**Auction Addendum**

**Palace Auctions London & Angel Auctions Real Estate Auction Department**

Live & Internet Auction Event

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| Venue | **THE BROOME PARK Hotel, CANTERBURY ROAD, CANTERBURY, KENT CT4 6QX** |
| Date and Time | 17th April 2025 at 6pm |

To register to bid or obtain up to date details of the lots please use the link below:

Links to the auction:

<https://palaceauctions.com/auction/thursday-april-17-2025/>

<https://auctions.worldofauctions.co.uk/auction/auction-lots/3811b6fc-2b04-4d64-8b29-d6a6567887de/lots>

 Should have any questions, concerns or issues please use the contact details below:

|  |  |
| --- | --- |
| Contact Details | Auction Team 07971 033276 0r 0207 101 3647 or Len on 07399 534309 |
| Emails | Tom@palaceauctions.com edward@palaceauctions.com sales@palaceauctions.com lennorris@angelauctions.co.uk  |

 The following amendments to the catalogue particulars and conditions of sale should be noted:

This is the latest addendum as at 5th April 2025

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| --- | --- | --- | --- | --- | --- |
| **Lot**  | **Property**  | **Web Link**  | **Address**  | **Guide price**  | **Notes**  |
| **1** | London Investment apartment | <https://palaceauctions.com/property/1-bed-flat-in-london-nw6-secure-let-high-yield/> | 15 Daynor House, Quex Road, London NW6 4PR | **£265,000** | **Available**  |
| **2** | Stains upon Thames Investment apartment  | [**https://palaceauctions.com/property/leasehold-apartment-in-staines-upon-thames-155k/**](https://palaceauctions.com/property/leasehold-apartment-in-staines-upon-thames-155k/) | 13 Maynard Court, Rosefield Road, TW18 4QD | **£155,000** | **Available**  |
| **3** | Investment Property  | Awaiting confirmation – refer to auctioneers  | Grange Road, St Lowrance, Ramsgate, CT11 9PP |  |  |
| **4** | Investment, Improvement, Family Home  | [**https://palaceauctions.com/property/14-st-edmunds-road-deal-kent-ct14-9uq/**](https://palaceauctions.com/property/14-st-edmunds-road-deal-kent-ct14-9uq/) | 14 St. Edmunds Road, Deal, Kent, CT14 9UQ | **£150,000 Plus**  | **Available**  |
| **5** | Development Site at 50 Well Close London SW16 2AH | <https://auctions.worldofauctions.co.uk/live/bidder/3811b6fc-2b04-4d64-8b29-d6a6567887de/3ac51bf1-4ba7-46dc-b4e5-e0e19b7a3bd6> | Site at 50 Well Close and Valley Road London SW16 2AH | **£400,000 Plus** | **Available** |
| **6** | South East London Investment apartment – Virtual freehold  | [**https://palaceauctions.com/property/high-yield-2-bed-apartment-in-abbey-wood-london/**](https://palaceauctions.com/property/high-yield-2-bed-apartment-in-abbey-wood-london/) | 13 Hippersley Point, 4 Tilston Bright Square, Abbey Wood Woolwich London, SE2 9DR | **£265,000** | **Available**  |
| **7** | Investment Bungalow  | Awaiting confirmation – refer to auctioneers  | 20a Hood Road Rainham Essex  | **£210,000** |  |
| **8** | Well Let investment terrace house  | [**https://palaceauctions.com/property/25-rydal-street-keighley-bd211rd/**](https://palaceauctions.com/property/25-rydal-street-keighley-bd211rd/) | 25 Rydal Street, Keighley, BD21 1RD | **£90,000** | **Available**  |
| **9** | Land at Beech Farm – Future development potential  | **Sold Prior**  |  | **£sold**  | **Sold**  |
| **10** | Land at Beech Farm – Future development potential | [**https://palaceauctions.com/property/parcel-of-land-of-limpsfield-road-warlingham-surrey-cr69ql-4/**](https://palaceauctions.com/property/parcel-of-land-of-limpsfield-road-warlingham-surrey-cr69ql-4/) | Parcel of Land of Limpsfield Road, Warlingham, Surrey, CR69QL | **£23,500** | **Available**  |
| **11** | HMO Investment | [**https://palaceauctions.com/property/121-almondbury-bank-huddersfield-hd58ex/**](https://palaceauctions.com/property/121-almondbury-bank-huddersfield-hd58ex/) | 121 Almondsbury Bank Huddersfield HD5 8EX | **£120,000 Plus**  | **Available**  |
| **12** | County Durham Investment Property  | [**https://palaceauctions.com/property/128-seventh-street-horden-peterlee-county-durham-sr8-4jq/**](https://palaceauctions.com/property/128-seventh-street-horden-peterlee-county-durham-sr8-4jq/) | 128 Seventh Street Horden, Peterlee, County Durham SR8 4JQ | **£29,000 Plus**  | **Available**  |
| **13** | Mansfield, Let Investment property  | [**https://palaceauctions.com/property/3-bedroom-terrace-in-mansfield-ng19/**](https://palaceauctions.com/property/3-bedroom-terrace-in-mansfield-ng19/) | 35 Sadler Street, Newton Town, Mansfield, NG19 6AJ | **£80,000** | **Available**  |
| **14** | Vacant Investment apartment Manchester City  | [**https://palaceauctions.com/property/apartment-68-vantage-quay-5-brewer-street-manchester-m1-2er/**](https://palaceauctions.com/property/apartment-68-vantage-quay-5-brewer-street-manchester-m1-2er/) | 68 VANTAGE QUAY 5, BREWER STREET, MANCHESTER, M1 2ER | **£200,000** | **Available** |
| **15** | Development Land adjacent to new development at Alexander Road Dunoon | [**https://auctions.worldofauctions.co.uk/live/bidder/3811b6fc-2b04-4d64-8b29-d6a6567887de/06c107fd-6de8-457e-8f5c-6141109b2e92**](https://auctions.worldofauctions.co.uk/live/bidder/3811b6fc-2b04-4d64-8b29-d6a6567887de/06c107fd-6de8-457e-8f5c-6141109b2e92)**This lot is Lot 4 (as identified on the plan)is 4.624 Acres (STMS)**  | Land adjacent to alexander road Dunoon PA23 7BB | **£15,000** | **Available**  |
| **16**  | Development Land adjacent to new development at Alexander Road Dunoon | [**https://auctions.worldofauctions.co.uk/live/bidder/3811b6fc-2b04-4d64-8b29-d6a6567887de/19238447-a2cf-4146-bd97-a80e5043b4db**](https://auctions.worldofauctions.co.uk/live/bidder/3811b6fc-2b04-4d64-8b29-d6a6567887de/19238447-a2cf-4146-bd97-a80e5043b4db)**This lot is Lot 5 (as identified on the plan)is 4.591 Acres (STMS)** | Land adjacent to alexander road Dunoon PA23 7BB | **£15,000** | **Available**  |
| **17** | **Spare lot**  | **https://palaceauctions.com/property/land-to-the-west-of-alexandra-street-dunoon-argyll-and-bute-pa237bb/** |  | **£** | **TBA**  |
| **18** | Investment and development property  | **Awaiting confirmation – refer to auctioneers** | 9 Ellington place St Lawance, Ramsgate, CT11 0ES | **£** | **Available**  |
| **19** | Investment Property  | **Awaiting confirmation – refer to auctioneers** | 26 Parkhill Road, Sidcup DA15 7NL,  | **£** | **Available**  |
| **20** | Investment apartment Hartlepool  | [**https://palaceauctions.com/property/36-wynyard-mews-hartlepool-ts25-3je/**](https://palaceauctions.com/property/36-wynyard-mews-hartlepool-ts25-3je/) | 36 Wynyard Mews Hartlepool TS25 3JE | **£30,000** | **Available**  |
| **21** | Investment Property  | **Awaiting confirmation – refer to auctioneers** | 273 Gillingham Road, Gillingham ME7 4RA | **£190,000** | **Available**  |
| **22** | Investment Property  | **Awaiting confirmation – refer to auctioneers** | 30 Balmoral Road, Gillingham ME7 4QQ | **£325,000** | **Available**  |
| **23** | Investment Substation – Potential future development – parking space  | [**https://auctions.worldofauctions.co.uk/live/bidder/3811b6fc-2b04-4d64-8b29-d6a6567887de/f75c1851-1eb7-480c-8cbf-c9903303f2e6**](https://auctions.worldofauctions.co.uk/live/bidder/3811b6fc-2b04-4d64-8b29-d6a6567887de/f75c1851-1eb7-480c-8cbf-c9903303f2e6) | Substation E – Chestnut Close Rendlesham Woodbridge Suffolk IP12 2UW | **£500** | **Available**  |
| **24** | Amenity land investment opportunity  | [**https://worldofauctions.co.uk/property/investment-land-lane-end-high-wycombe/**](https://worldofauctions.co.uk/property/investment-land-lane-end-high-wycombe/) | plot of land to the North of Marlow Road, Lane End, Marlow, Buckinghamshire, HP14 | **£100** | **Available**  |

**PLEASE NOTE**

* This addendum forms part of the contract. Successful bidders will be deemed to have knowledge of one and the same. Whether they have read it or not.
* The purchaser of each lot is deemed to purchase with notice and full knowledge of the important notice to bidders, the Common Auction Conditions, where applicable, the special conditions of sale and this addendum.
* The purchaser of each lot is deemed to have inspected the property and have verified the accuracy of all information given in the particulars including the extent of the premises to be sold.
* Additionally, the purchaser is deemed to have read the legal documentation.
* The boundary plans in the auction catalogue are for identification only. The correct title plan showing the boundaries of the properties are available for inspection and the purchaser will be deemed to have purchased with full knowledge of them prior to bidding or placing an offer.
* Please note that vendors may require a supplementary amount to be paid by the purchaser to the vendor over and above the purchase price. Please check the special conditions of sale to ascertain whether this applies to the property for which you are bidding.
* Under the AML Regulations, Palace Auctions London & Angel Auctions is legally required to immediately undertake customer due diligence checks on the buyer and related parties.

The auctioneers will need to receive identification documents that satisfy the regulations for the bidder, and the buyer (if different from the bidder).

* If you are the successful bidder, Palace Auctions requires a separate payment of £1000 plus VAT this is a CDC payment. A VAT receipt will be provided upon payment.
* the property may not have been inspected by the Auctioneers. Some photographs may not be current, and these are likely to have been obtained from our vendors.
* The following amendments to the catalogue particulars and conditions of sale should be noted
* Copies of the Special Conditions of Sale for each Lot are available from the **Auction enquiries team** and will be attached to the contracts.
* Revisions to guide prices printed in the catalogue are available upon application. They are detailed above. As at 5th April 2025.
* On the fall of the gavel a legally binding contract is created. A representative from Palace Auctions and or Angel Auctions will contact each successful bidder to complete a Buyer’s form. The buyer and the Auctioneer will then sign the Memorandum of Contract and pay the deposit.
* **In the event that the successful bidder does not for any reason, sign and exchange the memorandum of contracts. The auctioneer is empowered to do for both seller and buyer. As registered upon our online system or in the auction room.**
* **A 10% DEPOSIT transfer OR A PERSONAL DEBIT CARD (MINIMUM of £5,000 if property sells below £20,000) WILL BE REQUIRED TOGETHER WITH IDENTIFICATION, UK PHOTO CARD DRIVERS LICENCE, or a PASSPORT.**
* **In the event of a Lot being unsold, prospective purchasers are advised to immediately, register their interest with the Auctioneers by coming forward to the Auctioneers and speaking to one of the team.**

* Please take note that the Auction may be filmed or photographed by us or an independent company and any person attending does so with full knowledge.
* **Addenda relating to all Lots**
* The auction is subject to and in accordance with the Auctioneer Terms as published on the Palace Auctions auction website.
* Some Special Conditions of Sale detail extra costs payable in addition to the purchase price and the Buyers’ Fee. Please check the Special Conditions of Sale carefully for any such costs.
* The Particulars may change at any time prior to the Auction. Where there are changes, we will use reasonable endeavors to highlight them in the Addendum.
* It is your responsibility as the buyer to check you have seen the correct version of the Particulars on the website and have read the Addendum for the Lot, prior to bidding.
* If You are unsure. Please call the Auctioneers.