

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, 23rd September 2026
- **Time:** 12 noon

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]
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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	£700,000	61 Coombe Road, Croydon CR0 1BR	Available		
2	£700,000	59 Coombe Road, Croydon CR0 1BR	Available		
3	£700,000	57 Coombe Road, Croydon CR0 1BR	Available		

4	£600,000	3 Beulah Road, Thornton Heath, London CR7 8JH	Available		
5	£600,000	5 Beulah Road, Thornton Heath, London CR7 8JH	Available		
6	£200,000	22D Milkwood Rd, Herne Hill, London SE24 0HH	Available		
7	£80,000	111 Nelson Road, Great Yarmouth, Norfolk NR30 2NJ	Available		
8	£120,000	109 Wellesley Road Great Yarmouth NR30 2AR	Available		
9	£120,000	Apartment 13B Gwydyr Mansions, Brighton BN3	Available		
10	£25,000	41 Wynyard Mews, Hartlepool, TS25 2JZ	Available		
11	£395,000	51 Greyhound Mansions, Greyhound Road, London W6 8NY	Available		
12	£80,000	Flat 9, 22 Westfield Avenue, Hayling Island, PO11 9AG	Available		
13	£800,000	17 Castlemaine Avenue, CR2 7HU	Available		

14	£340,000	289 Longheath Gardens, Croydon, CR0 7TZ	Available		
15	£595,000	1 Rutland Gardens, CR0 5ST	Postponed – refer to auctioneers		
16	£575,000	2 Rutland Gardens, Croydon CR0 5ST	Postponed – refer to auctioneers		
17	£770,000	29 Southbridge Road, CR0 1AG	Available		
18	£300,000	Land to the East of Witherby Close and West of Campden Road, Croydon, CR0 5SR	Available	VAT will be chargeable on the purchase price of this lot	
19	£20,000	Parcel A1, Church Lane, Coulsdon	Available		
20	£20,000	Parcel A53, Church Lane, Coulsdon	Available		
21	£5,000	Land to the Rear of 1 Gauntlett Road SM1 4RY	Available	VAT will be chargeable on the purchase price of this lot	
22	£35,000	Land is adjacent to 35 Shelley Road, Preston, Lancashire PR2 2DB	Available	VAT will be chargeable on the purchase price of this lot	
23	£25,000	Land Adjacent to 22 Haldane Road Liverpool	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	£140,000	Potential future development land at Lands' End Road, Middleton, Manchester, M24 4RD	Available	VAT will be chargeable on the purchase price of this lot	
26	£32,000	Tilbrook Land for Sale Huntingdon	Available		
27	£15,000	Land off White Rose Way, Doncaster, South Yorkshire DN4 5PN	Available	VAT will be chargeable on the purchase price of this lot	
28	£25,000	Self-build plot in Nantymoel, Bridgend	Available	VAT will be chargeable on the purchase price of this lot	
29	£125,000	Future development site, off Glanavon Terrace Nantymoel, Bridgend, CF32 7RW	Available	VAT will be chargeable on the purchase price of this lot	

30	£18,000	Land East side of Russel way & Tilgate Drive, Crawley RH10 1TN	Available		
31	£300,000 Plus	Development land Station Approach, Finney Lane, Cheadle SK8 3QH	Available	VAT will be chargeable on the purchase price of this lot	
32	£40,000	13 Ensign Close Stanwell, Staines-Upon-Thames, Middlesex TW19 7RF.	Available	VAT will be chargeable on the purchase price of this lot	
33	£120,000	Land at Beech Farm Warlingham – Off Beech Farm Rd	Available		
34	£40,000 Plus	Land At Beech Farm Warlingham	Available		
35		Land at March road	Postponed – available refer to the auctioneers		
36		Land at March road	Postponed – available refer to the auctioneers		
37	No lot				
38	£20,000	Land to the west of Longton Road, Burnley BB12 0TF	Available	VAT will be chargeable on the purchase price of this lot	

39	£100,000	Land west of Hargrave Avenue, Prenton, CH43 2NH	Available	VAT will be chargeable on the purchase price of this lot	
40	£150,000	Land east of Fernhill Close, Troedyrhiw, Merthyr Tydfil, CF48 4NA	Available	VAT will be chargeable on the purchase price of this lot	
41	£20,000	TRS Station and land at Hall Cottages, Harmer Hill, Shrewsbury, SY4 3DX	Available	VAT will be chargeable on the purchase price of this lot	
42	£100,000 Plus	Land adjacent to 1 Ferry Road, South Benfleet, Essex	Refer to the auctioneers		
43	£18,000	Land and Water station adjacent to Long Acre, Hollins Lane, Hampsthwaite, Harrogate HG3 2HJ	Available	VAT will be chargeable on the purchase price of this lot	
44	£1,200,000	120 St. Margarets Road, Twickenham, London, TW1 2AA	Available		Refer to Auctioneer for details

45	£10,000 Plus	Land between the rear of St Catherine's and Cross O'cliffe Road	Available	VAT will be chargeable on the purchase price of this lot	
46	£30,000 Per parcel	Parcels of pasture land off Washpond Lane, Warlingham, Surrey	Available		
47	£30,000	18 contiguous plots of agricultural grazing land at the junction of Washpond Lane and Ledgers Way, Warlingham, Surrey	Available		
48	£10,000	Four individual freehold plots of amenity land North of Beech Farm Warlingham, Surrey	Available		Refer to Auctioneer for details
49	£5,000	Individual freehold plot of amenity land North of Beech Farm Warlingham, Surrey	Available		
50	£30,000	Building plot situated on the edge of Ingleton, North Yorkshire, LA6 3BF	Available	VAT will be chargeable on the purchase price of this lot	

51	£85,000	Building Plot adjacent to 29 Southbridge Road, Croydon CR0 4HA	Available		
52	£5,000 Plus	Land and River Bank at 123 Streatham Vale, Lambeth, SW16 5SQ	Available	VAT will be chargeable on the purchase price of this lot	
53	£15,000	159 Collinwood Court, Washington, Tyne and Wear, NE37 3EF	Available		
54	£450	Substation C, Adjacent to 9 Hazel Close, Rendlesham, Woodbridge, Suffolk IP12 2UR	Available		
55	£5000	Land to the rear of 3 Gauntlett Road SM1 4RY	Available	VAT will be chargeable on the purchase price of this lot	
56	£5,000	Land to the rear of 5 Gauntlett Road SM1 4RY	Available	VAT will be chargeable on the purchase price of this lot	
57	£5,000	Land to the rear of 7 Gauntlett Road SM1 4RY	Available	VAT will be chargeable on the purchase price of this lot	
58	£5,000	Land to the rear of 9 Gauntlett Road SM1 4RY	Available	VAT will be chargeable on the purchase price of this lot	

59	£5,000	Land to the rear of 11 Gauntlett Road SM1 4RY	Available	VAT will be chargeable on the purchase price of this lot	
60	£10,000	Land to the rear of 53 Gauntlett Road, Sutton, London, SM1 4RY	Available	VAT will be chargeable on the purchase price of this lot	
61	£5,000	Land and allotments at Queens park community hub South Park Lincoln LN5 8EW	Available refer to auctioneers	VAT will be chargeable on the purchase price of this lot	
62	£55,000	Prime Freehold Land Opposite Lincoln Bishop King School	Sold Prior	VAT will be chargeable on the purchase price of this lot	
63	£45,000	Land to the rear of 46 Elgin Road, Croydon CR0 6XA	Available	VAT will be chargeable on the purchase price of this lot	
64	£25,000	Land at South Park Lincoln Freehold Land LN5 8EL	Available	VAT will be chargeable on the purchase price of this lot	
65	£5000	Land North of Bastion House South Park Avenue Lincoln LN5 8E	Available	VAT will be chargeable on the purchase price of this lot	

66	£5,000	Land South of South Park Lincoln LN5 8EW	Available	VAT will be chargeable on the purchase price of this lot	
67	£420,000	Development Land Watling Street, Tamworth B77 1EJ	Available	VAT will be chargeable on the purchase price of this lot	
68	£900,000	44 Copley Park, SW16	Available		
69	£450	Former electrical substation, located on Chestnut Close, Rendlesham, Woodbridge (IP12 2UW)	Available		
70	£15,000 Plus	Former reservoir south of Wilbury Farm Norbury SY13 4HT	Available	VAT will be chargeable on the purchase price of this lot	
71	£15,000	Baron Fold Former Pumping Station site Waterfoot, BB4 7HA	Available	VAT will be chargeable on the purchase price of this lot	
72	£27,000	Garage's Land Hillside Close, Arlestone Telford, TF1 2JN	Available	VAT will be chargeable on the purchase price of this lot	

73	£35,000	Freehold Water tower, off Elm Court, North Broomhill, Morpeth, NE65 9UD	Available	VAT will be chargeable on the purchase price of this lot	
74	£10,000	Land east of 14 Daisybank Drive Sandbach cw11 4jr	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
75	£15,000	Land at Plovers Lane, WA6 0QA	Available	VAT will be chargeable on the purchase price of this lot	
76	£80,000	Flat 10, 22 Westfield Avenue, Hayling Island, PO11 9AB	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
77	£10,000	Land North of Chester Road and Plovers Lane WA6 0QA	Available	VAT will be chargeable on the purchase price of this lot	
78	£10,000	Land to the rear of 44-46 Thornview Road, Hellifield, near Settle, North Yorkshire, BD23 4JJ	Available	VAT will be chargeable on the purchase price of this lot	
79	£3,000	Plot B239, Tanyard Farm, Tonbridge	Available		

80	£200,000 Plus	239 Beverley Drive, Queensbury, Harrow HA8 5NL	Available		
81	£1,000	Plot of land at Beeches Farm, Marlow Road, Lane End, High Wycombe, HP14 3DL	Available		
82	£190,000	37 Harp Island Close Neasden London NW10	Available		
83	£20,000	Amenity and Grazing Land at Underriver house road Sevenoaks TN15 0RY	Available		
84	£35,000	Unit 104 Minerva House, Nottingham NG1	Available		
85	£35,000	Unit 110 Minerva House, Nottingham NG1	Available		
86	£35,000	Unit 127 Minerva House, Nottingham NG1	Available		

87	£35,000	Unit 228 Minerva House, Nottingham NG1	Available		
88	£35,000	Unit 302 Minerva House, Nottingham NG1	Available		
89	£260,000	33 Spencer Road, Acton, London, W3 6DW	Available		
90	£35,000 Plus	Freehold costal beach land. Selsey Beach - 22 Beacon Drive, Selsey, Chichester PO20 0TW	Available	VAT will be chargeable on the purchase price of this lot	
91	£215,000	33a Chastilian Road, Dartford DA1	Available		
92	£20,000 Plus	Freehold investment land at Headcorn, Maidstone, Kent, TN27 9SD.	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
93	£550,000	20 Church Street and 19 St James Street, Sheffield City Centre	Available		

94	£50,000	Potential development or amenity land of Elliot Drive, Churchbridge, Cannock, WS11 8JQ	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
95		Land south 118 Burnt mills Road	Withdrawn		
96	£1,400,000	Freehold land parcel in the heart of Honor Oak, Lewisham, SE23	Refer to auctioneers for status Update		Refer to the auctioneer for terms and conditions of this sale
97	£300,000 Plus	Future development land Wood Gate Drive, Streatham Vale SW16 5DY	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
98	£75,000	Land east Bracken Barn, Bolventor, Launceston, Cornwall, PL15 7TY	Available		
99	£15,000	Land north-east of Cross O'cliffe Hill and St Catherine's and Cross O'cliffe Road Lincoln	Available	VAT will be chargeable on the purchase price of this lot	

100	£10,000	Amenity Land – Woodland & Allotments, South Of South Park Lincoln	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
101		Land to the rear Weihurst Court	Withdrawn		
102	£36,000	12 plots of Land off Long Reach Ockham Woking GU23	Available		
103	£3,000	Plot of land on Shepherds Walk, Ashtead (KT18 6BX)	Available		
104	£30,000	Freehold & Air Space 45 Spenser Rd, London SE24 0NS	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
105	£500	Access land to the rear of “Plot 11 Greenroyd Drive BD20 7JL	Available	VAT will be chargeable on the purchase price of this lot as the seller has exercised their option to tax.	
106	£3.9M	Edgbaston Care Home Development Site For Sale — 80-Bed, Full Planning	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.