26th April 2016 2:30pm
Haynes Motor Museum, Sparkford BA22 7LH
Guide Price
£150,000*

LOT 1
Wingfield
Bridgehampton, Yeovil, Somerset BA22 8HF

Wingfield is a three bedroom detached bungalow requiring a programme of modernisation. The accommodation comprises, entrance hall, sitting/dining room, kitchen, conservatory, three bedrooms, bathroom and separate WC, with approximate measurements as follows:

- Kitchen 13’6 (4.15) x 9’9 (3.02)
- Sitting/Dining Room
  - Sitting Room 16’9 (5.16) x 13’7 (4.19)
  - Dining Area 9’9 (3.02) x 8’0 (2.45)
- Bedroom 13’0 (3.97) x 10’3 (3.13)
- Bedroom 12’4 (3.77) x 10’4 (3.16)
- Bedroom 10’3 (3.15) x 9’4 (2.85)
- Conservatory 11’3 (3.44) x 8’9 (2.71)
- Garage 34’6 (10.54) x 7’6 (2.31)

The property benefits from oil fired central heating and rural views to the front.

The front and rear gardens would benefit from landscaping but overall the property sits in a good sized plot of 0.19 acres. To the side of the property is a driveway leading to a garage. The water supply has been disconnected. Septic tank. Oil fired central heating (not tested)

EPC Rating F

Tenure
The property is freehold and is offered for sale with vacant possession.

Situation
Bridgehampton is a rural hamlet surrounded by open countryside, yet enjoying close proximity to transport links. The nearby village of Ilchester enjoys a range of every day amenities including petrol station and convenience store, pubs, restaurants and hotels, with a broader selection of shopping, leisure and health care facilities available in Yeovil and the popular town of Sherborne.

The A303 trunk road can be joined within 1 mile, with the A37 road to Bristol and Bath also within easy reach. Mainline stations in Yeovil and Sherborne offer rail links with London (Waterloo), Exeter and Bristol, and Castle Cary station enjoys regular rail links with London (Paddington).
Wingfield
Bridgehampton, Yeovil, Somerset BA22 8HF

Guide Price
£150,000*

Directions
From Yeovil follow the A37 towards Bristol and, after passing through Chilthorne Domer, turn right towards Ilchester. Proceed through the village and at the next roundabout turn right. Follow this road, passing the Fleet Air Arm museum on the right, and the turning for Bridgehampton can be found on the right before joining the A303. Proceed along this lane and the property can be found on the right.

Contact Office
16b Hendford, Yeovil
Somerset BA20 1TE
01935 315 786

Solicitor
Vanessa Groom Porter Dodson Solicitors
Central House, Church Street, Yeovil
Somerset BA20 1HH
01935 424 581

*Please see Important Notice 5 on page 14 of this catalogue
Residential Development Site
Pibsbury, Langport, Somerset TA10 9EJ

LOT 2
Guide Price £225,000*

A rare opportunity to acquire an individual building plot in an attractive semi-rural location.

The Property
An individual building plot extending to about 0.48 of an acre with detailed planning permission for the construction of a four bedroom detached dwelling with approximately 4,000sqft of accommodation on two floors.

The plot benefits from full planning permission granted by South Somerset District Council on the 8th May 2015.

Full copies of the planning consent and application can be viewed at www.southsomerset.gov.uk with the application reference 15/00514/FUL. Plot 1 is being offered for sale, Plot 2 having been developed by the Vendors.

Surrounding Area
Pibsbury is located on the A372, approximately 2 miles to the east of Langport which is a thriving period town with good local amenities and a number of cafes and restaurants. Pibsbury is conveniently situated for access to the larger regional centres of Yeovil and Taunton, as well as the A303 and A37 roadways and mainline rail connections to London Paddington from Castle Cary. The area is well served by excellent state and private schools including Millfield.

Services
We understand that the vendor has already installed mains electricity and gas to the edge of the site, thus saving the successful purchaser considerable expense associated with the requirement to pay for the closure of the road and connection to these supplies. Mains water and drainage are also available in close proximity to the site, subject to a new connection being established by the successful purchaser.
Residential Development Site  
Pibsbury, Langport, Somerset TA10 9EJ  

Guide Price  
£225,000*

LOT 2

Directions
From the A303 Podimore roundabout take the A372 to Langport and continue through Long Sutton. Continue for another 2.5 miles or so where the plot will be found on your left hand side.

Contact Office
16b Hendford, Yeovil  
Somerset BA20 1TE  
01935 315 786

Solicitor
Patricia Moon Gould & Swayne  
31 High Street,  
Glastonbury BA6 9HA  
01458 833 700

*Please see Important Notice 5 on page 14 of this catalogue
A 5 bedroom village house/former shop together with a further one bedroom cottage, store and garage, all located in the Witheridge conservation area with the benefit of access to the front and rear, and now in need of modernisation/redevelopment.

Introduction
Having been within the ownership of the vendor’s family since 1987, 3 West Street and Cob Cottage are offered to the market for the first time in about 29 years. Up until 1999/2000, 3 West Street comprised a residence with an integral shop which originally served as a delicatessen and, latterly, for the sale of antiques and books, until trading ceased. Outside, Cob Cottage offers further separate residential accommodation, and there is a further workshop, store, tandem garage and spacious rear garden. The property has the benefit of access at the front from West Street and also, at the rear, from Joan Spry Close. The property now requires modernisation/redevelopment and would be well suited to a range of uses, subject to obtaining the necessary consents.

Situation
The property is located within the conservation area of Witheridge which provides local amenities including a shop, primary school, church and public house. Both the market towns of Tiverton and South Molton are about ten miles away. Tiverton offers a wider range of amenities including secondary schools and further shops. Junction 27 of the M5 motorway is a further six miles from Tiverton, with Tiverton Parkway railway station also easily accessible.

3 West Street
The property comprises an imposing brick and slate building and, although now in need of modernisation throughout, the fabric of the building appears to be in ‘good heart’ with the slate roof (and flat roof at the rear) having been renovated and recovered in 2000/2001. On the ground floor accommodation comprises a Hall, Former Shop/Drawing Room, Sitting Room, Dining Room, Kitchen and Utility. On the first floor there are four Double Bedrooms, a further Single Bedroom and a Bathroom.

EPC Rating 3 West Street D
EPC Rating Cob Cottage G

Contact Office
Mansfield House, Silver Street
Taunton, Somerset TA1 3DN
Rural and Commercial 01823 331 234

*Please see Important Notice 5 on page 14 of this catalogue
3 West Street and Cob Cottage
Witheridge, Tiverton, Devon EX16 8AA

Guide Price
£225,000*

LOT 3

West Street, Witheridge, Tiverton, EX16

TOTAL GROSS INTERNAL FLOOR AREA 2214 SQ FT 205.6 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Cob Cottage
The property comprises a small attached stone and slate cottage providing a Living Room/Kitchenette on the ground floor, together with a Bedroom and Shower Room on the first floor.

Outside
There is lean-to store off Cob Cottage, together with a further stone and galvanised Workshop/Store, block and steel Tandem Garage, garden area providing lawn and vegetable patch and a shared driveway providing the rear access off Joan Spry Close. In total, the site extends to about 5,375sqft.

Services
The property is serviced by mains electric, water and drainage with LPG heating. In addition to access at the front from the adjoining West Street, the property has the benefit of access at the rear from Joan Spry Close. This is a shared access with the maintenance costs shared on a ‘50/50’ basis.

Tenure
The property is freehold and is offered for sale with vacant possession upon completion.

Directions
From the Church in Witheridge, proceed in an easterly direction towards Tiverton on Church Street (the B3137). Shortly after passing the Mitre Inn on your left hand side, turn right at the cross roads on to West Street. The property will be found almost immediately on your left hand side.
In order to access the property at the rear via Joan Spry Close, continue on past the cross roads (with the turning to West Street on your right and North Street on your left), and take the next right onto Chapple Road. Turn right shortly after onto Brooke Road, and then take the first right onto Joan Spry Close. The rear access to the property will be found at the end of this road.

Contact Office
Mansfield House, Silver Street
Taunton, Somerset TA1 3DN
Rural and Commercial 01823 331 234

Solicitors
Ashfords LLP
Darren Blackburn
Gotham House, Tiverton, Devon EX16 6LT
01884 203 049

Viewing
Strictly via appointment with the agents, Humberts, on 01823 331 234.
An attractive and well situated pasture paddock of 5.34 acres, complete with a small area of young amenity woodland, all serviced by a former field shelter.

**Situation**
The Land at Waytown occupies a pleasant and elevated position in the Marshwood Vale, situated within the small village of Waytown. Waytown is within easy reach of Beaminster, situated about 3 miles to the north and Bridport, which is located about 3½ miles to the south and in turn provides easy access to the A35. The land is included within the Dorset Area of Outstanding Natural Beauty.

**Description**
The Land at Waytown comprises a single enclosure extending in all to about 5.34 acres. The land benefits from a two bay timber framed field shelter measuring about 24’ x 12’. Although it is fair to say that this now requires some repair works, or replacement, the shelter exists and therefore offers potential purchasers the ability to house livestock as may be appropriate. The land slopes gently down toward the River Brit which runs close to its eastern boundary. Along the southern boundary, the land has the benefit of a small enclosure of young amenity woodland.

**Services**
We understand that mains water runs within the land and is connected to a field trough.

**Tenure**
The whole property is freehold and is offered for sale with vacant possession available upon completion of the sale.

**Easements/Rights of Way**
The land has the benefit of a right of access over a short section of the drive of the adjoining property in order to obtain access from the adjoining council maintained road. We understand that there are drainage systems for neighbouring properties situated within the land and therefore that rights exist for access to maintain and clean out these systems as may be appropriate.

**Viewings**
The land may be viewed during daylight hours with these sale particulars in hand.

**Directions**
From the Hare and Hounds pub in Waytown head north toward Beaminster on Slape Hill. The land will be found on your right hand side with access via a field gate adjoining Slape Farm.
Land at Waytown
Bridport, Dorset

Guide Price
£60,000*

LOT 4

Contact Office
Mansfield House, Silver Street
Taunton, Somerset TA1 3DN
Rural and Commercial 01823 331 234

Solicitors
Carinna Parsons, Porter Dodson Solicitors
21 South Street Bridport Dorset DT6 3NR
01308 555 630

*Please see Important Notice 5 on page 14 of this catalogue
Former social club suitable for a range of uses subject to the necessary consents. Two storey building with a single storey skittle alley. Bar at first floor, and at ground floor, WC facilities, kitchen, stores and skittle alley. It should be noted that the property has no parking amenity.

Location and Description
The property is located as you enter the village of Kingston St Mary at Mill Cross which is 2 miles to the north of Taunton. The property provides a two storey brick building under pitched clay tiled roof with a single storey building to the side which houses the skittle alley.

The property has been run as a social club for numerous years and has potential for a range of alternative uses subject to gaining the relevant planning consents. It has potential to be converted into a public house, restaurant, retail unit, gym or a residential dwelling.

It should be noted that there is no parking with the property. Outside there is a pedestrian right of access across a shared driveway with the residential houses to the rear.

Accommodation
All measurements approximate

Ground Floor:
Hall
Gents WC facilities
Ladies WC facilities
Disabled WC facilities
Kitchen 1.60m x 1.31m (5’2 x 4’3)
Cellar 3.88m x 2.09m (12’8 x 6’10)
Store 4.95m x 5.20m (17’0 x 16’2)
Skittle alley 19.99m x 6.01m (65’6 x 19’8)

First Floor:
Bar/dining room 12.63m x 6.59m (41’5 x 21’7)

EPC Rating C

Tenure and Rental
The property is available freehold with vacant possession.
Kingston Social Club  
Kingston St Mary, Taunton TA2 8HH  

Guide Price  
£60,000*

LOT 5

Contact Office  
Mansfield House, Silver Street  
Taunton, Somerset TA1 3DN  
Rural and Commercial 01823 331 234

Solicitors  
Mr David Lovelock Clark Willmott  
Blackbrook Gate, Blackbrook Park Avenue  
Taunton, Somerset TA1 2PG  
0845 209 1000  
Email: david.lovelock@clarkwillmott.com

*Please see Important Notice 5 on page 14 of this catalogue
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Auction Notices

Prospective purchasers are strongly advised to read the following notices:

General Advice
• Inspect the lot
• Read all terms and conditions
• Take appropriate advice from a solicitor, chartered surveyor and an accountant
• Check the contract documents relating to the lot
• Check the descriptions in the catalogue are accurate
• Ensure there is finance available for the deposit and purchase price
• Read the purchasers’ pack provided by the seller’s solicitor

Particulars of Sale
The details of each lot have been prepared with information provided by the seller and/or their solicitors. Every effort has been made to ensure the accuracy of these details and to verify the information provided. Each lot is sold subject to the Common Auction Conditions of Sale (Edition 3 August 2009) and to the Special Conditions of Sale applicable to each lot. A copy of the Common Auction Conditions will be available in the auction room or alternatively can be obtained from the auctioneers. The Special Conditions of Sale have been prepared by the respective seller’s solicitors and prospective purchasers should make sure that they have obtained a copy of these Special Conditions either from the auctioneers or from the respective seller’s solicitor. The conditions of sale are legally binding and a purchaser is deemed to have read and understood these prior to bidding.

Plans & Photographs
The plans and photographs shown in the catalogue are included in order to assist prospective purchasers in locating the lot, these are not guaranteed to be to scale or to indicate the full extent of the property offered. The seller’s legal packs will show the precise interest to be sold.

Insurance
Prospective purchasers must arrange for insurance to be in place on the property from exchange of contracts (i.e. the day of the auction) unless informed otherwise.

Inspection
If you want to inspect a lot prior to the auction please arrange for an appointment with the auctioneers. All inspections are undertaken by interested parties at their own risk and the auctioneers can accept no liability.

Legal Pack
Copies of the legal documentation will usually be available from the respective seller’s solicitors. Please note a charge will normally be made for these. These documents will also be available for inspection immediately prior to the auction sale.

Pre-Sale Announcement
On the day of the auction you should arrive in plenty of time in case the auctioneer has any preliminary announcements to make and in case there are any amendments or addendums to a particular lot.

Bidding at Auction
By bidding at auction you are personally liable in every respect for any accepted bid. This will be the case even if you bid as agent or other representative for another party. By signing the sale memorandum, buyers will be deemed to have inspected the lot, read all the conditions of sale and relevant legal documentation, together with any addendum and understood any auctioneer’s announcements made prior to the sale.

Deposit
On the fall of the hammer in addition to signing the memorandum of sale the purchaser will be required to pay a deposit of 10% of the sale price, subject to a minimum of £1000. The deposit may be paid by cheque drawn on a UK clearing bank. A bankers draft or solicitors’ client account cheque are also acceptable. Cash deposits will not be accepted in any circumstances. Purchasers should ensure that there are adequate funds in the appropriate account upon which the cheque is drawn.

Buyer’s Administration Fee
The successful purchaser will also be required to pay to the auctioneers a buyer’s administration fee of £500 including VAT, payable to Humberts.

Guide Prices and Reserve
The guide prices shown within the catalogue are merely an estimate of the price which the auctioneers consider that the lot might be sold for. These guide prices should not be treated as a valuation. Prior to the auction prospective purchasers should contact the auctioneers to check whether there have been any alterations made to the guide prices for the lot (lots in which you are interested).

Reserves
Each lot will be sold subject to a reserve price. The vendor and/or their agents reserve the right to bid up to the reserve price. The reserve price may exceed or be lower than the guide price quoted.

Questions
Prospective purchasers are reminded that no questions will be invited once the sale commences. The auctioneers will be delighted to answer any questions prior to the sale and they will be available for half an hour prior to the commencement of the sale to answer any last minute queries.

Order of Sale
The auctioneers reserve the right to sell any lot or lots or any part of any lot prior to the auction, to alter the order of sale or to amalgamate or divide lots or to withdraw the whole or any lot or part thereof. Prospective purchasers should check with the auctioneers prior to the auction whether a lot has been sold prior or withdrawn.

Identification
Successful purchasers will be required to provide identification under money laundering regulations. Please ensure that you have photographic proof of identity ie a passport or driving licence and also proof of address, such as a recent utility bill (within the last three months).

Important Notice
Humberts and their clients give notice that:-
1. They have no authority to make or give any representations or warranties in relation to any particular lot. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances given are approximate.
3. The text, photographs and plans are for guidance purposes only and are not necessarily comprehensive.
4. It should not be assumed that all lots have the necessary planning, building regulation or other consents and Humberts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
5. 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.

Particulars prepared March 2016