Well-located for access to Poole and the Quay

## Description

- A detached bungalow requiring modernisation
- With the benefit of a boathouse, slipway and landing stages/moorings.
- Affording impressive views over Holes Bay and Poole Harbour

## Services

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

## Accommodation

- Entrance hall, sitting/dining room, kitchen, 3 bedrooms, bathroom
- Off-road parking, rear garden, attached workshop, mudflats adjoining Holes Bay, boathouse, slipway and landing stages/moorings.

## Local Authority

Poole Borough Council – 01202 633633

## Energy Performance Rating

Band D

## NOTE

Our clients currently make use of the landing stages/moorings and slipway under a license granted by the Poole Harbour Commissioners dated 4<sup>th</sup> June 2016 for a period of 10 years.

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



Meredith Holmes MNAEA  
mholmes@symondsandsampson.co.uk

**Solicitors:** Preston Redman  
Bournemouth, BH1 2EN  
01202 292424  
rmk@prestonredman.co.uk





# Cosy Nook

Church Lane, Winterborne Kingston, Blandford Forum, Dorset DT11 9BE

Guide Price £90,000\*



An end of terrace one bedroom cottage requiring modernisation, located along a no-through lane in this popular village.

## Location

- Situated along a no-through lane
- Centrally within this popular village
- Ideally located for Blandford, Dorchester and Wimborne

## Description

- A charming cottage in need of modernisation
- Benefitting from recently replaced UPVC double glazing
- Re-thatched approximately 6 years ago

## Proposed Accommodation

- Entrance porch, sitting/dining room, kitchen, bathroom
- Bedroom
- Garden, potential for 1 off-road parking space

## Services

Mains water, electricity  
Shared septic tank drainage

## Local Authority

Dorset Council – 01258 454111

## Energy Performance Rating

Band F

## NOTE

Symonds & Sampson LLP recommend that any parties wishing to arrange a viewing or express an interest in this property refer to Part 2 of the Property Information Form within the legal pack before doing so.

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



Meredith Holmes MNAEA  
mholmes@symondsandsampson.co.uk

**Solicitors:** Blanchards Bailey LLP  
Blandford Forum, DT11 9LQ  
01258 459361

ryan.hemmings@blanchardsbailey.co.uk



# Barn at Bramble Farm

Church Lane, West Parley, Ferndown, Dorset BH22 8TR

Guide Price £90,000\*



A rare opportunity to acquire a Grade II Listed barn with full planning permission for conversion.

## Directions

At Parley Cross, proceed east on Christchurch Road. Continue for 0.3 miles (approx.) and turn right into Church Lane. The barn can be found on the right after approx. 0.4 miles.

## Location

- Situated on the edge of West Parley
- Close to a range of amenities
- Well-placed for access to Bournemouth and Christchurch

## Description

- A mid-terrace Grade II Listed barn
- Full planning permission for conversion to a two bedroom dwelling

## Accommodation

- Open plan kitchen/living room, bedroom, bathroom
- Bedroom
- Proposed driveway, off-road parking and garden

## Services

Prospective purchasers should make their own enquiries as to availability and capacity.

## Local Authority

Dorset Council – 01202 795096

## Energy Performance Rating

EPC exempt

## Town & Country Planning

The approved plans can be inspected via the Dorset Council Planning Portal.

Planning Ref: 3/16/2804/LB

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



Meredith Holmes MNAEA  
mholmes@symondsandsampson.co.uk

**Solicitors:** Jacobs & Reeves

Poole, BH15 1AU

01202 674425

hhenson@jacobsreeves.co.uk

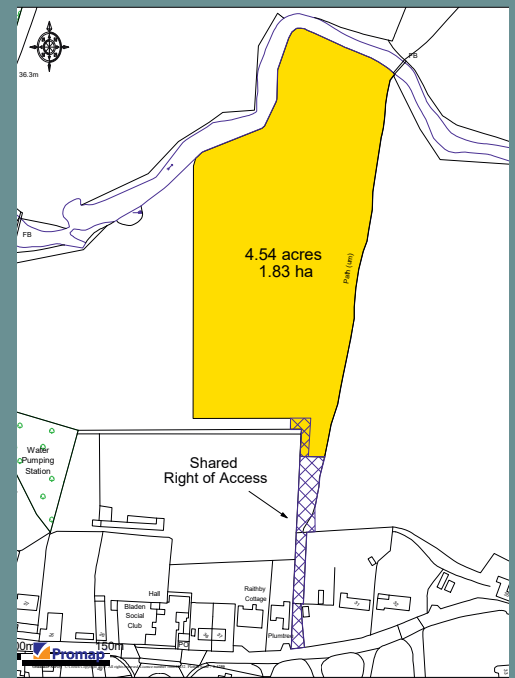
**Jacobs & Reeves**  
Solicitors

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

# Land at Briantspuddle

Dorchester DT2 7HT

Guide Price £45,000\*



4.54 acres (1.83 hectares) of level meadow pasture land.

## Directions

From the Puddletown Bypass (A35) take the Tolpuddle Ball exit (approximately 3 miles south-west of Bere Regis) signposted to Affpuddle and Crossways. Take the first left-hand turning to Briantspuddle, proceed on the road for 1.25 miles until you reach the centre of Briantspuddle, take the left turning and follow the road for 0.25 miles until you reach the Symonds & Sampson for sale on the left-hand side of the road. The land can be found a short walk along the track.

## Location

- Edge of village location
- Far reaching views over surrounding countryside

## Description

- A single parcel of productive meadow pasture land
- Livestock fencing to all boundaries
- Access via a right of way
- Bordering the River Piddle

## Services

Mains water connected to the property.

## Local Authority

Purbeck District Council – 01929 556561

## Basic Payment Scheme

There are no BPS entitlements available.

## NOTE

The fishing rights are NOT included within the sale. Access to the property from the public highway over a shared right of access.

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



Will Wallis MRICS FAAV  
01305 236572  
wwallis@symondsandsampson.co.uk

**Solicitors:** Clarke Rowe  
Poole BH15 2PG  
01202 307940

nikki@clarkerowesolicitors.co.uk

Clarke Rowe  
solicitors





## Residential Sales

With 11 sales offices across the region, our agents have the local knowledge to guide you through selling or purchasing your home.

## Property Letting

A dedicated team of qualified letting agents and property managers to ensure your tenancy runs smoothly.

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## Rural Services

Our rural agents can assist with diversification, BPS & grants, wayleaves, easements, tenancies, valuations, compensation and much more.

## Commercial

Our commercial agents can help with the sale, purchase, letting, management, valuation and rent reviews of your commercial property.

## Dispersal Sales

Our auctioneers have been selling live and deadstock, fodder and standing straw since 1858, achieving the highest prices for our clients.

## Planning

Our team of planning consultants keep abreast of ever-changing legislation to help you secure planning permission for a wide range of developments.

## Farm Agency

Specialist farm and land agents with vast experience and market knowledge for selling paddocks to commercial farms and plots to country estates.

## Building & Design

From new build to renovation, listed buildings, project management and disputes, our property experts can advise you on the process.

## Land & New Homes

From green field to point of sale, our team of planners, design & survey and sales agents can guide you through the whole process.

## Valuations & Surveys

Our residential, agricultural and commercial surveyors carry out valuation and surveys for a variety of purposes.

## Auctions

We hold regular auctions across the region, selling houses, building plots, development opportunities, land and farms.

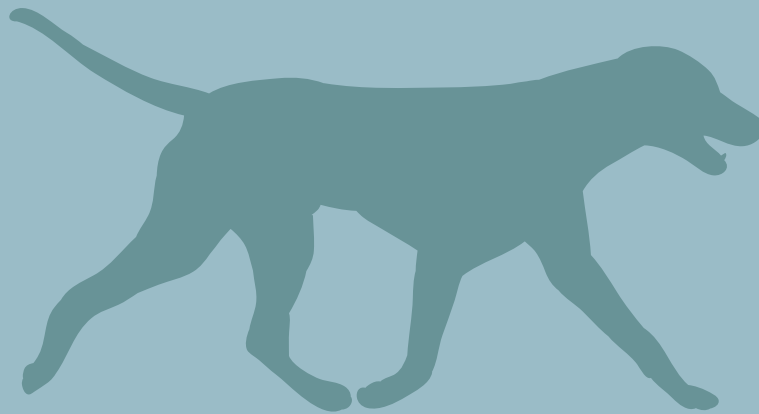
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# Auction

## Thursday 10 October 2019

at 2pm



### The Guildhall

West Street Axminster Devon EX13 5NX

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

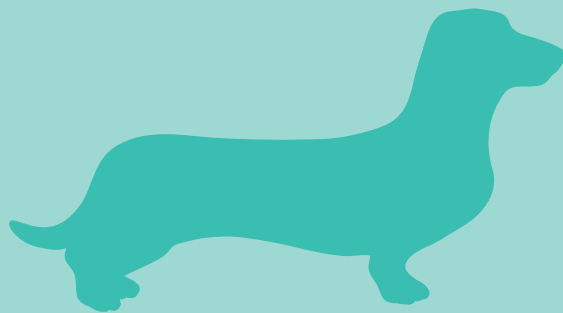
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# Auction

## Friday 25 October 2019

at 2pm



### The Digby Hall

Hound Street Sherborne DT9 3AB

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 purchasers bid will not be disclosed to the vendor or any other person either during or after the sale without the consent of the prospective buyer.
12. The auctioneer reserves the right to bid himself or through an agent up to the reserve price for the particular lot.
13. Prospective Buyers are advised to telephone Symonds & Sampson LLP on the day of the auction to ensure that there are no amendments to the particulars or sale or conditions relating to the relevant lot or other matters relating to it. The prospective Buyer will be deemed to have knowledge of such amendments and will buy subject to them in any event. If the prospective Buyer does not telephone and such amendments have been made, the auctioneer may in his absolute discretion decide not to bid for the relevant lot on the prospective Buyer's behalf and the auctioneer will not be responsible for any loss, costs or damages incurred by the prospective Buyer as a result thereof.
14. Should the prospective Buyer wish to bid at the auction in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In this case the auctioneer will not make any bids on behalf of the prospective Buyer.
15. The auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as possible.
16. Prospective Buyers are advised in respect of telephone bids that should they become disconnected during bidding or are unobtainable. Symonds & Sampson LLP will not be held responsible or liable for any loss suffered in respect thereof.



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& Sampson

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Sales  
Lettings  
Valuations  
Planning  
Auctions

