

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, 12th August 2026
- **Time:** 1:00 PM (13:00)

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 2% subject to 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	£395,000	Student Let Apartment Investment 51 Greyhound Mansions	Available		
2	£120,000	Flats for Sale Brighton: Historic	Available		

		Charm Awaits - Palace Auctions			
3	£15,000	Collinwood Court Investment Flat: Exceptional Returns - Palace Auctions	Available		
4	Withdrawn	Not for sale	Withdrawn		
5	£120,000	Burnley Land Auction Investment Lot 5 Palace Auctions England	Available	VAT will be chargeable on the purchase price of this lot	
6	£20,000	Glusburn Land Auction Lot – Prime Opportunity in North Yorkshire	Available	VAT will be chargeable on the purchase price of this lot	
7	£200,000	Prenton Development Land Auction	Available	VAT will be chargeable on the purchase price of this lot	
8	£275,000	1 Bed Flat London NW6: Property Details Uncovered	Available		
9	£520,000	Land for Sale Croydon CR0 5SR Disused Railway Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot	
10	£700,000	Streatham Vale Land Auctions: Prime Development Opportunity	Available	VAT will be chargeable on the purchase price of this lot	
Lot Number	Guide Price	Links	Availability	Vat	Notes

11	£650,000	11 - Development Land Tamworth Auction – at Watling Street, B77 1EJ - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot	
12	£1,000	Suffolk Substation Auction Investment in Rendlesham	Available		
13	£900,000	44 Copley Park SW16: Unlocking Its Development Potential	Available		
14	£160,000	14 - Leopold House Brighton Auction Apartment – Full Renovation - Palace Auctions	Postponed awaiting certificate of probate – contact the auctioneer		
15	£20,000	Parcel A53 Coulsdon Land: Unique Investment Opportunity	Available		
Lot Number	Guide Price	Links	Availability	Vat	Notes
16	£20,000	Church Lane Coulsdon Land and Future Development Options	Available		

17	£500	Rendlesham Substation Auction: Unique Investment Opportunity	Available		
18	£15,000	Rural Land in Shropshire: Upcoming Auction Details	Available	VAT will be chargeable on the purchase price of this lot	
19	£30,000	Agricultural Grazing Land Auction for Investment Potential	Available		
20	£120,000	Land at Beech Farm: Exclusive Auction Details	Available		
21	£15,000	Doncaster Conservation Land Auction on 12th August	Available	VAT will be chargeable on the purchase price of this lot	
22	£25,000	Self-build Plot Nantymoel: A Unique Opportunity	Available	VAT will be chargeable on the purchase price of this lot	
23	£15,000	Land Auction Thornton Bradford: Exclusive Event Details	Available	VAT will be chargeable on the purchase price of this lot	

Lot Number	Guide Price	Links	Availability	Vat	Notes
24	£25,000	Rang Bank Halifax Auction Date and Details - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot	
25	£25,000	Land at Haldane Road: Prime Development Opportunity	Available	VAT will be chargeable on the purchase price of this lot	
26	£40,000	Preston Infill Land Auction Residential Development Opportunity	Available	VAT will be chargeable on the purchase price of this lot	
27	£200,000	Nantymoel Development Site Auction Land for Sale CF32 7RW	Available	VAT will be chargeable on the purchase price of this lot	
28	£40,000	Garages in Telford High Yield & Redevelopment Opportunity	Available	VAT will be chargeable on the purchase price of this lot	
29	£40,000	Bradford Land Development Opportunity at Auction	Available	VAT to pay – see Below	

30	£340,000	Croydon Investment Property Potential: A Prime Bungalow	Available		
31	£5000	Lincoln green space auction	Available	VAT will be chargeable on the purchase price of this lot	
32	Sold Prior		Sold Prior		
33	£25,000 per plot	Land for Sale Dunoon: Auction Opportunities Await	Available		
34	£40,000	Broomhill Water Tower Development Opportunity NE65 9UD	Available	VAT will be chargeable on the purchase price of this lot	
35	£50,000	Stanwell Staines-Upon-Thames Land for Investors and Developers	Available	VAT will be chargeable on the purchase price of this lot	
36	£20,000	Former Pump Station Auction in Harrogate Area	Available	VAT will be chargeable on the purchase price of this lot	
37	£40,000	Land for Sale in Hindley Green Wigan	Available Postponed	VAT will be chargeable on the purchase price of this lot	
38	£80,000	Liverpool Land Auction Listing with Development Potential	Available	VAT will be chargeable on the purchase price of this lot	

39	£235,000	2 Bed Flat for Auction Abbey Wood SE2 Investment Guide	Available		
40	£20,000	Baron Pumping Station Waterfoot Rossendale BB4 7H For Auction	Available	VAT will be chargeable on the purchase price of this lot	
41	£18,000	Land on the East Side of Russell way Investment Opportunity	Available		
42	£130,000	Investment Apartment - 13 Maynard Court, Rosefield Road, Staines	Available		
43	£32,000	Land for Sale Huntingdon: Prime Development Opportunity - Palace Auctions	Available		
44	£150,000	Middleton Development Land Auction Guide Price £200,000	Available	VAT will be chargeable on the purchase price of this lot	Refer to Auctioneer for details

Lot Number	Guide Price	Links	Availability	Vat	Notes
45	£300,000	Heald Green development - Land Adjacent Heald Green Station	Available	VAT will be chargeable on the purchase price of this lot	
46	£20,000	Sandbach residential land auction Land East of 14 Daisybank Drive	Available	VAT will be chargeable on the purchase price of this lot	
47	£15,000	Helsby Amenity Land Sale: Unique Investment Opportunity	Available	VAT will be chargeable on the purchase price of this lot	
48	£5,000	Streatham River Bank Land Opportunities Await You	Available	VAT will be chargeable on the purchase price of this lot	Refer to Auctioneer for details
49	£40,000	Building Plot Manor Close with Full Planning Permission	Available	VAT will be chargeable on the purchase price of this lot	
50	£15,000	Chester Property Auction Investment Opportunities Await	Available	VAT will be chargeable on the purchase price of this lot	Refer to Auctioneer for details
51	Sold prior		Sold Prior		
52	£80,000	Flat 10 Westfield Avenue Hayling Island Near Seafront	Available		

53	£80,000	Hayling Island Apartment Sale: Investment Opportunity - Palace Auctions	Available		
54	£55,000	Prime Freehold Land Auctions: Land Acquisition Guide	Available		
55	Sold Prior	Croydon Development Land 3 Bedroom, with Full Planning Consent	Sold Prior		
56	£10,000	56 - 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	
57	£15,000	Hellifield Development Land Auction Prime Investment Opportunity	Available	VAT will be chargeable on the purchase price of this lot	
58	£10,000	South Park Lincoln Land: Explore Diverse Possibilities	Available	VAT will be chargeable on the purchase price of this lot	

59	£10,000	Amenity Land South Park Lincoln – Auction Lot Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot	
60	£950,000	Castlemaine Avenue Croydon Auction Details You Need - Palace Auctions	Available – Refer to auctioneers		
61	£10,000	61 land at March Road Coates Peterborough - Palace Auctions	Available refer to auctioneers	VAT will be chargeable on the purchase price of this lot	
62	£20,000	62 - Coates Peterborough Land Auction March Road PE7 2DE - Palace Auctions	Available refer to auctioneers	VAT will be chargeable on the purchase price of this lot	
63	£30,000 Per parcel	Washpond Lane Land Auction: Secure Your Freehold Now	Available		
64	£250,000	tenanted apartment for auction – 239 Beverley Drive, Harrow HA8	Available		
65	£1000	Land Investment Opportunity in Lane End High Wycombe - Palace Auctions	Available		

66	£25,000	Hartlepool investment property	Available		
67	£36,000	Future Potential Building Plots for Sale Surrey Today	Available		
68	£	68 - Canvey Island Recreational Land Auction – 5.144 Acres For Sale - Palace Auctions	Postponed refer		
69	£3,000	Ashtead Amenity Land Auction: Access to Valuable Land	Available		
70	£580,000	1 Rutland Gardens: A Prime Croydon Property - Palace Auctions	Available		
71	£575,000	2 Rutland Gardens Sale: A Family Home Opportunity - Palace Auctions	Available		
72	£3,000	land for sale Tonbridge auction	Available		
73	£60,000	35 Padley Hill Mansfield: Convenient Location and Features	Available		Refer to the auctioneers

74	£150,000	Troedyrhiw Development Site Land for Sale in Merthyr Tydfil	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
75	Sold prior		Sold Prior		
76	£20,000	Former TRS Station Auction: Investment Opportunity	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
77	£70,000	Mansfield Property Auction: Secure Your New Home	Available		
78	£20,000	Investment Land at Underriver Sevenoaks: Size, Location	Available		
79	£1,200,000	Barnes auction property sale – 8 Clavering Avenue SW13	Available		
80	£200,000	Auction Property in Dartford: Unique Heritage Flat	Available		
81	£240,000	Harp Island Close Auction: Secure Your Rental Investment	Available		
82	Withdrawn				

83	£15,000	Land Sits Adjacent to South Park Lincoln LN5 Auction - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
84	£500,000	84 - 5-Unit HMO in Plumstead SE18 – £62k Income - Palace Auctions	Postponed Refer		
85	£240,000	Luxury Ground Floor Flat Auction with Low Guide Price	Available		
86	£5,000	Warlingham Amenity Land Auctions: What You Need to Know	Available		
87	£10,000	Land Plots Near London Auction: A Unique Opportunity	Available		
88	£45,000	Prime Croydon Development Site Auction – Garage Plot Elgin Road	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
89	£500	Land for Sale – Plot 11, Greenroyd Drive, Steeton BD20 7JL	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
90	£		Postponed refer		

91	£10,000	Freehold Land for Sale Greenford UB6 Palace Auctions London	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
92	£150,000	Prime Development Land for Auction – Great Wyrley WS6	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
93	£195,000 Multiple student lets	Nottingham High School (ISI “Excellent” Student Housing	Available		
94	£100,000	Prime Freehold Land Auction Sutton SM1 Palace Auctions London	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
95	£20,000	Prime Freehold Land Auction Sutton SM1 Palace Auctions London	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
96	£2,000,000	Lewisham Woodland Land Building Opportunity Awaits	Available		Refer to the auctioneer for terms and conditions of this sale

97	£5,000	Freehold Land Auction Lincoln – 2,161 sqm Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
98	£20,000	Headcorn Freehold Land Auction 3.89 Acres Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
99	£30,000	Freehold Property Sale SE24: Income Stream Potential	Available		
100	£5000	Freehold Investment Land Lincoln Lot 100 Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
101	£5,000	Freehold Land Auction South Park Lincoln Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
102	£12,000	Prime Freehold Land Lincoln – Investment & Recreation for Auction	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	

103	£10,000	Development Land Auction Sutton SM1 Lot 103 Palace	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
104	£5000	Sutton Amenity Land Auction Lot 102 Palace Auctions Claridge's	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
104a	£5000	Sutton Amenity Land Auction 3 Gauntlett Road SM1 by Auction	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
104b	£5000	Luxury Property Auction London – Amenity Land Sutton SM1	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
104c	£5000	Suttons Amenity Land Auctions: Rare Garden Extension Plot - Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
104d	£5000	Amenity Land for Sale Sutton SM1 Palace Auctions London	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	

104e	£5000	Land Auction Sutton SM1 Amenity & Garden Extension 	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
104Y	£10,000	Land Auction Sutton SM1 4RY Lot 102Y Palace Auctions	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	

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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.