



Symonds  
& Sampson

# Higher Greenham Farm

Greenham Lane, Greenham, Crewkerne, Dorset, TA18 8QD

# Higher Greenham Farm

Greenham Lane  
Greenham  
Crewkerne  
Dorset TA18 8QD

An exciting opportunity to acquire an attractive, substantial four-bedroom farmhouse; a range of farm buildings with a positive pre-app response for conversion to three residential dwellings; and adjoining farmland, for sale in two lots.



 39.58 acres  
(16.02 hectares)

- Substantial four-bedroom Farmhouse with 39.58 acres, for sale in two lots
- Handsome, well proportioned principle farmhouse
- Extensive range of traditional farm buildings with development potential (STPP)
- Positive Pre-App response for conversion of buildings to three residential dwellings
- Productive agricultural land capable of arable cropping with separate access
  - Just 3.5 miles to Crewkerne with amenities

Lot A - Guide Price £400,000\*

Lot B - Guide Price £370,000\*

Freehold

For sale by Public Auction on Thursday 21 May 2026  
Dorchester Agricultural  
01305 236237

[burraton@symondsandsampson.co.uk](mailto:burraton@symondsandsampson.co.uk)

\*Please refer to Guide Price Notes



## AUCTION

For sale by Public Auction and via Livestream on Thursday 21 May 2026 at The Digby Hall, Hound Street, Sherborne, Dorset, DT9 3AA and via Livestream. Register to bid in the room, online, by telephone or by proxy via our website.

## THE PROPERTY

Higher Greenham Farm extends to a total of 39.58 acres (16.02 hectares) and includes an attractive, substantial four bedroom farmhouse; a range of farm buildings with a positive pre-app response from Dorset Council for conversion to three residential dwellings; and adjoining farmland. The property is offered for sale by Public Auction in two lots.

Neither part has been available for over 100 years having been bought by the family in 1919 and offers purchasers the rare opportunity to acquire a handsome farmhouse with a significant chance to add value.

## SITUATION

Higher Greenham Farm is attractively positioned in gently undulating West Dorset countryside, south of the market town of Crewkerne, which offers a good range of day-to-day amenities including shops, supermarkets, schooling and a mainline railway station with services to London Waterloo. The larger regional centres of Yeovil and Dorchester provide a more extensive range of shopping, educational and leisure facilities.

The property benefits from convenient access to the A303, providing excellent road communications to London and the wider South West. The surrounding countryside is particularly attractive and offers a wide range of opportunities for outdoor pursuits including walking, riding and cycling, with further sporting opportunities including racing at Wincanton and Taunton, as well as sailing and water sports along the nearby Jurassic Coast, a designated UNESCO World Heritage Site.

## LOT A

Extends to 2.28 acres (0.92 ha) in total and includes the attractive character farmhouse and a range of agricultural buildings offering a potential opportunity for development (STPP).

## THE FARMHOUSE

Higher Greenham Farmhouse features spacious accommodation extending to approximately 237m<sup>2</sup> (2,551ft<sup>2</sup>) Gross Internal Area (GIA) arranged over two floors to include four double bedrooms. Ground floor accommodation includes an attractive entrance hall, leading to a reception room, kitchen / living space, office and storeroom. Access from the rear, leads to an additional entrance hall and a useful utility room.

The first floor can be accessed by either of the two staircases leading to four double bedrooms, a dressing room (or children's bedroom) and family bathroom.

## OUTSIDE

The gardens at Higher Greenham Farm are mature and colourful and surround the house, with the majority of the area being to the west, along with a large area of lawn outside the kitchen. The farmhouse also includes a further 68m<sup>2</sup> of storage building / workshops attached to the utility room to the north as well as a barn / car port (No. 5 on the plan) and ancillary building / garage (No. 2).

## PLANNING

The farm buildings were included in a "Pre-App" submission to Dorset Council in September 2025. The application sought advice on the proposal for the change of use of two agricultural buildings (Nos. 6, 7 & 8) to form three dwellings based on a future "Class-Q" permitted development notification.

The pre-app also includes details of the associated operational development including the demolition of four redundant agricultural barns (Nos. 3, 4, 9 & 10) to allow for creation of a new access and parking areas for the proposed dwellings.

The proposal includes conversion of buildings 6, 7 and 8 to 2No. two bedroom units and 1No. three bedroom unit, each with their own associated parking and garden areas. See drawing "25/051/SK02" in the legal pack.





The summary of the response from Dorset Council dated 7th November 2025 reads: "The proposals appear to be acceptable but this would be on a step-by-step basis of initially revising the access & that has to be constructed, then applying for Class Q to seek our views on if prior approval is required or not."

A structural engineer made an informal assessment of the buildings suitability for conversion through the Class-Q prior notification route and concluded that "all of the buildings included in the pre-app statement and initial design appear to be structurally capable of conversion and are without issues which would preclude them from satisfying the Class-Q criteria in terms of structure".

The farmhouse is not listed, nor is it in a conservation area.

Please see the legal pack for more details.

### **LOT B - THE LAND**

The land extends to 37.30 acres (15.10 ha) in total and comprises two productive parcels of agricultural land currently laid to grass, but has previously supported arable crops.

The land is mostly level to gently sloping in parts and benefits from being classified as mostly Grade 2 (with the exception of the westernmost tip of the field opposite Hollytree Cottage being Grade 3) according to the Provisional Agricultural Land Classification maps. It features attractive far reaching views in all directions and is bounded by mature hedgerows.

### **TENURE & POSSESSION**

The freehold interest in the property is offered for sale. All of the agricultural land is occupied on a licence basis until 30th April 2026. Vacant possession is available upon completion.

### **SERVICES**

Lot A – Mains and private water available. Private water (well) only connected to the farmhouse. Mains electricity. Private drainage – See "Agents Note 4". Broadband available.

Lot B – No services connected but we understand a water main lies a short distance south of the road from which access is taken. Buyers are to make their own enquiries as to connection costs. No broadband available.



### **RIGHTS & EASEMENTS**

Both lots at Higher Greenham Farm are sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in the General Remarks and Stipulations or particulars of sale or not. See the legal pack for full details.

### **AGENTS NOTES**

1. The successful purchaser of Lot A will have the option to purchase Lot B at fixed price of £450,000 under auction conditions.
2. In the event that Lot A does not sell, Lot B will be withdrawn.
3. The purchaser of Lot A will be responsible for the erection of a stockproof fence between points A-B-C-D-E-F on the sale plan within 6 weeks of completion.
4. The Vendor/s is/are not aware of what type of foul drainage is in place for the farmhouse in Lot A. The drainage system would not comply with current regulations and the buyer will be required to install a compliant drainage system.
5. A wayleave agreement is in place for the benefit of Wessex Internet, allowing them to lay a fibre-optic cable though Lot B to Lot A. See the legal pack for more details.
6. Poles carrying power lines are present in Lot B. We understand these are subject to wayleave payments rather than benefitting from an easement. See the legal pack for more details.

### **RURAL SUBSIDY SCHEMES**

There are no BPS entitlements or delinked payments included in the sale. None of the land is subject to any Countryside Stewardship, Environmental Stewardship or Sustainable Farming Incentive agreements.

### **LOCAL AUTHORITY**

Dorset Council – Council Tax band F

### **PUBLIC RIGHTS OF WAY**

None.

## DESIGNATIONS

We are not aware of any statutory designations affecting the property.

## SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights are understood to be owned and included.

## VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

## WHAT3WORDS

Lot A - ///disco.blanked.musical

Lot B - ///graph.receiving.remote

## Lot A - Farm Buildings

Lot A contains buildings marked 1 – 10 on the plan; an extensive mix of farm buildings as follows:

Plan Ref.	Lot	Description	Floor Area (m <sup>2</sup> )**
1a	A	Farmhouse (excluding store / workshop)	237.0
1b	A	Store / Workshop	68.2
2	A	Ancillary Building / Garage	100.3
3	A	Timber Frame Building	20.3
4	A	Former Poultry Housing / Cubicles	67.4
5	A	Agricultural Building / Car Port	97.6
6	A	Tithe Barn, Workshop + "Lean-to"	559.9
7	A	Implement Store	146.4
8	A	Former Dairy Parlour	142.3
9	A	Former Poultry Housing	271.6
10	A	Former Cow Kennels	47.1

## Lot B - Farm Buildings

Lot B also includes two agricultural buildings and a useful yard area with its own, independent access.

Plan Ref.	Lot	Description	Floor Area (m <sup>2</sup> )**
11	B	Storage Building / Cow Kennels	184.0
12	B	Storage Building	34.0

**\*\*areas above approximate and for illustrative purposes only. For accurate dimensions, please refer to the measured building survey in the legal pack. Please see adjoining plan for reference numbers**

## MOBILE COVERAGE & BROADBAND

Likely voice and data mobile coverage by Three, EE, O2 and Vodafone (according to Ofcom). Broadband present with BT in Lot A.

## SOLICITORS

Every's Solicitors LLP, Stokes House, Market Square, Crewkerne, Somerset, TA18 7LH  
Sarah Warren – E: sarah.warren@everys.co.uk / T: 01460 279260

## VIEWINGS

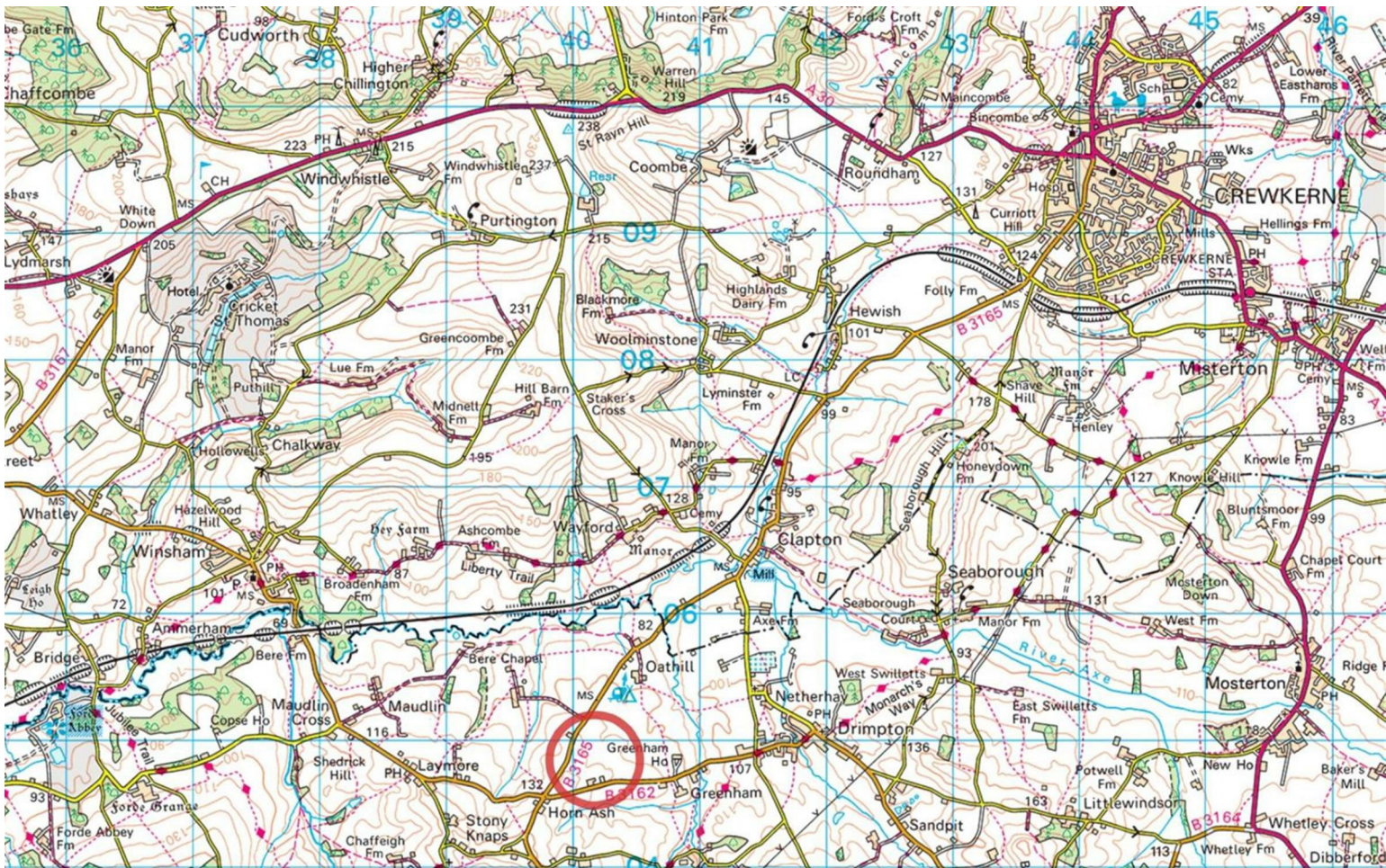
Strictly by prior appointment with the agents

T: 01305 236237

E: burraton@symondsandsampson.co.uk







## AUCTION CONDITIONS OF SALE AND NOTES

For full details please refer to the auction catalogue available online at [www.symondsandsampson.co.uk/property-auctions](http://www.symondsandsampson.co.uk/property-auctions)

## LEGAL AND INFORMATION PACK

A full legal pack can be purchased online. Please telephone the office below to check availability.

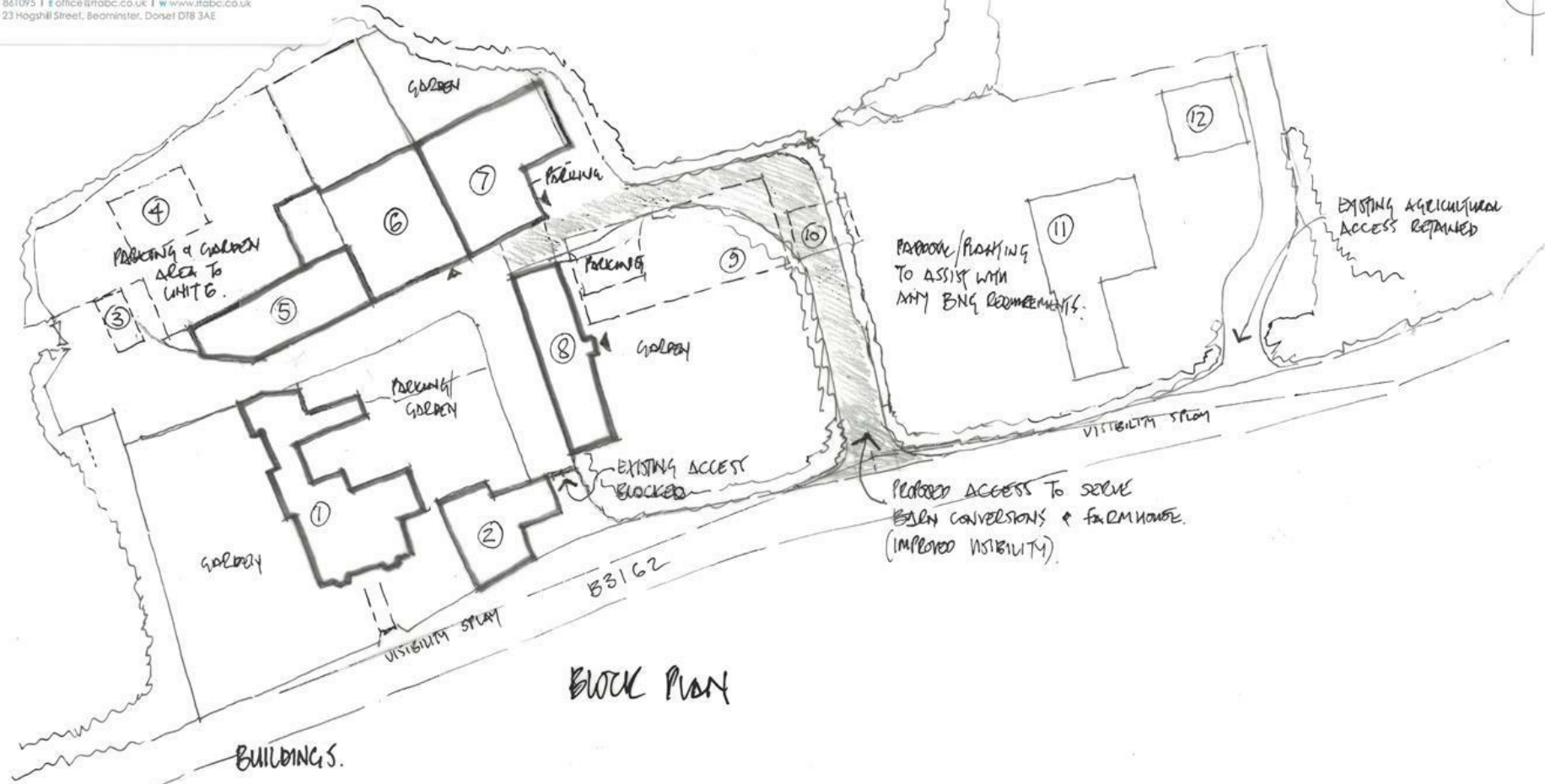
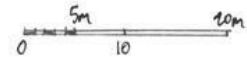
**We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.**

\* Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). 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%.

### Additional Fees

- The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1,800 (£1,500 plus VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £960 (£800 plus VAT). 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.



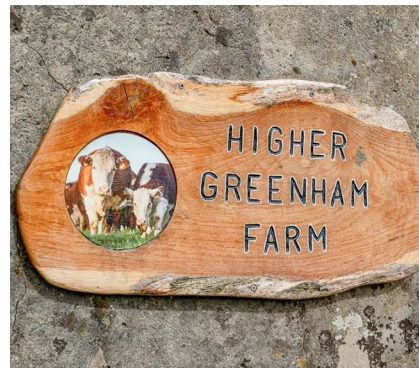


## BLOCK PLAN

### BUILDINGS.

- ① EXISTING FARMHOUSE
- ② EXISTING ANCILLARY BUILDING/GARAGE
- ③ BARN - TO BE DEMOLISHED
- ④ BARN - TO BE DEMOLISHED
- ⑤ BARN/CAR PORT FOR FARMHOUSE - TO REMAIN
- ⑥ BARN - TO BE CONVERTED TO DWELLING
- ⑦ BARN - TO BE CONVERTED TO DWELLING
- ⑧ BARN - TO BE CONVERTED TO DWELLING
- ⑨ CHICKEN SHED - TO BE DEMOLISHED
- ⑩ BARN - TO BE DEMOLISHED
- ⑪ BARN - TO BE RETAINED FOR AGRICULTURAL USE
- ⑫ OPEN SPACE - TO BE RETAINED FOR AGRICULTURAL USE.

PROPOSED REDEVELOPMENT  
 HIGHER GREENHAM FARM  
 CROENKERNE T118 8QD.  
 PCE APPLICATION - BLOCK PLAN  
 1:500 @ A3 SEP'25 RL  
**25/051/SC02**



**Higher Greenham Farm, Greenham Crewkerne, TA18 8QD**

Gross Internal Area (Approx.)

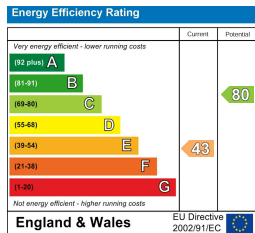
237 sq m / 2,551 sq ft



Ground Floor



First Floor



Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



DORCHAG/GW/08/04/2026



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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. These 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 and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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## 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.

**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.

The 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 £1,800 (including VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £960 (including VAT). 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 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.

**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.

**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 verified photographic identification and evidence of residency for all named buyers when signing the Sale Memorandum.

### 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 the source of funds to the solicitor upon purchase.

### Conditions of Sale

All Lots are sold subject to the Common Auction Conditions, the General Conditions of Sale for Online Unconditional (Immediate Exchange) Property Auction 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 endeavor to contact you if the lot is withdrawn or likely to be sold prior to the auction.

### Registering to bid

Whether you wish to bid online, by telephone, by proxy or in the room, please register online via the link on our website [www.symondsandsampson.co.uk/auctions/property-auctions](http://www.symondsandsampson.co.uk/auctions/property-auctions) or you can complete the form at the back of this catalogue and send via email to [auctions@symondsandsampson.co.uk](mailto:auctions@symondsandsampson.co.uk). You will be required to provide copies of proof of identification and proof of address as part of the registration process and will not be authorised to bid without these.

### Telephone bidding

We have a limited number of telephone bidding facilities available on most lots, but we must have completed paperwork at least 24 hours before the auction day. We cannot guarantee that every request to bid by telephone will be possible.

### Proxy Bidding

We strongly recommend registering to bid online but when this is not possible, you may make a proxy bid authorising the Auctioneer to bid on your behalf up to a pre-set limit. This must be by prior arrangement at no later than 24 hours prior to the auction. Bidding forms must be received not less than 24 hours prior to the start of the auction to ensure that there is time for the bid to be processed. We cannot guarantee to process bidding forms which are received later than 24 hours before or on the morning of the auction.

## AUCTION TERMS AND CONDITIONS

1. Intending purchasers must complete bidder registration via Essential Information Group Auction Passport or fill in the appropriate bidding form ensuring that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective or result in your registration not being approved. Copies of all relevant bidder's/purchaser's identification must be provided prior to the start of the auction. No responsibility is taken by the auctioneers for unprocessed registrations received later than 24 hours prior to the auction.
2. Maximum bids for proxy or telephone bidders must be for an exact figure, rounded to the nearest £1,000, and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective bidder.
3. All bidders registered via Auction Passport must authorise a £10,000 security hold on a debit card as part of the registration. Those submitting bidding forms will be required to provide card details for security. If you are successful, the £10,000 hold will be deducted from your account and put towards the 10% deposit. If you are unsuccessful, the hold on your card will usually be removed within 5 working days. When the 10% deposit is taken, you will also be required to pay a Buyer's Administration Fee of £1,800 (£1,500 + VAT). In some cases, this figure may be higher and if so, will be stated in the addendum. For lots with a purchase price below £50,000, the Buyer's Administration Fee will be £960 (£800+VAT). Payments can be made either by BACS or debit card and must be made on the day of the auction. The Buyer's Administration Fee is payable on all lots sold at auction, prior to the auction, or post-auction. If the successful bidder fails to provide the required deposit and buyers administration charge, then Symonds & Sampson LLP and/or their seller reserves its rights to pursue the winning bidder via all legal means necessary for the deposit and the buyer's administration charge and any associated losses and interest as applicable.
4. The auctioneer, in accepting remote bids, acts as agent for the prospective bidder/purchaser who shall be considered to have authorised the auctioneer on the basis of all relevant conditions of sale and any amendments to the auction particulars. In the event of the prospective purchaser's bid being successful, the auctioneer or any duly authorised partner or employee of Symonds & Sampson LLP is authorised by the bidder and purchaser to sign any Memorandum of Sale or Sale Contract relating to the property concerned incorporating any addendum.

5. The auctioneer accepts no liability for any bid not being made on behalf of the prospective purchaser and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
6. In the event that: (a) two or more parties consider for whatever reason that they are the highest bidder; (b) there is a dispute as to which bidder is the highest bidder; (c) there is any other dispute as between any bidders and/or as between the auctioneer and any bidders; or (d) the auctioneer considers that there is a disputed bid; the auctioneer at their sole discretion have the right to declare a "Bidding Dispute" at any time during the auction. In the event of a bidding dispute, the auctioneer reserves the right to re-offer the lot on the terms they consider to be reasonable. The auctioneer shall accept no liability whatsoever if the underbidder is unable to make an increased bid. The auctioneer's decision on the conduct and outcome of the auction is final.
7. In the event that another bidder makes a bid equal to the maximum bid the remote bidder is prepared to make, the auctioneer reserves the right to accept either bid at their own discretion. The auctioneer's decision is final.
8. The auctioneer accepts no responsibility for failure of telecommunications or internet connections in respect of a telephone or internet bid, or any delays in the postal system if a bidding form is sent through the post.
9. Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions. The auctioneer will accept no liability whatsoever for any prospective bidder's failure to carry out these checks.
10. The auctioneer will accept no liability whatsoever for any bid not being made on behalf of the prospective buyer as a result of: Lack of clarity of instructions, error, lack of clarity or confusion regarding the bidding process or the bidder's registration or the deposit, prospective buyers becoming disconnected during bidding or are unobtainable, interruption or suspension of telephone or internet services or for any other reason whatsoever beyond the control of the auctioneer.
11. Successful proxy bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale. Any alteration to the submitted bid or withdrawal must be received and confirmed in writing by the auctioneer prior to commencement of the auction. Proxy bidders are advised to telephone the Auctioneer's office before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf. If we receive two proxy bids at the same level, both bidders will be notified and given the opportunity to adjust their bid.

12. All bidders are deemed to be making their bid with full knowledge of and in accordance with the RICS Common Auction Conditions (5th Edition), Extra Conditions, Special Conditions of Sale, Addendum, Important Notice for Prospective Buyers in the catalogue and the contents of the Legal Pack. In particular, bidders are deemed to have carefully checked the Special Conditions of Sale for any additional costs and fees payable to the seller that may be detailed therein.

13. All successful remote bidders will be required either to provide certified proof of identity or visit a Symonds & Sampson office with hard copies together with details of the source of their funds within 48 hours of the auction. By registering to bid, you agree to comply with our requests to verify your identity, and to answer any follow up questions that may be raised in due course, as and when necessary.

We are obliged to identify buyers, bidders and payers in accordance with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended). We are likely to request from you, and retain some information and documentation for these purposes and/or make searches of appropriate databases electronically (including verification through third party data providers). For the avoidance of doubt, searches may also be conducted on individuals, directors and shareholders of these entities as is required by the legislation. Such information may be shared for the same purposes with other Estate Agents and Solicitors involved in the transaction, along with our Verification platforms. If satisfactory evidence of your identity is not provided within a reasonable time, there may be circumstances in which we are not able to proceed. Failure to satisfy our requirements can also result in a termination of the acquisition of the property. Please be aware that we may share the information and documentation you provide for this purpose with the vendor, the vendor's solicitors, agents or other authorised representatives of the vendor in order to facilitate the transaction.

14. The auction will be recorded and the phone lines for telephone bidders are likely to be recorded to avoid any doubts or disputes.

15. By registering to bid you are agreeing to these Terms & Conditions and understand that should your bid be successful the offer will be binding, and you will be legally bound jointly and separately with the intended Buyer (where the Buyer is different) by the applicable Conditions of Sale.