

AUCTION ADDENDUM

Palace Auctions London Real Estate and Land Auction

VENUE & DATE

- **Venue:** The Mirror Room, Claridge's Hotel, Brook Street, Mayfair, London, W1K 4HR
 - **Date:** Wednesday, 24th June 2026
 - **Time:** 1:00 PM (13:00)
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BIDDING FACILITIES

The following bidding facilities are available (all subject to prior bidder registration):

- Email Bidding
- Proxy Bidding
- Telephone Bidding
- Live (In-Room) Bidding

- Internet / Online Bidding

Register to bid or view lots:

<https://auctions.palaceauctions.com/>

SECURITY DEPOSIT — ONLINE BIDDERS

All online bidders must pay a **£2,000 security deposit** by bank transfer **prior to the auction**.

Bank details will be provided upon registration.

Failure to pay will result in declined registration (for our internet bidding facility).

CONTACT DETAILS

- **Auction Team:** 07971 033276 | 0207 101 3647 | 07718 933107] [07843 656447] [07444 083261]
 - **Emails:** tom@palaceauctions.com | edward@palaceauctions.com | sales@palaceauctions.com
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AUCTION ADDENDUM — IMPORTANT NOTICES

1. Knowledge of Addendum & Conditions of Sale

All bidders are deemed to have full knowledge of this Addendum and the General and Special Conditions of Sale, whether or not they have read them.

2. Property Inspection & Verification

Purchasers must inspect properties and verify all information. No liability is accepted for inaccuracies.

3. Special Conditions of Sale

Vendors may require supplementary payments. Check Special Conditions for each lot before bidding.

4. Buyer's Premium & CDC Payment

In addition to the purchase price, the Buyer must pay the buyer's premium of a minimum of £2000 Plus VAT and a **Contractual Documentation Charge (CDC) of £850 + VAT (£1,020 total)** is payable immediately upon the fall of the hammer.

5. Anti-Money Laundering (AML) Requirements

All bidders must provide proof of identity, address, and source of funds. Failure to comply will result in withdrawal of bidding rights or rescission of sale.

6. Filming & Photography Notice

The auction may be filmed or photographed. Attendance implies consent unless you notify the Auction Team in advance.

7. Proxy & Telephone Bidding

Submit completed forms and ID at least 24 hours before the auction. Proxy bids are the maximum amount; the auctioneer will bid up to that limit.

8. Email Bidding

Email bids must be from the registered address and received at least 12 hours before the auction.

9. Deposit on Exchange

A 10% deposit (minimum as per Special Conditions) is payable immediately upon the fall of the hammer and is non-refundable in case of purchaser default.

10. **Completion**

Completion is typically 28 days from exchange unless otherwise stated in Special Conditions.

11. **Legal Packs**

Legal packs are available at <https://auctions.palaceauctions.com/> or from the Auction Team. Seek solicitor advice before bidding.

12. **Guide Prices & Reserve Prices**

Guide prices are indicative only. Reserve prices are confidential and may change before the auction.

13. **Solicitors & Professional Advice**

Seek independent legal, financial, and surveying advice before bidding.

14. **General Conditions of Sale**

The auction is conducted under the Common Auction Conditions (RICS Edition 4), as amended by Special Conditions.

15. **Data Protection**

Personal data is processed in accordance with UK GDPR and the Data Protection Act 2018. Privacy Policy available on request.

TABLE OF LOTS

Lot Number	Guide Price	Links	Status	VAT	Notes
1	£120,000	Flats for Sale Brighton: Historic Charm Awaits - Palace Auctions	Available		
2	£155,000	Development or Investment Property Opportunities in Nottingham	Available		

Lot Number	Guide Price	Links	Status	Vat	Notes
3	£65,000	35 Padley Hill Mansfield: Convenient Location and Features	Available		
4	£230,000	Auction Property in Dartford: Unique Heritage Flat	Available		
5	£1,200,000	Barnes auction property sale – 8 Clavering Avenue SW13	Available		
6	£3000	Ashtead Amenity Land Auction: Access to Valuable Land	Available		
7	£15,000	Warlingham Amenity Land Auction: A Unique Opportunity - Palace Auctions	Available		
8	£75,000	49 Acres Land Cornwall: A Prime Investment Opportunity	Available		
9	£3000	land for sale Tonbridge auction	Available		
10	£28,000	Hartlepool investment property	Available		

Lot Number	Guide Price	Links	Availability	Vat	Notes
11		development site Winchmore Hill	Sold Prior		
12	£1,395,000	Croydon Mixed Use Investment Property – Leslie Arms Auction	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	
13	£1000	Land Investment Opportunity in Lane End High Wycombe - Palace Auctions	Available		
14	£230,000	tenanted apartment for auction – 239 Beverley Drive, Harrow HA8	Available		
15	£30,000	Washpond Lane Land Auction: Secure Your Freehold Now	Available		

Lot Number	Guide Price	Links	Availability	Vat	Notes
16	£20,000	Baron Pumping Station Waterfoot Rossendale BB4 7H For Auction	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	
17	£200,000	Middleton Development Land Auction Guide Price £200,000	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	

Lot Number	Guide Price	Links	Availability	Vat	Notes
18	£18,000	Land on the East Side of Russell way Investment Opportunity	Available		
19		Queens Arms, Gowan Court Former Public House	Withdrawn		
20	£340,000	auction property Weybridge	Available		
21	£130,000	Investment Apartment - 13 Maynard Court, Rosefield Road, Staines	Available		
22	£32,000	Land for Sale Huntingdon: Prime Development Opportunity - Palace Auctions	Available		
23	£20,000	Sandbach residential land auction Land East of 14 Daisybank Drive	Available		

Lot Number	Guide Price	Links	Availability	Vat	Notes
24	£400,000	Heald Green development - Land Adjacent Heald Green Station	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	
25	£15,000	Helsby Amenity Land Sale: Unique Investment Opportunity	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	

26	£5000	Streatham River Bank Land Opportunities Await You	Available		
27	£40,000	Building Plot Manor Close with Full Planning Permission	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	
28	£25,000	Chester Property Auction Investment Opportunities Await	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of	

Lot Number	Guide Price	Links	Availability	VAT	Notes
29	£5000		Available	VAT to pay – see Below	Moved to lot 100
30	£50,000	30 - Halifax Development Land Auction Residential Opportunity Skircoat, - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	
31	£25,000	31 - Hucknall Lane Land Auction Nottingham NG6 - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of	

				Sale for further information.	
32	£50,000	32 - Former Pumping Station Cirencester – Auction Guide £50,000 - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	
33	£80,000	33 - Hayling Island Flat Auction – Flat 10, 22 Westfield Avenue - Palace Auctions	Available		
34	£80,000	34 - Flat 9, 22 Westfield Avenue, Hayling Island - Palace Auctions	Available		

35	£585,000	35 - London SW8 Renovation Auction 96 Robertson Street - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	
36	£55,000	36 - Land At Beech Farm Warlingham - Palace Auctions	Available		
37	£70,000	37- Land Adjacent to Southbridge Road Croydon – Prime Development Opportunity - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	

Lot Number	Guide Price	Links	Availability	Vat	Notes
38	£51,000 Per plot	Sicity Land Plots Sale: Your Dream Home Awaits	Available		Refer to Auctioneer for details
39	£225,000	Sicity Tourism Villas Sale: Luxury Investment Opportunity	Available		Refer to Auctioneer for details
40	£400,000	Hong Kong property auction	Available		Refer to Auctioneer for details
41	£10,000	41 - Helsby Amenity Land: Prime Opportunity North of Chester Road and Plovers Lane - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	

42	£20,000	42- Hellifield Potential Development Land Auction Guide £20,000 - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	
43	£10,000	43 - Amenity Land Lincoln – Disused Railway, Woodland & Allotments, Cross O' Cliff, - Palace Auctions			
44	£15,000	44 - Lincoln Amenity Land Auction South Park, LN5 - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer	Refer to Auctioneer for details

Lot Number	Guide Price	Links	Availability	Vat	Notes
45	£20,000	45 - Skirlaugh Land Auction Hull Guide Price £20,000 - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer	
46	£950,000	46 - Croydon Mansion House Auction 17 Castlemaine Ave CR2 - Palace Auctions	Available		Refer to Auctioneer for details
47	£770,000	47 - Croydon Period Property Auction: 29 Southbridge Road, CR0 1AG - Palace Auctions	Available		
48	£10,000	48 land at March Road Coates Peterborough - Palace Auctions			Refer to Auctioneer for details

49	£20,000	49 - Coates Peterborough Land Auction March Road PE7 2DE - Palace Auctions		VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer	Refer to Auctioneer for details
50	£15,000	50 - Woodland Land Auction Lincoln – Amenity Parcel for Sale - Palace Auctions			Refer to Auctioneer for details
51	£340,000	51 Croydon Investment Property Auction 289 Longheath Gardens - Palace Auctions	Available		
52	£15,000				
53	£40,000	53 - Bradford Land for Auction: Yard & Parking, Hartington Terrace BD7 - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate.	

Lot Number	Guide Price	Links	Availability	Vat	Notes
54	£40,000	54 - Garages Land Auction Telford Hillside Close, Arleston TF1 2JN - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	
55		55 Brookenby Business Park Land Auction Palace Auctions - Palace Auctions	Sold Prior		
56		56 - Brookenby Business Park Land – Parcel Adjacent to Sinclair Yard, First Avenue, Binbrook - Palace Auctions	Sold Prior		
57			Withdrawn		
58		Plovers Lane Car Park Auction on 24th June - Palace Auctions	Sold Prior		

Lot Number	Guide Price	Links	Availability	Vat	Notes
59	£400,000	Abbey Lane Investment Property – Split 2×2 Bed Houses	Available – Postponed to July		Refer to auctioneers
60	£200,000	60 - Nantymoel Development Site Auction CF32 7RW - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions of Sale for further information.	
61	£150,000	61 - Troedyrhiw Development Site Auction – Fernhill Close, Merthyr Tydfil - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions.	

Lot Number	Guide Price	Links	Availability	Vat	Notes
62	£40,000	62 - Prime Preston Infill Land Auction Opportunity - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions.	
63	£25,000	63 - Halifax Development — Land Adjacent to 24 Range Bank, Halifax HX3 6LB - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax. The purchase price will therefore be subject to VAT at the prevailing rate in addition to the final bid. Please refer to the Special Conditions.	
64	£25,000	64 - Former TRS Station and Land at Hawksdale Dalston Carlisle - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	

65	£35,000	65 - Former TRS Station Land Auction – Hall Cottages, Harmer Hill, Shrewsbury - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
66	£25,000	66 - Land Auction Thornton Bradford – Amenity & Development - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
67	£25,000	67 - Land Adjacent to 22 Haldane Road Liverpool Auction - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
68	£25,000	68 - Self-build plot Nantymoel Bridgend – 450 sqm Land for Sale - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
69	£80,000	69 - Liverpool Land Adjacent to 12 Bigdale Drive, Liverpool LL33 6XJ - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	

70	£80,000	70 - Land for Sale Hindley Green Wigan – Prime Auction Opportunity - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
71	£15,000	71 - Doncaster Conservation Land Auction June 2026 - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
72	£25,000	72 - Former Pump Station Harrogate Site – Auction 24 June 2026 - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
73	£100,000	73 - Canvey Island Recreational Land Auction – 5.144 Acres For Sale - Palace Auctions			Refer to the auctioneers
74	£75,000	74 - Land Auction Opportunity Stanwell Staines-Upon-Thames - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
75	£1,000,000	75 - Substantial Freehold Victorian Terraced House in Prime Chelsea - Palace Auctions	Available		Refer to the Auctioneer – Offers are not being considered on this property prior

76	£130,000	76 - Land at Beech Farm Warlingham - Off Beech Farm Rd - Palace Auctions	Available		
77	£30,000	77 - Agricultural Land Auction Surrey – 18 Plots, Warlingham, £30,000 Guide - Palace Auctions	Available		
78	£35,000	78 - Land Auction Hoddlesden Darwen Guide Price £35,000 - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
79	£15,000	79 - Norbury Land Auction Sale Shropshire SY13 4HT - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
80	£500	Rendlesham Substation Auction: Unique Investment Opportunity	Available		
81	£20,000	81 Coulsdon Land Auction Listing – Parcel A1 Church Lane - Palace Auctions	Available		

82	£20,000	82 - Parcel A53 Coulsdon Land Auction – Palace Auctions London - Palace Auctions	Available		
83	£150,000	83- Leopold House Brighton Auction Apartment – Full Renovation Opportunity - Palace Auctions	Available		The property is sold together with a new 100 year lease upon completion
84	£900,000	84 - London Investment Property Auction 44 Copley Park SW16 - Palace Auctions	Available		
85	£1000	85 - Suffolk Substation Auction Investment – Freehold Opportunity - Palace Auctions	Available		
86	£650,000	86 - Development Land Tamworth Auction – at Watling Street, B77 1EJ - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
87	£595,000	1 Rutland Gardens	Available		Refer to the auctioneers for viewing Etc

88	£575,000	88 - 2 Rutland Gardens Croydon Auction Property - Palace Auctions	Available		Refer to the auctioneers for viewing and further up to date information
89	£720,000	89 - Ramsbottom Land Auction Sale BL0 9UY - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
90	£1,400,000	90 - Streatham Vale Land Auction Palace Auctions London - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
91	£40,000	91 - Broomhill Water Tower — Freehold Water Tower, NE65 9UD - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
92	£520,000	Land for Sale Croydon CR0 5SR Disused Railway Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	Refer to the auctioneers for viewing and further up to date information
93	£285,000	1 Bed Flat London NW6: Property Details Uncovered	Available		

94	£200,000	94 - Prenton Development Land Auction Palace Auctions London - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
95	£20,000	95 - Glusburn Land Auction Lot – Prime Opportunity at Palace Auctions London - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
96	£120,000	96 Land to the west of Longton Road, Burnley BB12 0TF - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
97	£20,000	97 Land at Whitecroft Railway Sidings - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
98	£10,000	98 Halifax Potential Development Land Auction Palace Auctions - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
99	£15,000	Collinwood Court Investment Flat: Exceptional Returns - Palace Auctions	Available		

100	£5000	Didcot Land Auction Opportunity: Secure Your Plot Now	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
101	£395,000	51 Greyhound Mansions	Available		Refer To Auctioneer for Viewing and details

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You must remember

This Addendum forms part of the contract of sale for all lots in this auction. Bidders are bound by its contents whether or not they have read it. Palace Auctions London reserves the right to amend the auction addendum at all times.