



PALACE AUCTIONS LONDON

Property & Land Auction

Wednesday 28 October 2026 · 1.00 pm

CLARIDGE'S · BROOK STREET · MAYFAIR · LONDON W1K 4HR

In the room CLARIDGE'S	Online LIVE BIDDING	Telephone BY ARRANGEMENT	Proxy BY ARRANGEMENT
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Residential, commercial and land lots · All lots sold under unconditional auction contract
020 7101 3647 · sales@palaceauctions.com · palaceauctions.com

WELCOME

The October Auction at Claridge's

Welcome to the Palace Auctions London Property and Land Auction. Every lot in this catalogue is sold under an unconditional auction contract: contracts exchange on the fall of the hammer, and the buyer must then complete on the date set out in the Special Conditions of Sale.

Auction details

Date	Wednesday 28 October 2026
Time	1.00 pm
Venue	Claridge's, Brook Street, Mayfair, London W1K 4HR
Bidding	In the room, online, by telephone or by proxy
Registration	Required before the auction at auctions.palaceauctions.com
Deposit	10% of the price (minimum £5,000), payable on exchange
Buyer's premium	As stated for each lot, payable on exchange
Contract documents	£850 + VAT per lot, payable on exchange

Guide and reserve prices

A guide price indicates the seller's current minimum acceptable price at auction. The reserve is the seller's confidential minimum price. Where a guide range is given, the reserve will be within that range; where a single figure is given, the reserve will normally be no more than 10% above it. Guides and reserves may change up to the day of the auction, and lots may be sold or withdrawn prior.

How to bid

- 1 Register with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete identity and anti-money-laundering checks. You must be approved before you can bid.
- 3 Read the legal pack, the Special Conditions and any addendum, and take advice from a solicitor.
- 4 Arrange your funds for the 10% deposit and fees on exchange, and for completion on the contract date.
- 5 Bid. If yours is the winning bid, contracts exchange immediately and the sale is legally binding.

Addendum. An addendum will be published before the auction and forms part of the contract for every lot. Please check it and the website for any changes, and for lots sold or withdrawn prior.

Costs. Buyers should also budget for VAT where stated, Stamp Duty Land Tax, their own legal fees, any seller's costs in the Special Conditions and any apportionments.

LOTS 1 – 22

Order of sale

Lots will be offered in the order below. Further lots will be added to the catalogue and the online auction platform as they are confirmed.

LOT	PROPERTY	TYPE	GUIDE PRICE*
1	6 Woodseer Street, London E1 5HD	Freehold HMO investment	£1,300,000
2	Land at Old Oak Avenue and Kinross Close, Ramsbottom, Bury BL0 9UY	Freehold land	£350,000†
3	Plot 4, Land at Lawn Lane, Springfield, Chelmsford CM1 7PP	Freehold land	£10,000+
4	Plot of Land, Harrow, London	Land – details to follow	£200,000
5	Loxwood House, 2 Ashwood Place, Sunning Avenue, Sunningdale, Ascot SL5 9ND	Freehold detached house	£2,500,000
6	1 Oceanpoint, Sandy Lane, Woolacombe, North Devon EX34 7AY	Leasehold holiday-let apartment	£575,000 – £675,000
7	9 Oceanpoint, Sandy Lane, Woolacombe, North Devon EX34 7AY	Leasehold holiday-let apartment	£525,000 – £615,000
8	2 Oceanpoint, Sandy Lane, Woolacombe, North Devon EX34 7AY	Leasehold apartment	£550,000 – £645,000
9	Flat 10, 22 Westfield Avenue, Hayling Island PO11 9AB	Leasehold flat – vacant	£80,000
10	Flat 9, 22 Westfield Avenue, Hayling Island PO11 9AG	Leasehold flat – tenanted	£80,000
11	Land adjacent to 22 Haldane Road, rear of 1 Church Road, Liverpool L4	Freehold land	£25,000+†
12	Freehold and Air Space, 45 Spenser Road, Herne Hill, London SE24 0NS	Freehold ground rent investment	£30,000†
13	Former Bank, 20 Church Street and 19 St James Street, Sheffield City Centre	Grade II listed commercial building	£550,000
14	Studio 104, Minerva House, Spaniel Row, Nottingham NG1 6EP	Leasehold student studio – let	See addendum
15	Studio 110, Minerva House, Spaniel Row, Nottingham NG1 6EP	Leasehold student studio – let	See addendum
16	Studio 127, Minerva House, Spaniel Row, Nottingham NG1 6EP	Leasehold student studio – let	See addendum
17	Studio 228, Minerva House, Spaniel Row, Nottingham NG1 6EP	Leasehold student studio – let	See addendum
18	Studio 302, Minerva House, Spaniel Row, Nottingham NG1 6EP	Leasehold student studio – vacant	See addendum
19	Land at Lands End Road, Middleton, Manchester M24 4RD	Freehold land	£150,000†
20	Land adjacent to 35 Shelley Road, Ashton-on-Ribble, Preston PR2 2DB	Freehold land	£40,000†
21	159 Collingwood Court, Washington, Tyne and Wear NE37 3EF	Leasehold flat – vacant	£15,000
22	14 Rose Avenue, Stanley, County Durham DH9 7RB	Freehold terraced house – vacant	£65,000

*Guide prices exclude the buyer's premium, contract documents charge, VAT where applicable and SDLT. See Guide and reserve prices on page 2.

†VAT is chargeable on the hammer price of Lots 2, 11, 12, 19 and 20.

LOTS 23 – 44

Order of sale (continued)

LOT	PROPERTY	TYPE	GUIDE PRICE*
23	Land at Plovers Lane, Helsby, Cheshire WA6 0QA	Freehold amenity land	£15,000 †
24	Land north of Chester Road and Plovers Lane, adjacent to 4 Pyrus Grove, Helsby WA6 0QA	Amenity land	£10,000 †
25	Land adjacent to 12 Bigdale Drive, Liverpool L33 6XJ		Sold prior
26	Plot 4, Land to the Rear of 218 Dudley Road, Rowley Regis, West Midlands B65 8LB	Freehold land	£20,000+
27	Plot 5, Land adjacent to Stane Cottage, Stane Street, Ockley, Dorking RH5 5LU		Sold prior
28	Plot 33, Land West of Stane Street, north-west of Poundgate, Ockley, Dorking RH5 5LU	Freehold land	£15,000+
29	57 Coombe Road, Croydon CR0 1BR	Freehold block of four flats – let	£720,000
30	59 Coombe Road, Croydon CR0 1BR	Freehold block of four flats – let	£650,000
31	61 Coombe Road, Croydon CR0 1BR	Freehold block of four flats – let	£650,000
32	22D Milkwood Road, Herne Hill, London SE24 0HH		Postponed
33	120 St Margaret's Road, Twickenham TW1 2AA	Freehold mixed-use investment – let	£1,200,000+
34	Land adjacent to 29 Southbridge Road, Croydon CR0 4HA		Sold prior
35	Former garage site adjacent to 46 Elgin Road, Croydon CR0 6XA	Freehold land	£45,000 †
36	Land adjacent to 13 Ensign Close, Stanwell, Staines-upon-Thames TW19 7RF	Land	£40,000 †
37	Land adjacent to 1 Manor Close, Ingleton, Carnforth LA6 3BF	Freehold building plot – planning granted	£30,000 †
38	3 Beulah Road, Thornton Heath CR7 8JH	Freehold – five studio flats and workshop	£500,000
39	5 Beulah Road, Thornton Heath CR7 8JH	Freehold – six studio flats, let	£500,000
40	33 Chastilian Road, Dartford DA1	Two-bedroom flat with garden – let	£200,000
41	44 Copley Park, Streatham, London SW16 3DD	Freehold period house – let	£900,000
42	Former TRS station land, Hall Cottages, Harmer Hill, Shrewsbury SY4 3DX	Freehold land	£20,000 †
43	Former pump station adjacent to Long Acre, Hollins Lane, Hampsthwaite, Harrogate HG3 2HJ	Freehold land	£18,000 †
44	Land at Norbury Town Lane, Norbury, Whitchurch SY13 4HT	Land with building	£15,000 †

*Guide prices exclude the buyer's premium, contract documents charge, VAT where applicable and SDLT. See Guide and reserve prices on page 2.

†VAT is chargeable on the hammer price of Lots 23, 24, 35, 36, 37 and 42–44.

LOTS 45 – 66

Order of sale (continued)

LOT	PROPERTY	TYPE	GUIDE PRICE*
45	Garages at Hillside Close , Arleston, Telford TF1 2JN	Freehold garage site	£25,000 †
46	Baron Fold former water pumping station , off Duke Street, Waterfoot, Rossendale BB4 7HA	Freehold land and building	£15,000 †
47	Land and former allotments at Queens Park Community Hub , South Park, Lincoln LN5 8EW	Freehold land	£5,000 †
48	Land at Cross O'Cliff Hill , Lincoln LN5	Freehold land	£15,000 †
49	Land south of South Park , Lincoln LN5 8EW	Freehold land	£20,000 †
50	Amenity land, woodland and former allotments , south of South Park, Lincoln LN5 8EL	Freehold land	£20,000 †
51	Amenity land at Cross O'Cliff Hill , Lincoln LN5	Freehold land	£10,000 †
52	41 Wynyard Mews , Hartlepool TS25 2JZ	Leasehold flat	£25,000
53	111 Nelson Road , Great Yarmouth NR30 2NJ	Licensed five-bedroom HMO	£80,000
54	37 Harp Island Close , Neasden, London NW10 0DF	Ground-floor flat – let	£190,000
55	239 Beverley Drive , Queensbury, Edgware HA8 5NL	Leasehold one-bedroom flat – let	£200,000
56	Apartment 13B, Gwydyr Mansions , Hove BN3	Leasehold studio flat	£120,000
57	29 Southbridge Road , Croydon CR0 1AG	Freehold period house – let as six rooms	£770,000
58	Land adjacent to 1 Northampton Road , Addiscombe, Croydon CR0 7HB	Freehold land	£200,000
59	Land at Wood Gate Drive , Streatham Vale, London SW16 5DY	Land	£350,000 †
60	Land east of Witherby Close and west of Campden Road , Croydon CR0 5SR	Freehold land – former railway	£300,000 †
61	Land on the east side of Tilgate Drive , Russell Way, Crawley RH10 1TN	Freehold land	£18,000
62	Land north of 410 Watling Street , Two Gates, Tamworth B77 1EJ	Freehold land	£420,000 †
63	Land at Elliot Drive , Churchbridge, Cannock WS11 8JQ	Freehold land	£50,000 †
64	Land at White Rose Way , Doncaster DN4 5PN	Freehold land	£15,000 †
65	Land adjacent to 24 Range Bank , Halifax HX3 6LB	Freehold land	£25,000 †
66	Land to the west of Longton Road , Burnley BB12 0TF	Land	£20,000 †

*Guide prices exclude the buyer's premium, contract documents charge, VAT where applicable and SDLT. See Guide and reserve prices on page 2.

†VAT is chargeable on the hammer price of Lots 45–51, 59, 60 and 62–66.

LOTS 67–88

Order of sale (continued)

LOT	PROPERTY	TYPE	GUIDE PRICE*
67	Land west of Hargrave Avenue, Prenton, Wirral CH43 2NH	Freehold land	£100,000†
68	Land off Glanavon Terrace and Nant-y-Moel Row, Nantymoel, Bridgend CF32 7RW	Freehold land	£125,000†
69	Land east of Fernhill Close, Troedyrhiw, Merthyr Tydfil CF48 4NA	Land	£100,000†
70	Substation C, adjacent to 9 Hazel Close, Rendlesham, Woodbridge IP12 2UR	Freehold substation – let	£450
71	Substation E, Chestnut Close, Rendlesham, Woodbridge IP12 2UW	Former substation building	£450
72	Plot between Washpond Lane, Ledgers Way and Broom Bank Cottage, Warlingham, Surrey	Freehold land	£5,000
73	Four plots between Washpond Lane and Ledgers Way, Warlingham, Surrey CR6 9QG	Freehold land – four plots	£10,000
74	Parcel 4, Land at Washpond Lane, Warlingham, Surrey CR6	Freehold land	£30,000
75	Agricultural land off Washpond Lane and Ledgers Way, Warlingham, Surrey CR6	Agricultural land	£30,000
76	Parcel A1, Church Lane, Coulsdon, Surrey	Freehold land	£20,000
77	Parcel A53, off Hogscross Lane and Church Lane, Coulsdon, Surrey	Freehold land	£20,000
78	Land east of 14 Daisybank Drive, Sandbach CW11 4JR	Freehold land	£10,000†
79	Land to the rear of 44–46 Thornview Road, Hellifield, Skipton BD23 4JJ	Land	£10,000†
80	Plot B239, Tanyard Farm, Hadlow Road, Tonbridge TN10 4LP	Freehold land	£3,000
81	Land south-west of Beeches Farm, Marlow Road, Lane End, High Wycombe HP14 3DL	Freehold agricultural land	£1,000
82	Amenity and grazing land at Underriver, Sevenoaks TN15 0RY	Freehold land	£20,000
83	Plot 11, access way land, Greenroyd Drive, Steeton, Keighley BD20 7JL	Freehold land	£500
84	Land and river bank at 123 Streatham Vale, London SW16 5SQ	Freehold land and river bank	£5,000
85	Plot B11, Crampshaw Lane, Ashted, Surrey KT18 6BX	Freehold land	£3,000
86	12 plots of land at Long Reach, West Horsley, Ockham GU23 6PG	Freehold land – 12 plots	£36,000
87	Land at Beech Farm, off Beech Farm Road, Warlingham CR6 9QL	Freehold land	£120,000
88	Land at Beech Farm, Limpsfield Road, Warlingham, Surrey	Freehold land	£55,000

*Guide prices exclude the buyer's premium, contract documents charge, VAT where applicable and SDLT. See Guide and reserve prices on page 2.

†VAT is chargeable on the hammer price of Lots 67–69, 78 and 79.

LOTS 89 – 99

Order of sale (continued)

LOT	PROPERTY	TYPE	GUIDE PRICE*
89	Woodland plots W43–W45, Long Reach Road, Ockham, Surrey GU23 6PG	Freehold woodland	£3,000
90	Plot 10, Land adjacent to Stane Cottage, Stane Street, Ockley, Dorking RH5 5LU	Freehold land	Sold prior
91	Plot 231, Down Lane, Compton, Guildford GU3 1DQ	Freehold land	£3,000
92	8 Clavering Avenue, Barnes, London SW13	Freehold Edwardian house	£1,450,000
93	Lot 93, To be announced		Details to follow
94	Parcel 34, Land opposite Lilacs, Stane Street, Ockley, Dorking RH5 5LU	Freehold land	£10,000+
95	Plot 30, Land to the rear of Springfield Social Club, 198 Dudley Road, Rowley Regis B65 8PX	Freehold land	£10,000+
96	Plot 11, Land on the south side of Fieldside, Coates, Whittlesey, Peterborough PE7 2BG	Freehold land	£10,000+
97	Plot 1, Land north-east of 41 Waveney Drive, Springfield, Chelmsford CMI 7PX	Freehold land	£10,000+
98	Parcel 4, Land opposite 40 Lawn Lane, Springfield, Chelmsford CMI 7PP	Freehold land	£10,000
99	353 Leyton High Road, Leyton, London E10		Details to follow

*Guide prices exclude the buyer's premium, contract documents charge, VAT where applicable and SDLT. See Guide and reserve prices on page 2.

LOT
1

6 Woodseer Street

LONDON E1 5HD

GUIDE PRICE*

£1,300,000



FREEHOLD HMO INVESTMENT

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A six-bedroom house in multiple occupation off Brick Lane, close to Shoreditch, Spitalfields and the City.

The house is arranged as shared accommodation, with each bedroom fitted with a double bed, shower and tea point. Two bedrooms are en-suite and there is a WC on every floor.

The seller advises that all rooms are let under the HMO licence and that the property currently produces about £8,000 a month. Tenancy details and the licence will be in the legal pack.

At a glance

Tenure	Freehold
Occupancy	Let – see legal pack
Income	c. £8,000 pcm (seller's figure)
EPC	See legal pack
Buyer's premium	1% of the price, minimum £2,000 + VAT

Key features

- ◆ Six bedrooms, each with shower and tea point
- ◆ Two en-suite bedrooms, WC on every floor
- ◆ Let under HMO licence (seller's information)
- ◆ Income about £8,000 per month (seller's figure)
- ◆ Off Brick Lane, East London
- ◆ Walking distance to Shoreditch, Spitalfields and the City

Viewing. By appointment with Palace Auctions on 020 7101 3647.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
2Land at Old Oak Avenue and
Kinross Close

RAMSBOTTOM, BURY BL0 9UY

GUIDE PRICE*

£350,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A level, regular-shaped parcel of vacant land of approximately 649 sq m (6,987 sq ft) adjoining established housing in Ramsbottom.

The land is square in shape and level, with mature hedgerows and fencing to its boundaries, and adjoins houses on Old Oak Avenue and Kinross Close.

It is offered without planning permission. Any development or change of use will be subject to planning permission from Bury Metropolitan Borough Council and any other consents. Buyers should check access rights and services in the legal pack.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 649 sq m / 0.16 acres
Planning	None
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 649 sq m (6,987 sq ft / 0.16 acres)
- ◆ Level, regular-shaped site
- ◆ Vacant, with hedgerows and fencing
- ◆ Adjoins established residential streets
- ◆ No planning permission; any use subject to consents
- ◆ Local authority: Bury Metropolitan Borough Council

Viewing. The land may be viewed from Old Oak Avenue and Kinross Close during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

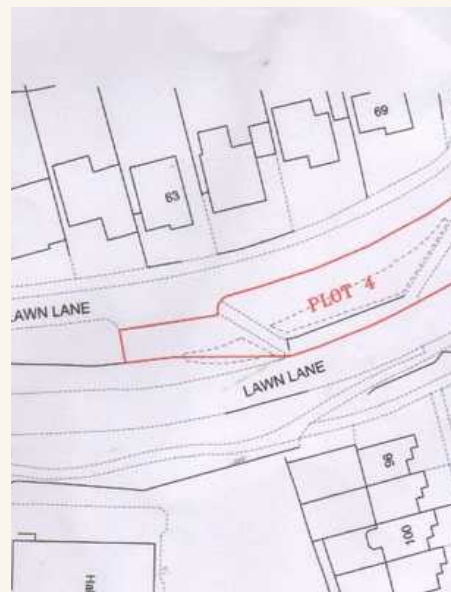
LOT
3

Plot 4, Land at Lawn Lane

SPRINGFIELD, CHELMSFORD CM1 7PP

GUIDE PRICE*

£10,000+



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of vacant land of approximately 7,740 sq ft (0.18 acres) opposite 63–69 Lawn Lane, about a mile from Chelmsford city centre.

The land has no buildings and no known mains services, and is offered without planning permission. It may appeal to neighbouring owners and long-term land investors, subject to consents.

Buyers should check the title plan for the extent of the plot and any adopted highway or verge, which cannot be enclosed, built on or obstructed. what3words
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At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 719 sq m / 0.18 acres
Planning	None
Buyer's premium	2% of the price, minimum £2,000 + VAT

Key features

- ◆ Approx. 7,740 sq ft (719 sq m / 0.18 acres)
- ◆ Vacant possession, no buildings
- ◆ Established residential road in Springfield
- ◆ No planning permission
- ◆ Chelmsford station about 1.2 miles
- ◆ Check extent of any highway or verge

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
4Plot of Land, Harrow
LONDON

GUIDE PRICE*

£200,000

PHOTOGRAPH TO FOLLOW

LAND – DETAILS TO FOLLOW

FULL DETAILS & LEGAL PACK ›

Full details of this lot, including the address, site area and legal pack, will be published shortly.

Please register your interest with the auction team to receive the particulars and legal pack as soon as they are available.

At a glance

Tenure	To be confirmed
Size	To be confirmed
Planning	To be confirmed
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Plot of land in Harrow, London
- ◆ Details and legal pack to follow
- ◆ Register interest with the auction team

Viewing. Contact Edward Swindells on 07971 033276 or edward@palaceauctions.com.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
5

Loxwood House, 2 Ashwood Place

SUNNING AVENUE, SUNNINGDALE, ASCOT SL5 9ND

GUIDE PRICE*
£2,500,000

FREEHOLD DETACHED HOUSE

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A six-bedroom detached house of approximately 4,919 sq ft in more than an acre of south-facing grounds, in a gated development of four homes.

Built by Octagon Developments, the house offers a reception hall, drawing room, dining room, open-plan kitchen/breakfast/family room, playroom/media room, study, utility and integral double garage (currently a gym). There are six bedrooms over two upper floors, including a principal suite with dressing area and en-suite.

Outside are electric gates, a block-paved driveway, a south terrace, gardens and private woodland. Sunningdale station is about 0.8 miles away. Offered with vacant possession and no onward chain.

At a glance

Tenure	Freehold
Possession	Vacant possession
EPC	C
Council tax	Band H (RBWM)
Buyer's premium	1.25% of the price + VAT

Key features

- ◆ Six bedrooms, approx. 4,919 sq ft
- ◆ More than an acre of south-facing grounds
- ◆ Gated development of four homes
- ◆ Underfloor heating to ground and first floors
- ◆ About 0.8 miles to Sunningdale station
- ◆ Vacant possession, no onward chain

Viewing. Strictly by appointment with Palace Auctions London on 07971 033276.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
6

1 Oceanpoint, Sandy Lane

WOOLACOMBE, NORTH DEVON EX34 7AY

GUIDE PRICE*

£575,000 – £675,000



LEASEHOLD HOLIDAY-LET APARTMENT

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A three-bedroom sea-view duplex of approximately 1,033 sq ft with a large terrace and two parking spaces, about four minutes' walk from Woolacombe Beach.

Offered as a turnkey holiday let, sold furnished and ready to let from completion (certain artwork and the outdoor furniture are excluded). On the seller's figures it has returned around 10% over the last 12 months, measured against the lower guide price and before running costs.

Oceanpoint is a secure, gated development of 12 apartments built in 2017, with lift access, underground parking and a surf store. Rated 4.81 stars from more than 250 guest reviews.

At a glance

Tenure	999-year lease from 2017, 1/12th freehold share
Service charge	£2,340 per annum
EPC	B
Rates	Business rated (North Devon Council)
Buyer's premium	1% of the price, minimum £2,000 + VAT

Key features

- ◆ Three-bedroom duplex, sleeps up to 8
- ◆ Large south-west-facing sea-view terrace
- ◆ Two underground parking spaces with EV charger
- ◆ Turnkey holiday let, sold furnished
- ◆ c.10% return over the last 12 months (seller's figures)
- ◆ Gated development with lift access

Viewing. Strictly by appointment with Palace Auctions.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
7

9 Oceanpoint, Sandy Lane

WOOLACOMBE, NORTH DEVON EX34 7AY

GUIDE PRICE*

£525,000 – £615,000



LEASEHOLD HOLIDAY-LET APARTMENT

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A two-bedroom sea-view duplex of approximately 883 sq ft with top-floor living and a south-facing balcony, about four minutes' walk from Woolacombe Beach.

Offered as a turnkey holiday let, sold furnished and ready to let from completion (certain artwork and the outdoor furniture are excluded). On the seller's figures it has returned around 10% over the last 12 months, measured against the lower guide price and before running costs.

The apartment holds Airbnb "Guest Favourite" status with a 4.84-star rating from more than 230 reviews. Oceanpoint is a secure, gated development with lift access.

At a glance

Tenure	999-year lease from 2017, 1/12th freehold share
Service charge	£2,340 per annum
EPC	B
Rates	Business rated (North Devon Council)
Buyer's premium	1% of the price, minimum £2,000 + VAT

Key features

- ◆ Two-bedroom duplex, sleeps up to 4
- ◆ Double-aspect top-floor living with sea views
- ◆ Principal bedroom with en-suite and balcony
- ◆ Underground parking space with EV charger
- ◆ Turnkey holiday let, sold furnished
- ◆ c.10% return over the last 12 months (seller's figures)

Viewing. Strictly by appointment with Palace Auctions.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
8

2 Oceanpoint, Sandy Lane

WOOLACOMBE, NORTH DEVON EX34 7AY

GUIDE PRICE*

£550,000 – £645,000



LEASEHOLD APARTMENT

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A two-bedroom duplex of approximately 883 sq ft with a large private walled patio, about four minutes' walk from Woolacombe Beach.

Sold as a turnkey holiday let, furnished and ready to let from completion (certain artwork and the outdoor furniture are excluded), with vacant possession. The apartment is currently owner-occupied; the seller's pro forma projects a return of around 10% a year against the lower guide price, before running costs.

Planning permission allows use as a permanent home or holiday let. Oceanpoint is a secure, gated development with lift access.

At a glance

Tenure	999-year lease from 2017, 1/12th freehold share
Service charge	£2,340 per annum
EPC	C
Rates	Business rated (North Devon Council)
Buyer's premium	1% of the price, minimum £2,000 + VAT

Key features

- ◆ Two-bedroom duplex
- ◆ Large private walled patio
- ◆ Underground parking space with EV charger
- ◆ Turnkey, sold furnished, vacant possession
- ◆ Pro forma projects c.10% return
- ◆ Gated development with lift access

Viewing. Strictly by appointment with Palace Auctions.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
9

Flat 10, 22 Westfield Avenue

HAYLING ISLAND PO11 9AB

GUIDE PRICE*

£80,000



LEASEHOLD FLAT – VACANT

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A leasehold flat in a purpose-built development in South Hayling, offered with vacant possession and no onward chain.

The flat is a short walk from Hayling's beaches and the shops at Mengham, and can be occupied or let on completion.

It is held on a 125-year lease from 25 March 2002 (about 101 years remaining) at a ground rent of £125 a year. The service charge will be confirmed in the legal pack.

At a glance

Tenure	125-year lease from 25 March 2002
Ground rent	£125 per annum
Service charge	See legal pack
EPC	See legal pack
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Vacant possession, chain-free
- ◆ Lease of about 101 years remaining
- ◆ Ground rent £125 per annum
- ◆ Short walk to the seafront and Mengham
- ◆ Suit owner-occupiers or investors

Viewing. By appointment only, with at least 72 hours' notice.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
10

Flat 9, 22 Westfield Avenue

HAYLING ISLAND PO11 9AG

GUIDE PRICE*

£80,000



LEASEHOLD FLAT – TENANTED

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A tenanted leasehold flat in a purpose-built development in South Hayling, let at £700 a month (£8,400 a year).

The flat is sold with the tenant in situ and is a short walk from the seafront and the shops at Mengham. Tenancy details will be in the legal pack.

It is held on a 125-year lease from 25 March 2002 (about 101 years remaining) at a ground rent of £125 a year. The service charge will be confirmed in the management pack.

At a glance

Tenure	125-year lease from 25 March 2002
Income	£8,400 per annum
Ground rent	£125 per annum
EPC	See legal pack
Buyer's premium	1% of the price, minimum £2,000 + VAT

Key features

- ◆ Let at £700 per month (£8,400 per annum)
- ◆ Sold with tenant in situ
- ◆ Lease of about 101 years remaining
- ◆ Ground rent £125 per annum
- ◆ Short walk to the seafront and Mengham

Viewing. By appointment only, with at least 72 hours' notice.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
11

Land adjacent to 22 Haldane Road

REAR OF 1 CHURCH ROAD, LIVERPOOL L4

GUIDE PRICE*

£25,000+

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of land beside 22 Haldane Road and to the rear of 1 Church Road, in the L4 district of Liverpool.

The land is offered without planning permission. Any development will be subject to planning consent from Liverpool City Council. The auctioneers have not inspected the site.

The site area is to be confirmed by measured survey; buyers should check the extent, access and any rights in the title plan and legal pack before bidding.

At a glance

Tenure	Freehold
Size	To be confirmed
Planning	None
Access	See legal pack
Buyer's premium	1% of the price, minimum £2,000 + VAT
VAT	Chargeable on the hammer price

Key features

- ◆ Freehold parcel of land
- ◆ Beside 22 Haldane Road, rear of 1 Church Road
- ◆ No planning permission
- ◆ Area to be confirmed by survey
- ◆ Established residential area
- ◆ Local authority: Liverpool City Council

Viewing. At any reasonable time during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
12

Freehold and Air Space, 45 Spenser Road

HERNE HILL, LONDON SE24 0NS

GUIDE PRICE*

£30,000

PLUS VAT ON HAMMER PRICE



FREEHOLD GROUND RENT INVESTMENT

BID ONLINE >

FULL DETAILS & LEGAL PACK >

The freehold interest and air space of 45 Spenser Road, a building in the Herne Hill Conservation Area close to Brockwell Park and Herne Hill station.

The lot comprises the freehold reversion to the building, subject to the existing long leases, together with the roof space and air space. Details of the leases, ground rents and service charge arrangements will be in the legal pack.

There is no planning permission for any development of the air space. The building is in the Herne Hill Conservation Area (CA61), where permitted development rights for upward extensions do not apply, so any proposal would need full planning permission. The leaseholders may have a right of first refusal; buyers should check the position in the legal pack.

At a glance

Tenure	Freehold, subject to leases
Income	Ground rents – see legal pack
Planning	None
Leaseholders	Possible right of first refusal
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Freehold interest including air space
- ◆ Subject to existing long leases
- ◆ Herne Hill Conservation Area (CA61)
- ◆ No planning permission for the air space
- ◆ Close to Brockwell Park
- ◆ Herne Hill station nearby

Viewing. External inspection during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
13Former Bank, 20 Church Street and
19 St James Street

SHEFFIELD CITY CENTRE

GUIDE PRICE*

£550,000



GRADE II LISTED COMMERCIAL BUILDING

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A Grade II listed former bank of approximately 9,910 sq ft (920 sq m) over five floors, on a corner opposite Sheffield Cathedral.

Designed by Flockton and Abbott and built in 1866–67, the building has stone façades and large arched windows. It provides a former banking hall, offices and ancillary space over basement, ground and three upper floors, with strong rooms in the basement. It is vacant and lies within the City Centre Conservation Area.

The current use is Class E. Any alteration or change of use will need listed building consent and may need planning permission; no permissions are in place. VAT may be chargeable on the price and will be confirmed in the legal pack.

At a glance

Tenure	See legal pack
Possession	Vacant
Use class	E
Listing	Grade II
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Approx. 9,910 sq ft (920 sq m) over five floors
- ◆ Grade II listed Victorian former bank
- ◆ Corner position opposite Sheffield Cathedral
- ◆ City Centre Conservation Area
- ◆ Vacant, Class E
- ◆ Walking distance to Sheffield station and Supertram

Viewing. By appointment with Palace Auctions on 07971 033276.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
14

Studio 104, Minerva House

SPANIEL ROW, NOTTINGHAM NG1 6EP

GUIDE PRICE*

See addendum



LEASEHOLD STUDENT STUDIO – LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A leasehold studio in Minerva House, a purpose-built student development of 158 studios in Nottingham city centre, let at £5,997.12 a year.

Each studio has a fitted kitchen, en-suite shower room and study area. Communal facilities include a gym, cinema room, games lounge, laundry and secure cycle storage, with a 24-hour concierge and CCTV. There is no on-site parking.

Studios 104, 110, 127, 228 and 302 are offered as Lots 14 to 18. The guide for each lot will be published in the addendum. Lease terms, ground rent, service charge and tenancy details will be in the legal pack.

At a glance

Tenure	Leasehold – see legal pack
Income	£5,997.12 per annum
Ground rent	£150 per annum
Service charge	See legal pack
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Let at £5,997.12 a year
- ◆ Purpose-built student accommodation
- ◆ En-suite studio with fitted kitchen
- ◆ Gym, cinema room and games lounge
- ◆ 24-hour concierge and CCTV
- ◆ Nottingham city centre

Viewing. Strictly by appointment, with at least 72 hours' notice.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
15

Studio 110, Minerva House

SPANIEL ROW, NOTTINGHAM NG1 6EP

GUIDE PRICE*

See addendum



LEASEHOLD STUDENT STUDIO – LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A leasehold studio in Minerva House, a purpose-built student development of 158 studios in Nottingham city centre, let at £8,400.00 a year.

Each studio has a fitted kitchen, en-suite shower room and study area. Communal facilities include a gym, cinema room, games lounge, laundry and secure cycle storage, with a 24-hour concierge and CCTV. There is no on-site parking.

Studios 104, 110, 127, 228 and 302 are offered as Lots 14 to 18. The guide for each lot will be published in the addendum. Lease terms, ground rent, service charge and tenancy details will be in the legal pack.

At a glance

Tenure	Leasehold – see legal pack
Income	£8,400.00 per annum
Ground rent	£150 per annum
Service charge	See legal pack
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Let at £8,400.00 a year
- ◆ Purpose-built student accommodation
- ◆ En-suite studio with fitted kitchen
- ◆ Gym, cinema room and games lounge
- ◆ 24-hour concierge and CCTV
- ◆ Nottingham city centre

Viewing. Strictly by appointment, with at least 72 hours' notice.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
16

Studio 127, Minerva House

SPANIEL ROW, NOTTINGHAM NG1 6EP

GUIDE PRICE*

See addendum



LEASEHOLD STUDENT STUDIO – LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A leasehold studio in Minerva House, a purpose-built student development of 158 studios in Nottingham city centre, let at £8,369.28 a year.

Each studio has a fitted kitchen, en-suite shower room and study area. Communal facilities include a gym, cinema room, games lounge, laundry and secure cycle storage, with a 24-hour concierge and CCTV. There is no on-site parking.

Studios 104, 110, 127, 228 and 302 are offered as Lots 14 to 18. The guide for each lot will be published in the addendum. Lease terms, ground rent, service charge and tenancy details will be in the legal pack.

At a glance

Tenure	Leasehold – see legal pack
Income	£8,369.28 per annum
Ground rent	£150 per annum
Service charge	See legal pack
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Let at £8,369.28 a year
- ◆ Purpose-built student accommodation
- ◆ En-suite studio with fitted kitchen
- ◆ Gym, cinema room and games lounge
- ◆ 24-hour concierge and CCTV
- ◆ Nottingham city centre

Viewing. Strictly by appointment, with at least 72 hours' notice.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
17

Studio 228, Minerva House

SPANIEL ROW, NOTTINGHAM NG1 6EP

GUIDE PRICE*

See addendum



LEASEHOLD STUDENT STUDIO – LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A leasehold studio in Minerva House, a purpose-built student development of 158 studios in Nottingham city centre, let at £6,915.96 a year.

Each studio has a fitted kitchen, en-suite shower room and study area. Communal facilities include a gym, cinema room, games lounge, laundry and secure cycle storage, with a 24-hour concierge and CCTV. There is no on-site parking.

Studios 104, 110, 127, 228 and 302 are offered as Lots 14 to 18. The guide for each lot will be published in the addendum. Lease terms, ground rent, service charge and tenancy details will be in the legal pack.

At a glance

Tenure	Leasehold – see legal pack
Income	£6,915.96 per annum
Ground rent	£150 per annum
Service charge	See legal pack
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Let at £6,915.96 a year
- ◆ Purpose-built student accommodation
- ◆ En-suite studio with fitted kitchen
- ◆ Gym, cinema room and games lounge
- ◆ 24-hour concierge and CCTV
- ◆ Nottingham city centre

Viewing. Strictly by appointment, with at least 72 hours' notice.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
18

Studio 302, Minerva House

SPANIEL ROW, NOTTINGHAM NG1 6EP

GUIDE PRICE*

See addendum



LEASEHOLD STUDENT STUDIO – VACANT

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A leasehold studio in Minerva House, a purpose-built student development of 158 studios in Nottingham city centre, currently vacant.

Each studio has a fitted kitchen, en-suite shower room and study area. Communal facilities include a gym, cinema room, games lounge, laundry and secure cycle storage, with a 24-hour concierge and CCTV. There is no on-site parking.

Studios 104, 110, 127, 228 and 302 are offered as Lots 14 to 18. The guide for each lot will be published in the addendum. Lease terms, ground rent, service charge and tenancy details will be in the legal pack.

At a glance

Tenure	Leasehold – see legal pack
Income	None (vacant)
Ground rent	See legal pack
Service charge	See legal pack
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Vacant
- ◆ Purpose-built student accommodation
- ◆ En-suite studio with fitted kitchen
- ◆ Gym, cinema room and games lounge
- ◆ 24-hour concierge and CCTV
- ◆ Nottingham city centre

Viewing. Strictly by appointment, with at least 72 hours' notice.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
19

Land at Lands End Road

MIDDLETON, MANCHESTER M24 4RD

GUIDE PRICE*

£150,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of undeveloped land of approximately 3,580 sq m (0.88 acres) on Lands End Road, Middleton, about six miles north of Manchester city centre.

The land is registered under title MAN153513 and is not allocated for development in the adopted Rochdale Core Strategy. It is offered without planning permission, and any development will be subject to planning consent.

The land is understood to be subject to an informal use agreement at £180 a year; buyers should check the position, and the basis of vacant possession, in the legal pack. Access is understood to be from Lands End Road and Lister Road.

At a glance

Tenure	Freehold
Size	c. 3,580 sq m / 0.88 acres
Planning	None; not allocated
Occupation	Informal use agreement – see legal pack
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 3,580 sq m (0.88 acres), subject to survey
- ◆ Freehold, title MAN153513
- ◆ Not allocated for development
- ◆ No planning permission
- ◆ Access from Lands End Road and Lister Road
- ◆ Local authority: Rochdale Borough Council

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
20

Land adjacent to 35 Shelley Road

ASHTON-ON-RIBBLE, PRESTON PR2 2DB

GUIDE PRICE*

£40,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A vacant freehold infill plot adjacent to 35 Shelley Road, in an established residential suburb of Preston.

The plot fronts Shelley Road and is offered without planning permission. Any development will be subject to planning consent from Preston City Council. The auctioneers have not inspected the land.

The site area is stated as approximately 658 sq m, subject to measured survey; buyers should confirm the extent against the title plan in the legal pack.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 658 sq m (to be confirmed)
Planning	None
Buyer's premium	2% of the price (inc. VAT) – see Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Vacant freehold infill plot
- ◆ Approx. 658 sq m, subject to survey
- ◆ Frontage to Shelley Road
- ◆ No planning permission
- ◆ Established residential area
- ◆ Close to Preston city centre and UCLan

Viewing. The land may be viewed from Shelley Road during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
21

159 Collingwood Court

WASHINGTON, TYNE AND WEAR NE37 3EF

GUIDE PRICE*

£15,000

SEE SPECIAL CONDITIONS



LEASEHOLD FLAT – VACANT

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A two-bedroom flat in a purpose-built block with communal gardens and parking, offered with vacant possession.

The flat has an entrance hall, lounge, fitted kitchen, two bedrooms and a bathroom, with gas central heating and uPVC double glazing. It needs internal updating and was previously let at £5,160 a year.

It is held on a 125-year lease from April 1986 (about 89 years remaining), with a ground rent of £10 a year and a service charge of about £1,000 a year.

At a glance

Tenure	125-year lease from April 1986
Ground rent	£10 per annum
Service charge	c. £1,000 per annum
EPC	C
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Two-bedroom flat
- ◆ Vacant possession
- ◆ Previously let at £5,160 per annum
- ◆ Gas central heating, uPVC double glazing
- ◆ Communal gardens and parking
- ◆ Needs internal updating

Viewing. By appointment only, with at least 72 hours' notice.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

IMPORTANT – SPECIAL CONDITIONS OF SALE

Buyers must read the Special Conditions of Sale for this lot, together with the legal pack and the addendum, before bidding. They form part of the contract and may contain additional terms and costs payable by the buyer on completion. Buyers are deemed to bid with full knowledge of them.

LOT
22

14 Rose Avenue

STANLEY, COUNTY DURHAM DH9 7RB

GUIDE PRICE*

£65,000



FREEHOLD TERRACED HOUSE – VACANT

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold terraced house of approximately 662 sq ft, offered with vacant possession.

The accommodation comprises a lounge with bay window, a kitchen, bedrooms and a shower room with WC, with a front garden and rear yard. The house needs updating, and the auctioneers have not inspected it internally; the particulars are based on the seller's information.

Stanley has local schools, shops and transport links, with Durham and Newcastle within reach.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 662 sq ft
EPC	See legal pack
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Freehold terraced house
- ◆ Vacant possession
- ◆ Approx. 662 sq ft
- ◆ Lounge with bay window
- ◆ Front garden and rear yard
- ◆ Needs updating

Viewing. Contact Edward Swindells on 07971 033276.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
23

Land at Plovers Lane

HELSEBY, CHESHIRE WA6 0QA

GUIDE PRICE*

£15,000

PLUS VAT ON HAMMER PRICE



FREEHOLD AMENITY LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

Two parcels of freehold grass amenity land between Plovers Lane, Barn Croft and Church Fields, on the southern edge of Helsby.

The parcels have established boundaries and form green breaks within a residential area of detached and semi-detached houses and bungalows. They are within the Helsby settlement boundary, are designated for amenity use and are not allocated for development. There is no planning permission.

The combined area is stated as approximately 750 sq m, subject to measured survey. Buyers should check boundaries, access, rights of way and covenants in the legal pack. This lot is separate from Lot 24.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 750 sq m (to be confirmed)
Planning	None; amenity use
Buyer's premium	2% of the price (min £2,000, inc. VAT) – see Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Two parcels of amenity land
- ◆ Approx. 750 sq m in total, subject to survey
- ◆ Within the Helsby settlement boundary
- ◆ No planning permission; not allocated
- ◆ Close to Helsby station and village centre
- ◆ Quick access to the M56

Viewing. Externally during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
24Land north of Chester Road and
Plovers Lane

ADJACENT TO 4 PYRUS GROVE, HELSBY WA6 0QA

GUIDE PRICE*

£10,000

PLUS VAT ON HAMMER PRICE



AMENITY LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A small plot of amenity land of approximately 208.9 sq m beside 4 Pyrus Grove, behind Chester Road and Plovers Lane in Helsby.

The land forms part of title CH590586 and is designated for amenity use. There is no planning permission, and Green Belt policy may restrict development; buyers should take their own planning advice.

Buyers should check the tenure, extent and any rights of access in the legal pack. This lot is separate from Lot 23.

At a glance

Tenure	See legal pack
Size	c. 208.9 sq m / 0.05 acres
Title	Part of CH590586
Planning	None
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 208.9 sq m (0.05 acres), subject to survey
- ◆ Adjacent to 4 Pyrus Grove
- ◆ Part of title CH590586
- ◆ Amenity land; no planning permission
- ◆ Residential setting in Helsby
- ◆ Close to the M56

Viewing. Externally during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
25

Land adjacent to 12 Bigdale Drive

LIVERPOOL L33 6XJ

SOLD PRIOR

This lot has been sold prior to the auction.

[FULL DETAILS & LEGAL PACK](#)

LOT
26Plot 4, Land to the Rear of 218
Dudley Road

ROWLEY REGIS, WEST MIDLANDS B65 8LB

GUIDE PRICE*

£20,000+



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of land of approximately 5,200 sq ft (483 sq m / 0.12 acres) to the rear of 218 Dudley Road, close to Springfield Social Club.

The irregular plot lies behind houses fronting Dudley Road, in an established residential part of Rowley Regis, and is reached over adjoining land. It has no buildings and no known mains services, and is offered without planning permission.

Plot 4 is one of a number of plots into which a larger site has been divided. Buyers should not assume any roadway on the layout plan exists, or that rights over it are granted, unless the legal pack confirms this. Plot 30 on the same site is offered separately.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 483 sq m / 0.12 acres
Planning	None
Buyer's premium	2% of the price, minimum £2,000 + VAT

Key features

- ◆ Approx. 5,200 sq ft (483 sq m / 0.12 acres)
- ◆ Vacant possession, no buildings
- ◆ Rear of 218 Dudley Road
- ◆ Access over adjoining land
- ◆ No planning permission
- ◆ Rowley Regis station about 1.3 miles

Viewing. Strictly by appointment with Palace Auctions. Please do not enter the social club's land.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
27

Plot 5, Land adjacent to Stane Cottage

STANE STREET, OCKLEY, DORKING RH5 5LU

SOLD PRIOR

This lot has been sold prior to the auction.

[FULL DETAILS & LEGAL PACK](#)

LOT
28

Plot 33, Land West of Stane Street

NORTH-WEST OF POUNDGATE, OCKLEY, DORKING RH5 5LU

GUIDE PRICE*

£15,000+



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of land of approximately 4,590 sq ft (426 sq m / 0.11 acres) on the west side of Stane Street (A29), in the Surrey village of Ockley.

The plot forms part of a larger site within the Metropolitan Green Belt, on the edge of the Surrey Hills and close to Leith Hill. It has no buildings and no known mains services, and is offered without planning permission. [what3words:///nuzzling.pints.stencil](#)

It forms part of title SY796476. Buyers should check the route and extent of any rights of way in the legal pack, and should not assume any strip shown on the layout plan is included.

At a glance

Tenure	Freehold (part of SY796476)
Possession	Vacant possession
Size	c. 426 sq m / 0.11 acres
Planning	None; Green Belt
Buyer's premium	2% of the price, minimum £2,000 + VAT

Key features

- ◆ Approx. 4,590 sq ft (426 sq m / 0.11 acres)
- ◆ Vacant possession, no buildings
- ◆ West of Stane Street, near Poundgate
- ◆ Metropolitan Green Belt
- ◆ No planning permission
- ◆ Ockley station about 1.6 miles

Viewing. The land may be viewed from Stane Street during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
29

57 Coombe Road

CROYDON CR0 1BR

GUIDE PRICE*

£720,000



FREEHOLD BLOCK OF FOUR FLATS – LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold semi-detached building converted into four self-contained one-bedroom flats, all let and producing £62,400 a year.

The property is a semi-detached period house converted into four self-contained flats (four one-bedroom flats), each with its own entrance. All four flats are let on assured shorthold tenancies, producing £62,400 a year in total.

Coombe Road is about half a mile from East Croydon station, with Coombe Lane tram stop and Park Hill Park nearby. Tenancy agreements and the title will be in the legal pack. 57, 59 and 61 Coombe Road are offered as separate lots.

At a glance

Tenure	Freehold
Occupancy	Let on ASTs
Income	£62,400 per annum
EPC	See legal pack
Buyer's premium	1% of the price, minimum £2,000 + VAT

Key features

- ◆ Freehold block of four self-contained flats
- ◆ Four one-bedroom flats
- ◆ Fully let, £62,400 per annum gross
- ◆ Period conversion over four floors
- ◆ About 0.5 miles to East Croydon station

Viewing. By appointment with Tom Barrett on 020 7101 3647.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
30

59 Coombe Road

CROYDON CR0 1BR

GUIDE PRICE*

£650,000



FREEHOLD BLOCK OF FOUR FLATS – LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold semi-detached building converted into four self-contained one-bedroom flats, all let and producing £62,400 a year.

The property is a semi-detached period house converted into four self-contained flats (four one-bedroom flats), each with its own entrance. All four flats are let on assured shorthold tenancies, producing £62,400 a year in total.

Coombe Road is about half a mile from East Croydon station, with Coombe Lane tram stop and Park Hill Park nearby. Tenancy agreements and the title will be in the legal pack. 57, 59 and 61 Coombe Road are offered as separate lots.

At a glance

Tenure	Freehold
Occupancy	Let on ASTs
Income	£62,400 per annum
EPC	See legal pack
Buyer's premium	1% of the price, minimum £2,000 + VAT

Key features

- ◆ Freehold block of four self-contained flats
- ◆ Four one-bedroom flats
- ◆ Fully let, £62,400 per annum gross
- ◆ Double glazing and independent services
- ◆ About 0.5 miles to East Croydon station

Viewing. By appointment with Tom Barrett on 020 7101 3647.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
31

61 Coombe Road

CROYDON CR0 1BR

GUIDE PRICE*

£650,000



FREEHOLD BLOCK OF FOUR FLATS – LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold semi-detached building converted into four self-contained flats, all let and producing £64,200 a year.

The property is a semi-detached period house converted into four self-contained flats (three one-bedroom flats and one two-bedroom flat), each with its own entrance. All four flats are let on assured shorthold tenancies, producing £64,200 a year in total.

Coombe Road is about half a mile from East Croydon station, with Coombe Lane tram stop and Park Hill Park nearby. Tenancy agreements and the title will be in the legal pack. 57, 59 and 61 Coombe Road are offered as separate lots.

At a glance

Tenure	Freehold
Occupancy	Let on ASTs
Income	£64,200 per annum
EPC	See legal pack
Buyer's premium	1% of the price, minimum £2,000 + VAT

Key features

- ◆ Freehold block of four self-contained flats
- ◆ Three one-bedroom flats and one two-bedroom flat
- ◆ Fully let, £64,200 per annum gross
- ◆ Private rear garden with side access
- ◆ About 0.5 miles to East Croydon station

Viewing. By appointment with Tom Barrett on 020 7101 3647.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
32

22D Milkwood Road

HERNE HILL, LONDON SE24 0HH



POSTPONED

This lot has been postponed and is coming soon. Please refer to the auctioneers on 020 7101 3647 or 07971 033276.

[BID ONLINE](#)

[FULL DETAILS & LEGAL PACK](#)

LOT
33

120 St Margaret's Road

TWICKENHAM TW1 2AA

GUIDE PRICE*
£1,200,000+

FREEHOLD MIXED-USE INVESTMENT – LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold mid-terrace building opposite St Margarets station, fully let to commercial occupiers and producing £96,200 a year.

The ground floor is let to a hair salon on a 20-year lease from 24 June 2009 at £23,000 a year. The basement, mezzanine, first and second floors are let as gym and massage studio space on a five-year lease from 1 September 2023 at £73,200 a year. Leases and the outcome of the 2024 rent review will be in the legal pack.

IMPORTANT: this lot is under offer at £1,200,000. Bids at the auction must be at or above that level. The property remains available until contracts are exchanged.

At a glance

Tenure	Freehold
Occupancy	Let – see tenancy schedule
Income	£96,200 per annum
EPC	C
Status	Under offer at £1,200,000

Key features

- ◆ Freehold mid-terrace building
- ◆ Fully let, £96,200 per annum
- ◆ Hair salon on ground floor
- ◆ Gym and studio space on basement and upper floors
- ◆ Opposite St Margarets station
- ◆ EPC C

Viewing. By appointment, with at least 48 hours' notice.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
34

Land adjacent to 29 Southbridge Road

CROYDON CR0 4HA

SOLD PRIOR

This lot has been sold prior to the auction but may become available again. Please refer to the auctioneers on 020 7101 3647 or 07971 033276.

[BID ONLINE](#) ›

[FULL DETAILS & LEGAL PACK](#) ›

LOT
35Former garage site adjacent to 46
Elgin Road

CROYDON CR0 6XA

GUIDE PRICE*

£45,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold former garage site of approximately 160.9 sq m (1,732 sq ft) next to 46 Elgin Road, in a residential street in Addiscombe, Croydon.

The site formerly held garages and lies within an established residential area. It is offered without planning permission. The site is not within a conservation area and is not covered by an Article 4 direction.

Buyers should make their own enquiries of the London Borough of Croydon about any future use, and should check access and boundaries in the legal pack.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 160.9 sq m
Planning	None
Buyer's premium	1% of the price, minimum £2,000 + VAT
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 160.9 sq m (1,732 sq ft)
- ◆ Former garage site
- ◆ Freehold
- ◆ Not in a conservation area
- ◆ No planning permission
- ◆ Residential street in Addiscombe

Viewing. The site may be viewed from Elgin Road during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
36

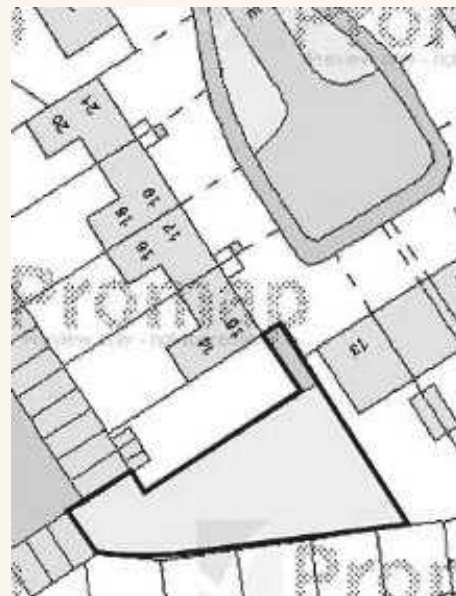
Land adjacent to 13 Ensign Close

STANWELL, STAINES-UPON-THAMES TW19 7RF

GUIDE PRICE*

£40,000

PLUS VAT ON HAMMER PRICE



LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A rectangular parcel of land of approximately 334 sq m (3,595 sq ft) next to 13 Ensign Close, in a residential close in Stanwell.

The land is level and rectangular and lies at the end of a residential close. It is offered without planning permission. Drawings for a three-bedroom house have been prepared by the seller; these are not a planning consent and are provided for information only.

Buyers should make their own enquiries of Spelthorne Borough Council. Tenure, access and boundaries will be set out in the legal pack.

At a glance

Tenure	See legal pack
Possession	Vacant possession
Size	c. 334 sq m
Planning	None
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 334 sq m (3,595 sq ft)
- ◆ Rectangular, level parcel
- ◆ Residential close in Stanwell
- ◆ No planning permission
- ◆ Seller's drawings available (not a consent)

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
37

Land adjacent to 1 Manor Close

INGLETON, CARNFORTH LA6 3BF

GUIDE PRICE*

£30,000

PLUS VAT ON HAMMER PRICE



FREEHOLD BUILDING PLOT – PLANNING GRANTED

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold plot of approximately 297 sq m with full planning permission, granted on appeal, for a detached three-bedroom house in the Yorkshire Dales village of Ingleton.

Planning permission was granted on appeal on 1 December 2023 (appeal ref. APP/C2708/W/23/3317854; Craven District Council ref. 2021/23571/FUL) for a detached three-bedroom house of about 115 sq m (GIA) with two parking spaces. The permission expires on 1 December 2026 unless development has begun, and the buyer will be responsible for discharging any conditions.

The plot fronts Low Demesne. Planning documents and the decision letter will be in the legal pack; buyers should check the conditions and the time limit before bidding.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 297 sq m
Planning	Granted – APP/C2708/W/23/3317854
Buyer's premium	2% of the price, minimum £2,000 + VAT, plus £1,000 + VAT administration fee
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 297 sq m
- ◆ Full planning permission on appeal (1 Dec 2023)
- ◆ Detached three-bedroom house, c. 115 sq m GIA
- ◆ Two parking spaces
- ◆ Permission expires 1 Dec 2026 unless commenced
- ◆ Village of Ingleton, Yorkshire Dales

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
38

3 Beulah Road

THORNTON HEATH CR7 8JH

GUIDE PRICE*

£500,000



FREEHOLD – FIVE STUDIO FLATS AND WORKSHOP

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold building arranged as five studio flats together with a storage and workshop unit, in Thornton Heath.

According to information supplied by the seller, each studio is let at £850 a month and the storage/workshop at £200 a month, giving a total of £4,450 a month (£53,400 a year). Buyers should check the tenancies, licensing and any planning or building regulation consents for the conversion in the legal pack.

Beulah Road is within walking distance of Thornton Heath station and the shops on the High Street. 5 Beulah Road is offered separately as Lot 39.

At a glance

Tenure	Freehold
Occupancy	Let – see legal pack
Income	£53,400 pa (seller's figure)
EPC	See legal pack
Buyer's premium	2% of the price, including VAT

Key features

- ◆ Freehold building
- ◆ Five studio flats
- ◆ Storage / workshop unit
- ◆ Seller's figure: £53,400 per annum
- ◆ Thornton Heath station nearby
- ◆ Lot 39 (No. 5) offered separately

Viewing. By appointment with Palace Auctions.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
39

5 Beulah Road

THORNTON HEATH CR7 8JH

GUIDE PRICE*

£500,000



FREEHOLD – SIX STUDIO FLATS, LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold building of six studio flats, all let on assured shorthold tenancies and producing £62,400 a year.

Flats 1, 3, 4, 5 and 6 are let at £850 a month and Flat 2 at £950 a month, a total of £5,200 a month (£62,400 a year). The property is held under title SGL52663 and requires a mandatory HMO licence from the London Borough of Croydon; the licence and tenancies will be in the legal pack.

Beulah Road is within walking distance of Thornton Heath station and the shops on the High Street. 3 Beulah Road is offered separately as Lot 38.

At a glance

Tenure	Freehold (SGL52663)
Occupancy	Let on ASTs
Income	£62,400 per annum
Licensing	Mandatory HMO
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Freehold building, title SGL52663
- ◆ Six studio flats
- ◆ Let on ASTs, £62,400 per annum
- ◆ Mandatory HMO licence (Croydon)
- ◆ Thornton Heath station nearby
- ◆ Lot 38 (No. 3) offered separately

Viewing. By appointment with Palace Auctions.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
40

33 Chastilian Road

DARTFORD DA1

GUIDE PRICE*

£200,000



TWO-BEDROOM FLAT WITH GARDEN – LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A two-bedroom flat with a loft room, private entrance, rear garden of about 60 ft and carport, let to a sitting tenant at £1,500 a month.

The accommodation comprises a reception room, kitchen, bathroom, two bedrooms and a loft room, with its own front door. Outside is a rear garden of about 60 ft and a carport for two cars.

The flat is let to a sitting tenant at £1,500 a month (£18,000 a year). The tenure is stated to be freehold; buyers should check the title and tenancy in the legal pack. Chastilian Road is in a residential area of Dartford.

At a glance

Tenure	Stated freehold – see legal pack
Occupancy	Let to sitting tenant
Income	£18,000 per annum
EPC	See legal pack
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Two bedrooms plus loft room
- ◆ Private entrance
- ◆ Rear garden of about 60 ft
- ◆ Carport for two cars
- ◆ Let at £1,500 pcm (£18,000 pa)
- ◆ Residential area of Dartford

Viewing. By appointment only, subject to the tenant.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
41

44 Copley Park

STREATHAM, LONDON SW16 3DD

GUIDE PRICE*

£900,000



FREEHOLD PERIOD HOUSE – LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold four-bedroom period house with three reception rooms, in a residential road in Streatham, let as commercial accommodation at £50,400 a year.

The house provides four bedrooms and three reception rooms over several floors. It is currently let as commercial accommodation at £50,400 a year; the terms of the letting will be in the legal pack.

Copley Park is close to Streatham Common, with Streatham and Streatham Common stations within reach. Buyers should check the occupation arrangements and any licensing requirements in the legal pack.

At a glance

Tenure	Freehold
Occupancy	Let – see legal pack
Income	£50,400 per annum
EPC	See legal pack
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Freehold period house
- ◆ Four bedrooms, three reception rooms
- ◆ Let as commercial accommodation
- ◆ £50,400 per annum
- ◆ Close to Streatham Common
- ◆ Streatham stations nearby

Viewing. By appointment, with at least 72 hours' notice.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
42

Former TRS station land, Hall Cottages

HARMER HILL, SHREWSBURY SY4 3DX

GUIDE PRICE*

£20,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of approximately 169.96 sq m, the site of a former telecommunications relay station, at Hall Cottages, Harmer Hill, north of Shrewsbury.

The site is held under title SL147370 and is offered without planning permission for any alternative use. The auctioneers have not inspected the site. Buyers should rely on their own inspection and on the legal pack.

Buyers should make their own enquiries of Shropshire Council about any future use, and should check access, services and boundaries in the legal pack.

At a glance

Tenure	Freehold (SL147370)
Possession	Vacant possession
Size	c. 169.96 sq m
Planning	None
Buyer's premium	1% of the price, minimum £2,000 + VAT, plus £850 + VAT
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 169.96 sq m
- ◆ Former relay station site
- ◆ Freehold, title SL147370
- ◆ No planning permission
- ◆ Not inspected by the auctioneers
- ◆ Harmer Hill, north of Shrewsbury

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
43Former pump station adjacent to
Long Acre

HOLLINS LANE, HAMPSTHWAITE, HARROGATE HG3 2HJ

GUIDE PRICE*

£18,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold former pumping station site of approximately 102.59 sq m on Hollins Lane, in the village of Hampsthwaite near Harrogate.

The site has a sui generis (utility) use and there is no planning permission for residential or any other use. The auctioneers have not inspected the site. Buyers should rely on their own inspection and on the legal pack.

Buyers should make their own enquiries of North Yorkshire Council, and should check access, services and boundaries in the legal pack.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 102.59 sq m
Planning	None (sui generis)
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 102.59 sq m
- ◆ Former pumping station
- ◆ Sui generis use
- ◆ No residential consent
- ◆ Not inspected by the auctioneers
- ◆ Village of Hampsthwaite, near Harrogate

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
44

Land at Norbury Town Lane

NORBURY, WHITCHURCH SY13 4HT

GUIDE PRICE*

£15,000

PLUS VAT ON HAMMER PRICE



LAND WITH BUILDING

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A parcel of land with a building, south-west of Wilbury Farm on Norbury Town Lane, in rural north Shropshire.

The parcel is stated to measure 186.27 sq m and contains a building. It is offered without planning permission for any alternative use. Buyers should check the extent shown on the title plan in the legal pack.

Whitchurch station is about 3.7 miles away. Tenure, access and services will be set out in the legal pack.

At a glance

Tenure	See legal pack
Possession	Vacant possession
Size	186.27 sq m (stated)
Planning	None
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Stated 186.27 sq m (check title plan)
- ◆ Includes a building
- ◆ Rural setting near Wilbury Farm
- ◆ No planning permission
- ◆ Whitchurch station about 3.7 miles

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
45

Garages at Hillside Close

ARLESTON, TELFORD TF1 2JN

GUIDE PRICE*

£25,000

PLUS VAT ON HAMMER PRICE



FREEHOLD GARAGE SITE

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold site of approximately 323.49 sq m with three garages, in a residential close in Arleston, Telford.

The site contains three garages. The auctioneers do not know whether any of them are let; buyers should check occupation in the legal pack. A previous planning permission for two houses has lapsed and there is no current consent.

Buyers should make their own enquiries of Telford & Wrekin Council about any future use.

At a glance

Tenure	Freehold
Occupancy	Unknown – see legal pack
Size	c. 323.49 sq m
Planning	None current (earlier consent lapsed)
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 323.49 sq m
- ◆ Three garages
- ◆ Lettings unknown – see legal pack
- ◆ Earlier permission for two houses has lapsed
- ◆ Residential close in Arleston

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
46

Baron Fold former water pumping station

OFF DUKE STREET, WATERFOOT, ROSSENDALE BB4 7HA

GUIDE PRICE*

£15,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND AND BUILDING

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold, level site of approximately 0.80 acres (0.32 ha) with a single-storey brick building, the former Baron Fold water pumping station, off Duke Street in Waterfoot.

The site is offered with vacant possession and no onward chain. It is offered without planning permission for any alternative use.

Buyers should make their own enquiries of Rossendale Borough Council, and should check access, services and boundaries in the legal pack.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 0.80 acres / 0.32 ha
Planning	None
Buyer's premium	2% of the price, minimum £2,000 + VAT, plus £1,000 + VAT administration fee
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 0.80 acres (0.32 ha)
- ◆ Level site
- ◆ Single-storey brick building
- ◆ Vacant possession, chain-free
- ◆ No planning permission
- ◆ Off Duke Street, Waterfoot

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

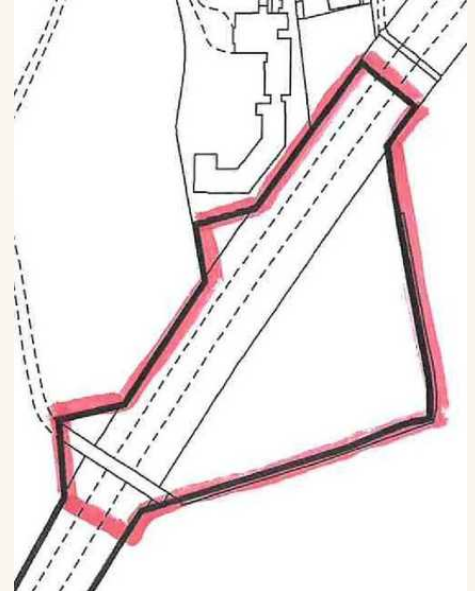
LOT
47Land and former allotments at
Queens Park Community Hub

SOUTH PARK, LINCOLN LN5 8EW

GUIDE PRICE*

£5,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of approximately 9,989 sq m (2.47 acres) of land and former allotments next to the Queens Park Community Hub, south of South Park, Lincoln.

The land forms part of title LL307228. The seller believes an unregistered lease dated 23 November 1979, granted by BRB (Residuary) Ltd, may affect the land; buyers should read the legal pack on this point.

The land is offered without planning permission. Lots 48, 49 and 50 nearby are offered separately.

At a glance

Tenure	Freehold (part of LL307228)
Possession	Subject to possible lease – see legal pack
Size	c. 9,989 sq m
Planning	None
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 9,989 sq m (2.47 acres)
- ◆ Land and former allotments
- ◆ Part of title LL307228
- ◆ Possible 1979 lease – see legal pack
- ◆ No planning permission
- ◆ Lots 48–50 offered separately

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
48

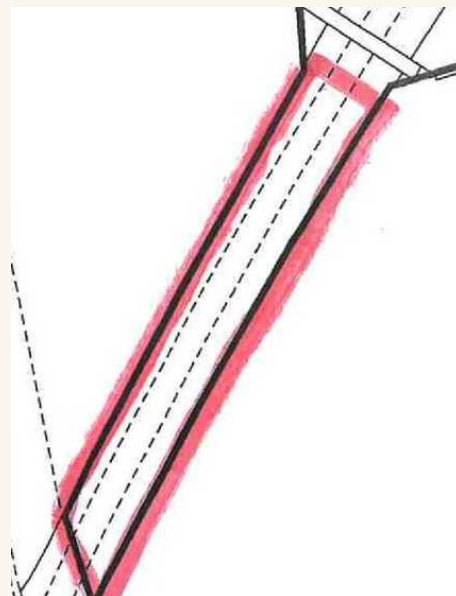
Land at Cross O'Cliff Hill

LINCOLN LN5

GUIDE PRICE*

£15,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of approximately 3,407 sq m (0.84 acres) of former railway land at Cross O'Cliff Hill, next to South Park, Lincoln.

The land follows part of a former railway corridor and is now woodland, amenity land and former allotments. It is offered with vacant possession and without planning permission.

The title number will be confirmed in the legal pack. Lots 47, 49 and 50 nearby are offered separately.

At a glance

Tenure	Freehold – see legal pack
Possession	Vacant possession
Size	c. 3,407 sq m
Planning	None
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 3,407 sq m (0.84 acres)
- ◆ Former railway corridor
- ◆ Woodland, amenity land and former allotments
- ◆ Vacant possession
- ◆ No planning permission
- ◆ Lots 47, 49, 50 offered separately

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
49

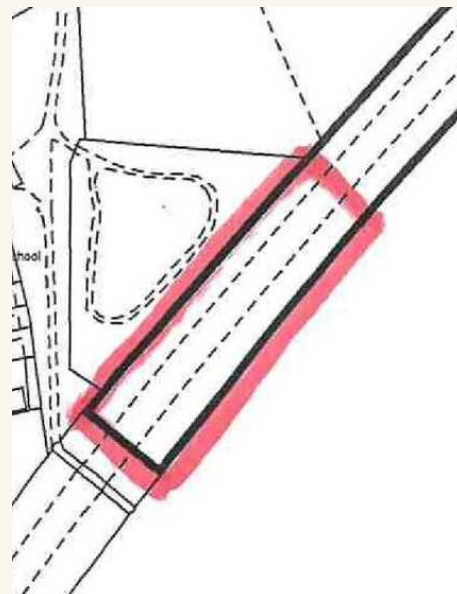
Land south of South Park

LINCOLN LN5 8EW

GUIDE PRICE*

£20,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of approximately 1,818 sq m (0.45 acres) south of the Queens Park play area and community hub, South Park, Lincoln.

The land is held under title LL307252 and is offered without planning permission.

Buyers should check access and boundaries in the legal pack. Lots 47, 48 and 50 nearby are offered separately.

At a glance

Tenure	Freehold (LL307252)
Possession	Vacant possession
Size	c. 1,818 sq m
Planning	None
Buyer's premium	1% of the price, minimum £2,000 + VAT
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 1,818 sq m (0.45 acres)
- ◆ South of Queens Park play area
- ◆ Freehold, title LL307252
- ◆ No planning permission
- ◆ Lots 47, 48, 50 offered separately

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
50Amenity land, woodland and
former allotments

SOUTH OF SOUTH PARK, LINCOLN LN5 8EL

GUIDE PRICE*

£20,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of approximately 6,877 sq m (1.7 acres) of amenity land, woodland and former allotments, including a section of disused railway, south of South Park, Lincoln.

The land is offered without planning permission. Buyers should check the access arrangements in the legal pack.

The title will be confirmed in the legal pack. Lots 47, 48 and 49 nearby are offered separately.

At a glance

Tenure	Freehold – see legal pack
Possession	Vacant possession
Size	c. 6,877 sq m
Planning	None
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 6,877 sq m (1.7 acres)
- ◆ Amenity land, woodland and former allotments
- ◆ Includes section of disused railway
- ◆ No planning permission
- ◆ Lots 47–49 offered separately

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
51

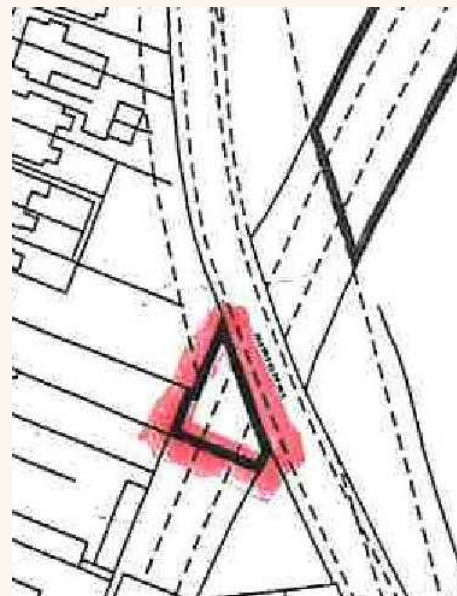
Amenity land at Cross O'Cliff Hill

LINCOLN LN5

GUIDE PRICE*

£10,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of approximately 342 sq m of amenity land, including part of the disused railway, between the rear of St Catherine's and Cross O'Cliff Road, south of South Park, Lincoln.

The parcel is a mix of amenity land, part of the former railway, garages, woodland and allotment land. It is held under title LL307252 and is offered without planning permission.

Buyers should check access, boundaries and the position of any garages or allotment occupiers in the legal pack. Lots 47–50 nearby are offered separately.

At a glance

Tenure	Freehold (LL307252)
Possession	Vacant possession
Size	c. 342 sq m
Planning	None
Buyer's premium	1% of the price, minimum £2,000 + VAT, plus £850 + VAT contract documents charge
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 342 sq m
- ◆ Amenity land, woodland and part of former railway
- ◆ Freehold, title LL307252
- ◆ No planning permission
- ◆ Lots 47–50 offered separately

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
52

41 Wynyard Mews

HARTLEPOOL TS25 2JZ

GUIDE PRICE*

£25,000



LEASEHOLD FLAT

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A leasehold two-bedroom flat with a box room, in a residential development in Hartlepool, held on a lease with about 62 years unexpired.

The accommodation comprises an entrance hall with storage, a living/dining room, fitted kitchen, a double bedroom with built-in wardrobes, a second bedroom, a box room and a bathroom. There is double glazing, electric heating, secure entry and communal gardens.

Buyers should check the occupancy position, the lease, the service charge and any parking rights in the legal pack. The EPC rating is D.

At a glance

Tenure	Leasehold – c. 62 years unexpired
Occupancy	See legal pack
EPC	D
Local authority	Hartlepool BC
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Two bedrooms plus box room
- ◆ Leasehold, about 62 years unexpired
- ◆ Double glazing and electric heating
- ◆ Secure entry, communal gardens
- ◆ EPC D
- ◆ Hartlepool Borough Council

Viewing. By appointment, with at least 72 hours' notice.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
53

111 Nelson Road

GREAT YARMOUTH NR30 2NJ

GUIDE PRICE*

£80,000



LICENSED FIVE-BEDROOM HMO

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A Victorian terraced house arranged as a five-bedroom house in multiple occupation, licensed by Great Yarmouth Borough Council.

The accommodation comprises three double and two single bedrooms (one at basement level), a separate kitchen, a first-floor WC, a family bathroom and a second-floor shower room, with lockable bedroom doors and a private rear garden. The property holds HMO licence ref. HMO/LN/0246.

Tenure, any current occupation, the licence terms and the EPC will be in the legal pack. Buyers should check the licence conditions and expiry with Great Yarmouth Borough Council.

At a glance

Tenure	See legal pack
Occupancy	See legal pack
Licence	HMO/LN/0246
EPC	See legal pack
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Victorian terraced house
- ◆ Five-bedroom licensed HMO
- ◆ HMO licence ref. HMO/LN/0246
- ◆ Bathroom, shower room and separate WC
- ◆ Private rear garden

Viewing. By appointment with Palace Auctions.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
54

37 Harp Island Close

NEASDEN, LONDON NW10 0DF

GUIDE PRICE*

£190,000



GROUND-FLOOR FLAT – LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A two-bedroom ground-floor flat in Neasden, let at £1,750 a month (£21,000 a year).

The accommodation comprises an entrance hall, a reception room of 5.41m x 3.05m with patio doors to the rear garden, a fitted kitchen (2.36m x 2.21m), bedroom one (3.37m x 2.57m) with an archway to a dressing area, bedroom two (3.28m x 1.83m) and a bathroom. Heating is by electric storage heaters.

The flat is let at £21,000 a year. The service charge is stated as £1,507 a year and the ground rent as nil. The lease and tenancy will be in the legal pack. London Borough of Brent.

At a glance

Tenure	See legal pack
Occupancy	Let – see legal pack
Income	£21,000 per annum
Outgoings	SC £1,507 pa; GR nil
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Two-bedroom ground-floor flat
- ◆ Let at £1,750 pcm (£21,000 pa)
- ◆ Patio doors to rear garden
- ◆ Service charge £1,507 pa; ground rent nil
- ◆ London Borough of Brent

Viewing. By appointment, with at least 72 hours' notice to the tenant.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
55

239 Beverley Drive

QUEENSBURY, EDGWARE HA8 5NL

GUIDE PRICE*

£200,000



LEASEHOLD ONE-BEDROOM FLAT – LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A one-bedroom flat of about 45 sq m (484 sq ft) in a purpose-built block in Queensbury, let at £1,215 a month.

The flat is on a middle floor and comprises a reception room, a separate fitted kitchen, a double bedroom and a bathroom, with secure entry and communal gardens.

It is let on a periodic assured shorthold tenancy at £1,215 a month (£14,580 a year). The lease has about 78 years remaining; the service charge is stated as £1,976 a year and the ground rent as £75 a year (to be confirmed). The lease and tenancy will be in the legal pack.

At a glance

Tenure	Leasehold – c. 78 years remaining
Occupancy	Let on periodic AST
Income	£14,580 per annum
Outgoings	SC £1,976 pa; GR £75 pa (tbc)
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ One-bedroom flat, c. 45 sq m
- ◆ Let at £1,215 pcm (£14,580 pa)
- ◆ Leasehold, c. 78 years remaining
- ◆ Secure entry, communal gardens
- ◆ Service charge £1,976 pa

Viewing. By appointment, with at least 72 hours' notice to the tenant.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
56

Apartment 13B, Gwydyr Mansions

HOVE BN3

GUIDE PRICE*

£120,000



LEASEHOLD STUDIO FLAT

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A studio flat in Gwydyr Mansions, a period mansion block in Hove within the Brunswick Town Conservation Area, held on a lease with about 952 years remaining.

The accommodation comprises a communal entrance with voice entry, a private hall, a studio room of 5.82m x 3.86m with a bay of sash windows and a glazed door to a shared west-facing patio, a kitchen (3.38m x 1.78m) with underfloor heating, and a bathroom (2.31m x 1.50m).

The ground rent is £10 a year; the service charge is to be confirmed. Buyers should check the occupancy position and the lease in the legal pack. The EPC rating is D.

At a glance

Tenure	Leasehold – c. 952 years
Occupancy	See legal pack
Outgoings	GR £10 pa; SC tbc
EPC	D
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Studio flat in period mansion block
- ◆ Lease of c. 952 years remaining
- ◆ Bay with sash windows
- ◆ Shared west-facing patio
- ◆ Brunswick Town Conservation Area
- ◆ EPC D

Viewing. Strictly by appointment with Palace Auctions.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
57

29 Southbridge Road

CROYDON CR0 1AG

GUIDE PRICE*

£770,000



FREEHOLD PERIOD HOUSE – LET AS SIX ROOMS

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A period house in central Croydon arranged as six individually let rooms, producing £5,600 a month (£67,200 a year).

The accommodation is described as six bedrooms, six bathrooms, three reception rooms and three kitchens. The six rooms are let individually at an average of about £933 a month each.

Tenure, the tenancies and any HMO licence will be in the legal pack. Croydon operates an Article 4 Direction for HMOs and a licensing scheme; buyers should check the planning and licensing position with the London Borough of Croydon.

At a glance

Tenure	See legal pack
Occupancy	Let – six rooms
Income	£67,200 per annum
EPC	See legal pack
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Period house
- ◆ Six rooms let individually
- ◆ £67,200 per annum
- ◆ Six bathrooms, three kitchens
- ◆ About 12 minutes' walk to East Croydon station

Viewing. By appointment with Palace Auctions.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
58Land adjacent to 1 Northampton
Road

ADDISCOMBE, CROYDON CR0 7HB

GUIDE PRICE*
£200,000

FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold plot of approximately 671 sq m (7,223 sq ft / 0.17 acres) on the west side of Northampton Road, Addiscombe, to the rear of 263 Addiscombe Road.

Planning history: 16/06217/FUL (one dwelling) was granted but not implemented and has lapsed; 23/04589/FUL (one dwelling) was refused; 25/01575/FUL (one dwelling) was refused and the appeal dismissed on 19 May 2026. There is no current planning permission. The site has no buildings and no known mains services.

A lime tree on adjoining land is protected by TPO No. 21 of 2016 and its canopy and root protection area extend into the site. The site adjoins the locally listed 263 Addiscombe Road. Planning documents will be in the legal pack.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 671 sq m / 0.17 acres
Planning	None current – see history
Buyer's premium	2% of the price, minimum £2,000 + VAT, plus £850 + VAT contract documents charge

Key features

- ◆ Approx. 671 sq m (0.17 acres)
- ◆ Freehold, vacant possession
- ◆ No current planning permission
- ◆ Appeal dismissed 19 May 2026
- ◆ Protected lime tree on adjoining land
- ◆ About a mile from East Croydon station

Viewing. From Northampton Road during daylight hours, at the viewer's own risk. Please do not enter neighbouring gardens or the car park of 263 Addiscombe Road.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
59

Land at Wood Gate Drive

STREATHAM VALE, LONDON SW16 5DY

GUIDE PRICE*

£350,000

PLUS VAT ON HAMMER PRICE



LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A level parcel of land of approximately 9,354 sq m (0.935 ha) adjoining existing homes on Wood Gate Drive, Streatham Vale.

The land is broadly square with defined boundaries and is offered without planning permission. It lies within Lambeth CIL Zone D.

Buyers should make their own enquiries of the London Borough of Lambeth about any future use. Tenure, access and boundaries will be set out in the legal pack.

At a glance

Tenure	See legal pack
Possession	Vacant possession
Size	c. 9,354 sq m / 0.935 ha
Planning	None
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 9,354 sq m (0.935 ha)
- ◆ Level, broadly square parcel
- ◆ Adjoins homes on Wood Gate Drive
- ◆ No planning permission
- ◆ London Borough of Lambeth

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
60Land east of Witherby Close and
west of Campden Road

CROYDON CR0 5SR

GUIDE PRICE*

£300,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND – FORMER RAILWAY

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold linear parcel of approximately 4,484 sq m (1.1 acres) on the line of the former Woodside and South Croydon Joint Railway, between Witherby Close and Campden Road, Croydon.

The land is overgrown and unused, with remnants of railway infrastructure, and is bounded by the rear gardens of houses. It is not in the Green Belt or Metropolitan Open Land. No planning applications have been found and there is no planning permission. No mains services are connected.

The title number will be confirmed in the legal pack. Lloyd Park tram stop is nearby. The buyer will also pay a buyer's administration fee of £1,200 (including VAT) and may be asked to reimburse the seller's legal and search costs.

At a glance

Tenure	Freehold – see legal pack
Possession	Vacant possession
Size	c. 4,484 sq m / 1.1 acres
Planning	None
Buyer's premium	£2,400 including VAT, plus £1,200 (including VAT) administration fee
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 4,484 sq m (1.1 acres)
- ◆ Former railway land
- ◆ Linear, overgrown parcel
- ◆ No planning permission
- ◆ Not Green Belt or MOL
- ◆ Close to Lloyd Park tram stop

Viewing. External viewing only, during daylight hours, at the viewer's own risk.

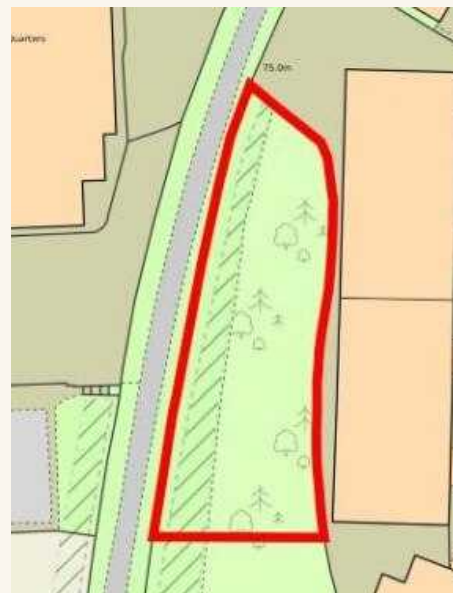
Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
61Land on the east side of Tilgate
Drive

RUSSELL WAY, CRAWLEY RH10 1TN

GUIDE PRICE*

£18,000



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold, broadly triangular parcel of open land on the east side of Tilgate Drive and Russell Way, Crawley.

The site is stated to extend to approximately 0.8 acres (0.32 ha), subject to the title plan. It is offered with vacant possession and without planning permission.

Buyers should make their own enquiries of Crawley Borough Council about any future use. Three Bridges station is close by.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 0.32 ha (stated)
Planning	None
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Stated c. 0.8 acres (0.32 ha) – check title plan
- ◆ Triangular open plot
- ◆ Freehold, vacant possession
- ◆ No planning permission
- ◆ Near Three Bridges station

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
62

Land north of 410 Watling Street

TWO GATES, TAMWORTH B77 1EJ

GUIDE PRICE*

£420,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold, broadly rectangular and level site of approximately 8,042 sq m (1.99 acres) with frontage to Watling Street (A5), at Two Gates, Tamworth.

The land is held with title absolute under SF539457 and is not in the Green Belt. No recent planning applications are recorded and there is no planning permission. Tamworth Borough Council's new Local Plan is in preparation.

The title is subject to a restriction requiring the consent of London & Continental Railways Limited to any disposition; mines and minerals are excepted; and there are rights and covenants under a Deed of Grant dated 17 August 1979 and an Agreement dated 6 March 1996. Buyers should read the legal pack on these points.

At a glance

Tenure	Freehold (SF539457)
Possession	Vacant possession
Size	c. 8,042 sq m
Planning	None
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 8,042 sq m (1.99 acres)
- ◆ Frontage to Watling Street (A5)
- ◆ Freehold, title SF539457
- ◆ Not in the Green Belt
- ◆ No planning permission
- ◆ Title restriction – LCR consent

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
63

Land at Elliot Drive

CHURCHBRIDGE, CANNOCK WS11 8JQ

GUIDE PRICE*

£50,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of land of approximately 3,600 sq m (0.89 acres) at Elliot Drive, Churchbridge, next to the M6 Toll.

The land is within the Green Belt and is offered without planning permission.

Buyers should make their own enquiries of the local planning authority, and should check access and boundaries in the legal pack.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 3,600 sq m
Planning	None; Green Belt
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 3,600 sq m (0.89 acres)
- ◆ Freehold
- ◆ Green Belt
- ◆ No planning permission
- ◆ Next to the M6 Toll

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
64

Land at White Rose Way

DONCASTER DN4 5PN

GUIDE PRICE*

£15,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of land at White Rose Way, Doncaster, of about 8,463 sq m (to be confirmed), described as land of regional importance to nature conservation.

The land is held under title SYK586349. The seller has suggested the land may carry a nature conservation designation (such as a Site of Special Scientific Interest or Local Wildlife Site); this has not been confirmed. The auctioneers have not inspected the site. Buyers should rely on their own inspection and on the legal pack.

Buyers should check any designations with Natural England and Doncaster Metropolitan Borough Council before bidding, and should check access and boundaries in the legal pack.

At a glance

Tenure	Freehold (SYK586349)
Possession	Vacant possession
Size	c. 8,463 sq m (tbc)
Planning	None
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ About 8,463 sq m (to be confirmed)
- ◆ Freehold, title SYK586349
- ◆ Possible nature conservation designation
- ◆ No planning permission
- ◆ Not inspected by the auctioneers

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
65

Land adjacent to 24 Range Bank

HALIFAX HX3 6LB

GUIDE PRICE*

£25,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold wooded parcel of approximately 2,105 sq m (0.52 acres) next to 24 Range Bank, Halifax.

The land has mature trees and natural vegetation and is offered with vacant possession and without planning permission. Tree Preservation Orders may apply. The auctioneers have not inspected the site. Buyers should rely on their own inspection and on the legal pack. [what3words ///august.rang.rear](http://what3words.com///august.rang.rear)

Buyers should make their own enquiries of Calderdale Council, including about any tree protection.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 2,105 sq m / 0.52 acres
Planning	None
Buyer's premium	1% of the price, minimum £2,000 + VAT, plus £850 + VAT contract documents charge
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 2,105 sq m (0.52 acres)
- ◆ Wooded, mature trees
- ◆ Freehold, vacant possession
- ◆ No planning permission
- ◆ Not inspected by the auctioneers

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
66

Land to the west of Longton Road

BURNLEY BB12 0TF

GUIDE PRICE*

£20,000

PLUS VAT ON HAMMER PRICE



LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A square parcel of land of approximately 3,399 sq m (0.84 acres) to the west of Longton Road, Burnley.

The land is not in the Green Belt and is offered without planning permission.

Buyers should make their own enquiries of Burnley Borough Council. Tenure, access and boundaries will be set out in the legal pack.

At a glance

Tenure	See legal pack
Possession	Vacant possession
Size	c. 3,399 sq m / 0.84 acres
Planning	None
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 3,399 sq m (0.84 acres)
- ◆ Square parcel
- ◆ Not in the Green Belt
- ◆ No planning permission
- ◆ Burnley Borough Council

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
67

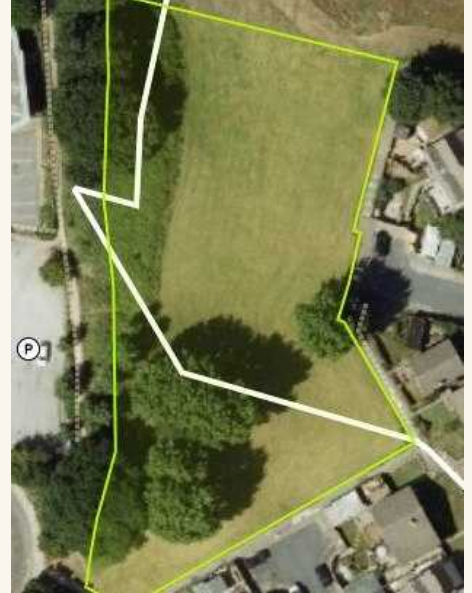
Land west of Hargrave Avenue

PRENTON, WIRRAL CH43 2NH

GUIDE PRICE*

£100,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE

FULL DETAILS & LEGAL PACK

A freehold vacant parcel of approximately 4,372 sq m (1.08 acres) to the west of Hargrave Avenue, Prenton.

The land is offered with vacant possession and without planning permission.

Buyers should make their own enquiries of Wirral Council, and should check access and boundaries in the legal pack.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 4,372 sq m
Planning	None
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 4,372 sq m (1.08 acres)
- ◆ Freehold, vacant
- ◆ No planning permission
- ◆ Wirral Council

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
68Land off Glanavon Terrace and
Nant-y-Moel Row

NANTYMOEL, BRIDGEND CF32 7RW

GUIDE PRICE*

£125,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE

FULL DETAILS & LEGAL PACK

A freehold site of approximately 14,710 sq m (3.6 acres) made up of two adjoining parcels of open ground in a residential area of Nantymoel, in the Ogmore Valley.

The seller has suggested that an earlier residential planning consent may have been implemented. This has not been verified and the auctioneers make no representation about it; buyers must make their own enquiries of Bridgend County Borough Council.

The site lies at about 214 m above sea level. Access, services and boundaries will be set out in the legal pack.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 14,710 sq m / 3.6 acres
Planning	Unverified – see legal pack
Buyer's premium	2% of the price including VAT, plus £1,000 + VAT administration fee
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 14,710 sq m (3.6 acres)
- ◆ Two adjoining parcels
- ◆ Freehold
- ◆ Planning status unverified
- ◆ Ogmore Valley

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
69

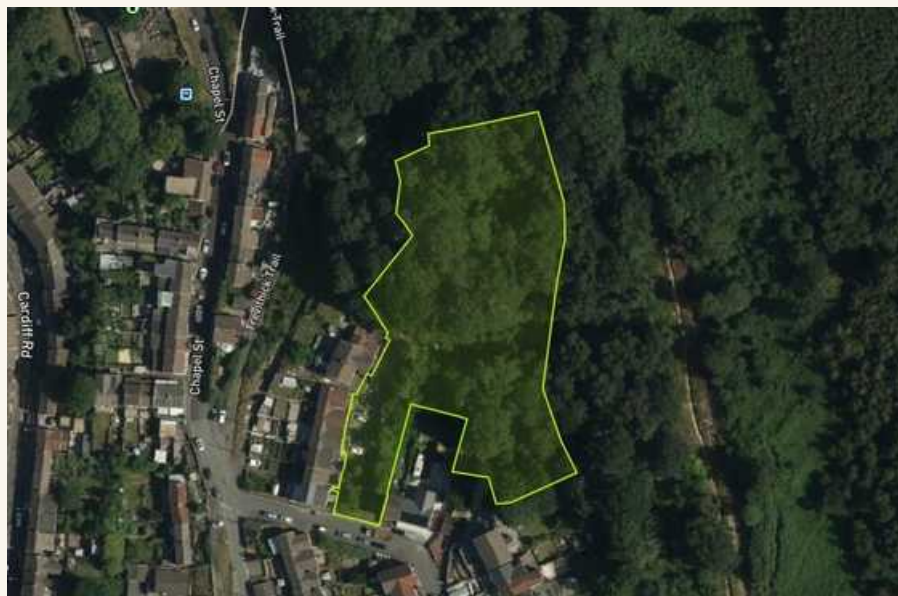
Land east of Fernhill Close

TROEDYRHIW, MERTHYR TYDFIL CF48 4NA

GUIDE PRICE*

£100,000

PLUS VAT ON HAMMER PRICE



LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A site of approximately 14,406 sq m (3.56 acres) made up of two adjoining parcels east of Fernhill Close, Troedyrhiw.

An earlier residential consent for 12 units is believed to have lapsed and there is no current planning permission. The auctioneers have not inspected the site. Buyers should rely on their own inspection and on the legal pack.

Buyers should make their own enquiries of Merthyr Tydfil County Borough Council. Tenure, access and boundaries will be set out in the legal pack.

At a glance

Tenure	See legal pack
Possession	Vacant possession
Size	c. 14,406 sq m
Planning	None current
Buyer's premium	1% of the price, minimum £2,000 + VAT, plus £850 + VAT contract documents charge
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 14,406 sq m (3.56 acres)
- ◆ Two adjoining parcels
- ◆ Earlier consent believed lapsed
- ◆ No current planning permission
- ◆ Not inspected by the auctioneers

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
70Substation C, adjacent to 9 Hazel
Close

RENDLESHAM, WOODBRIDGE IP12 2UR

GUIDE PRICE*

£450



FREEHOLD SUBSTATION – LET

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold electricity substation plot with associated land and a parking space, in Rendlesham, let to UK Power Networks.

The substation is let to UK Power Networks, which has rights to operate and maintain it with 24-hour access and cable easements. The term and rent of the lease are not yet confirmed and will be in the legal pack.

The use is sui generis; any other use of the land would need planning permission from East Suffolk Council.

At a glance

Tenure	Freehold, subject to lease
Occupancy	Let to UK Power Networks
Income	See legal pack
Planning	Sui generis
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Freehold electricity substation plot
- ◆ Let to UK Power Networks
- ◆ Includes a parking space
- ◆ Sui generis use
- ◆ East Suffolk Council

Viewing. The site may be viewed from the road during daylight hours, at the viewer's own risk. Please do not enter the substation.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

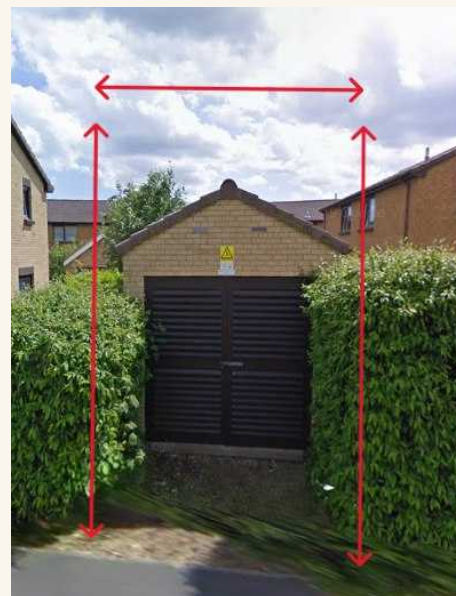
LOT
71

Substation E, Chestnut Close

RENDLESHAM, WOODBRIDGE IP12 2UW

GUIDE PRICE*

£450



FORMER SUBSTATION BUILDING

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A former electricity substation building with a parking space, in a residential area of Rendlesham.

The building produces no rental income. There is no planning permission for any other use; any change of use would need planning permission from East Suffolk Council.

Tenure and the extent of the site will be set out in the legal pack. Lot 70 nearby is offered separately.

At a glance

Tenure	See legal pack
Possession	Vacant possession
Size	See legal pack
Planning	None for other uses
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Former substation building
- ◆ Parking space
- ◆ No rental income
- ◆ No planning permission for other uses
- ◆ Lot 70 offered separately

Viewing. The site may be viewed from the road during daylight hours, at the viewer's own risk.

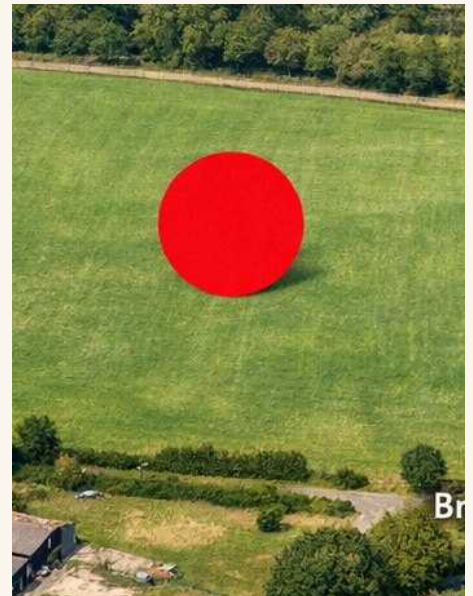
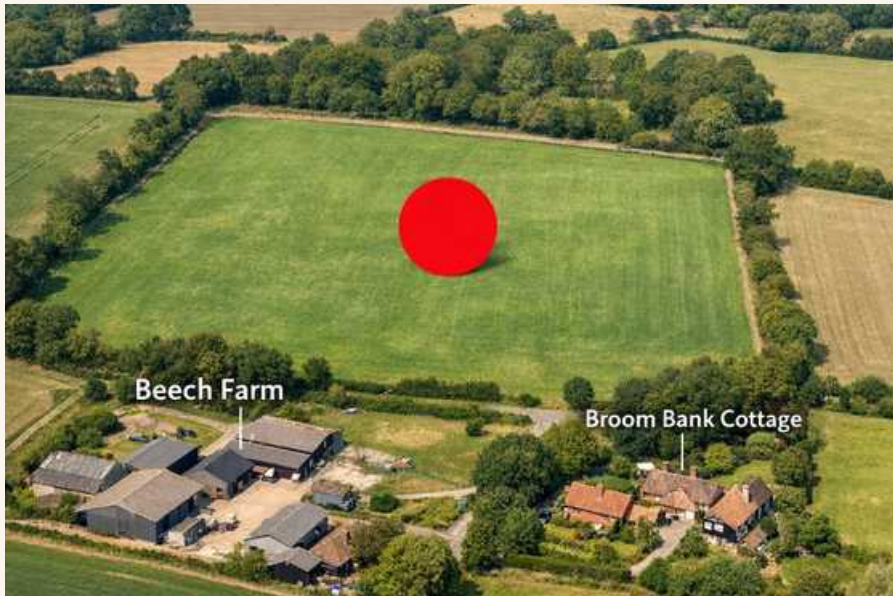
Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
72Plot between Washpond Lane,
Ledgers Way and Broom Bank
Cottage

WARLINGHAM, SURREY

GUIDE PRICE*

£5,000



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold plot of amenity land of approximately 220 sq m between Washpond Lane, Ledgers Way and Broom Bank Cottage, Warlingham.

The plot is held under title SY804078 and lies within the Metropolitan Green Belt. It is offered with vacant possession and without planning permission.
what3words ///decks.ground.wanted

Buyers should make their own enquiries of Tandridge District Council. Lots 73–75 nearby are offered separately.

At a glance

Tenure	Freehold (SY804078)
Possession	Vacant possession
Size	c. 220 sq m
Planning	None; Green Belt
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Approx. 220 sq m
- ◆ Freehold, title SY804078
- ◆ Metropolitan Green Belt
- ◆ No planning permission
- ◆ Lots 73–75 offered separately

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

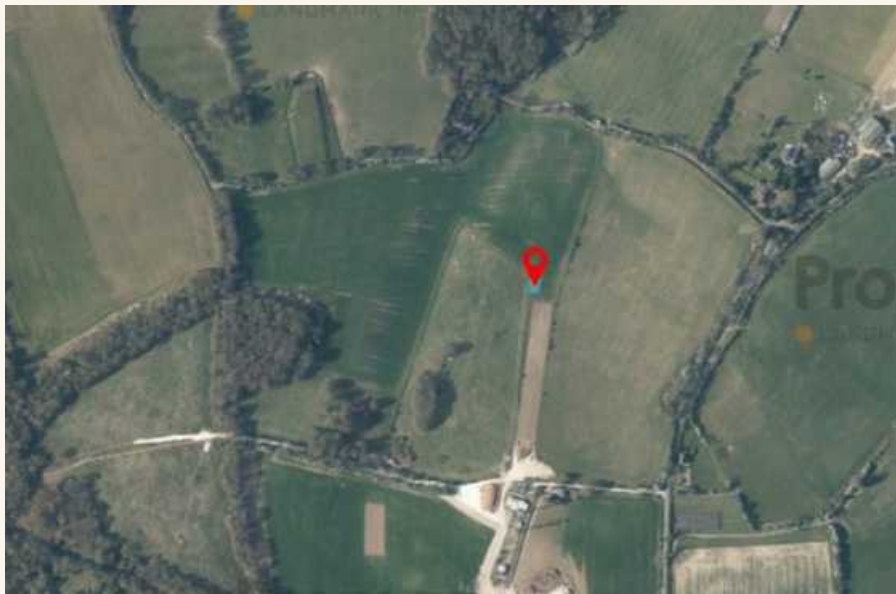
Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
73Four plots between Washpond Lane
and Ledgers Way

WARLINGHAM, SURREY CR6 9QG

GUIDE PRICE*

£10,000



FREEHOLD LAND – FOUR PLOTS

BID ONLINE >

FULL DETAILS & LEGAL PACK >

Four freehold plots of amenity land, each of approximately 220 sq m (about 880 sq m in total), between Washpond Lane and Ledgers Way, Warlingham.

The plots are held under four separate titles: SY804073, SY804083, SY804075 and SY804085. The land is undeveloped, with mature trees and hedgerows, and lies within the Green Belt. There is no planning permission.

There is no formal parking; roadside parking is available on Washpond Lane and Ledgers Way. Buyers should make their own enquiries of Tandridge District Council.

At a glance

Tenure	Freehold (four titles)
Possession	Vacant possession
Size	c. 880 sq m in total
Planning	None; Green Belt
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Four plots, c. 220 sq m each
- ◆ About 880 sq m in total
- ◆ Four freehold titles
- ◆ Green Belt
- ◆ No planning permission

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
74

Parcel 4, Land at Washpond Lane

WARLINGHAM, SURREY CR6

GUIDE PRICE*

£30,000



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of land at Washpond Lane, Warlingham, held under title SY818205.

The land lies within the Metropolitan Green Belt and an Area of Great Landscape Value, and planning policy restricts new building. There is no planning permission. The seller's plan shows the land divided into plots with access roads; this is not a planning consent, and buyers should not assume any roadway shown exists or that rights over it are granted.

The size of the parcel will be confirmed in the legal pack. Buyers should make their own enquiries of Tandridge District Council.

At a glance

Tenure	Freehold (SY818205)
Possession	Vacant possession
Size	To be confirmed
Planning	None; Green Belt, AGLV
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Freehold, title SY818205
- ◆ Metropolitan Green Belt
- ◆ Area of Great Landscape Value
- ◆ No planning permission
- ◆ Size to be confirmed

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
75

Agricultural land off Washpond Lane and Ledgers Way

WARLINGHAM, SURREY CR6

GUIDE PRICE*

£30,000



AGRICULTURAL LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

Approximately 4,500 sq m (1.11 acres) of agricultural grazing land off Washpond Lane and Ledgers Way, Warlingham, offered as a single lot.

The land is pasture and is shown on the seller's plan as 18 plots; it is sold as one lot. Any change of use would need planning permission from Tandridge District Council.

Tenure and title will be set out in the legal pack, together with a plan. Buyers should check Green Belt status and any covenants before bidding.

At a glance

Tenure	See legal pack
Possession	Vacant possession
Size	c. 4,500 sq m / 1.11 acres
Planning	None
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Approx. 4,500 sq m (1.11 acres)
- ◆ Agricultural grazing land
- ◆ Sold as a single lot
- ◆ No planning permission
- ◆ Tandridge District Council

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

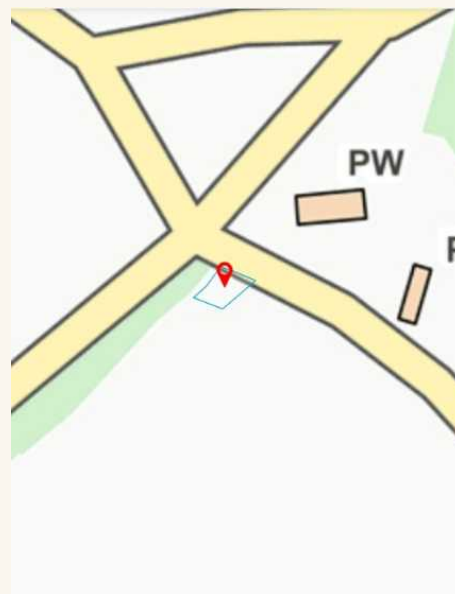
LOT
76

Parcel A1, Church Lane

COULSDON, SURREY

GUIDE PRICE*

£20,000



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold, broadly square plot of approximately 313.76 sq m on Church Lane, Coulsdon, opposite St Margaret's Church.

The plot is held under title SY851470 and is offered with vacant possession and without planning permission.

Buyers should check any Green Belt or conservation designations with the London Borough of Croydon. Lot 77 nearby is offered separately.

At a glance

Tenure	Freehold (SY851470)
Possession	Vacant possession
Size	c. 313.76 sq m
Planning	None
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Approx. 313.76 sq m
- ◆ Freehold, title SY851470
- ◆ Opposite St Margaret's Church
- ◆ No planning permission
- ◆ Lot 77 offered separately

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
77Parcel A53, off Hogscross Lane and
Church Lane

COULSDON, SURREY

GUIDE PRICE*

£20,000



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold, broadly square and level plot of approximately 302.89 sq m (3,260 sq ft) off Hogscross Lane and Church Lane, Coulsdon, opposite St Margaret's Church.

The plot is held under title SY851471 and is offered with vacant possession and without planning permission.

Buyers should make their own enquiries of the London Borough of Croydon. Lot 76 nearby is offered separately.

At a glance

Tenure	Freehold (SY851471)
Possession	Vacant possession
Size	c. 302.89 sq m
Planning	None
Buyer's premium	1% of the price, minimum £2,000 + VAT, plus £850 + VAT contract documents charge

Key features

- ◆ Approx. 302.89 sq m (3,260 sq ft)
- ◆ Freehold, title SY851471
- ◆ Opposite St Margaret's Church
- ◆ No planning permission
- ◆ Lot 76 offered separately

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
78

Land east of 14 Daisybank Drive

SANDBACH CW11 4JR

GUIDE PRICE*

£10,000

PLUS VAT ON HAMMER PRICE



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold irregular corner plot of approximately 206 sq m (0.05 acres) with frontage to Daisybank Drive and Pine Grove, Sandbach.

The plot lies next to 14 Daisybank Drive and 15 Pine Grove, is mostly grassed with established boundaries, and has no mains services connected. It is not in a conservation area. There is no planning permission and no known recent applications.

Buyers should make their own enquiries of Cheshire East Council, including about any trees. The deposit is 10% of the price, minimum £3,000.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 206 sq m
Planning	None
Buyer's premium	2% of the price, minimum £2,000 + VAT, plus £1,000 + VAT administration fee
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 206 sq m (0.05 acres)
- ◆ Corner plot, two road frontages
- ◆ Freehold, vacant possession
- ◆ No planning permission
- ◆ No mains services connected

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
79Land to the rear of 44–46
Thornview Road

HELLIFIELD, SKIPTON BD23 4JJ

GUIDE PRICE*

£10,000

PLUS VAT ON HAMMER PRICE



LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A parcel of land of approximately 150 sq m to the rear of 44–46 Thornview Road, in the North Yorkshire village of Hellifield.

The parcel is reached from Thornview Road and from the A65 side. It is offered without planning permission. The auctioneers have not inspected the site. Buyers should rely on their own inspection and on the legal pack.

Buyers should make their own enquiries of North Yorkshire Council. Tenure, access and boundaries will be set out in the legal pack.

At a glance

Tenure	See legal pack
Possession	Vacant possession
Size	c. 150 sq m
Planning	None
Buyer's premium	As set out in the Special Conditions
VAT	Chargeable on the hammer price

Key features

- ◆ Approx. 150 sq m
- ◆ Rear of 44–46 Thornview Road
- ◆ No planning permission
- ◆ Not inspected by the auctioneers
- ◆ North Yorkshire Council

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

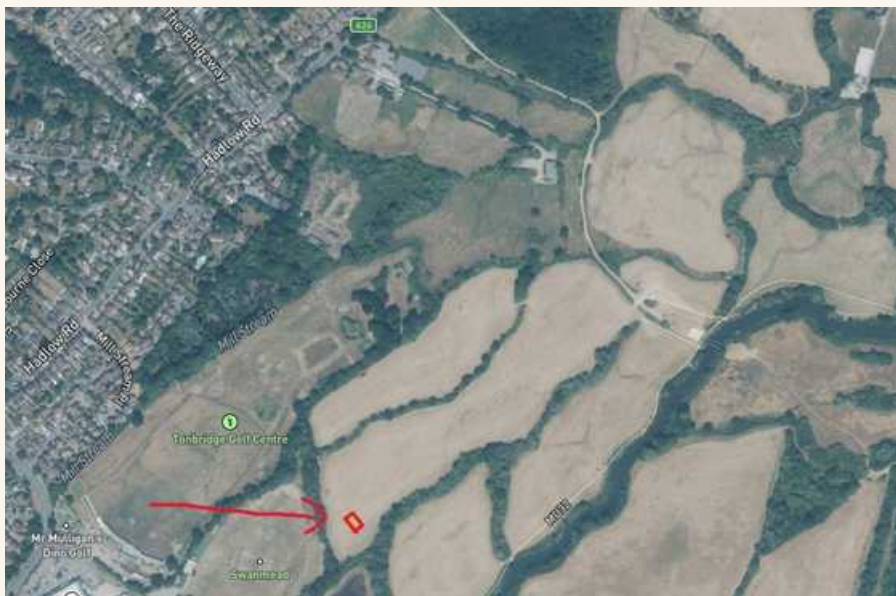
LOT
80

Plot B239, Tanyard Farm

HADLOW ROAD, TONBRIDGE TN10 4LP

GUIDE PRICE*

£3,000



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold plot of approximately 204 sq m (0.05 acres) at Tanyard Farm, off Hadlow Road, Tonbridge.

The plot is held under title TT75629 and lies within the Metropolitan Green Belt in a semi-rural setting near agricultural and equestrian businesses. No planning application has been made and there is no planning permission. [what3words ///hurray.pest.broom](http://what3words:///hurray.pest.broom)

The land produces no income. Buyers should make their own enquiries of Tonbridge & Malling Borough Council, and check access in the legal pack.

At a glance

Tenure	Freehold (TT75629)
Possession	Vacant possession
Size	c. 204 sq m
Planning	None; Green Belt
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Approx. 204 sq m (0.05 acres)
- ◆ Freehold, title TT75629
- ◆ Metropolitan Green Belt
- ◆ No planning permission
- ◆ Off Hadlow Road, Tonbridge

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

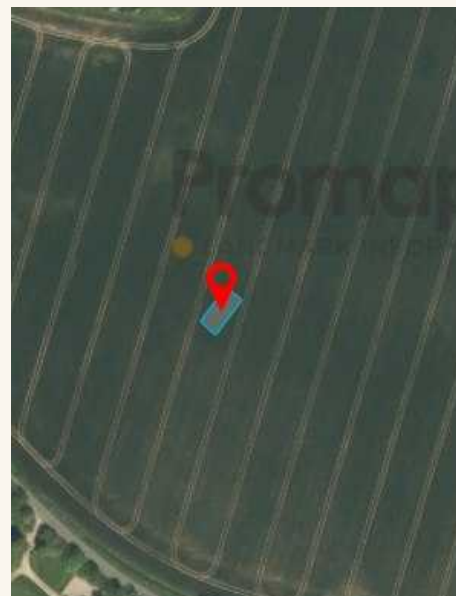
LOT
81

Land south-west of Beeches Farm

MARLOW ROAD, LANE END, HIGH WYCOMBE HP14 3DL

GUIDE PRICE*

£1,000



FREEHOLD AGRICULTURAL LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A level freehold parcel of agricultural land of approximately 0.059 acres (239 sq m) south-west of Beeches Farm, Marlow Road, Lane End.

The land is offered with vacant possession and without planning permission.

Buyers should make their own enquiries of Buckinghamshire Council, and should check access and boundaries in the legal pack.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 239 sq m
Planning	None
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Approx. 0.059 acres (239 sq m)
- ◆ Level agricultural land
- ◆ Freehold, vacant possession
- ◆ No planning permission
- ◆ Buckinghamshire Council

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
82Amenity and grazing land at
Underriver

SEVENOAKS TN15 0RY

GUIDE PRICE*

£20,000



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of amenity and grazing land of approximately 5,393 sq m (1.33 acres) at Underriver, south-east of Sevenoaks.

The land may not have its own direct access; buyers must check access rights in the legal pack. It is offered without planning permission. what3words ///powers.other.voting

Buyers should make their own enquiries of Sevenoaks District Council about any use of the land.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 5,393 sq m / 1.33 acres
Planning	None
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Approx. 5,393 sq m (1.33 acres)
- ◆ Amenity and grazing land
- ◆ Freehold
- ◆ May not have direct access
- ◆ No planning permission

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

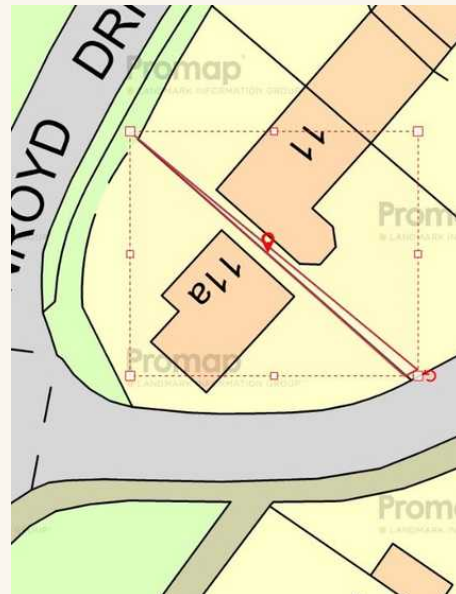
LOT
83

Plot 11, access way land, Greenroyd Drive

STEETON, KEIGHLEY BD20 7JL

GUIDE PRICE*

£500



FREEHOLD LAND

BID ONLINE

FULL DETAILS & LEGAL PACK

A freehold strip of access way land of approximately 12.48 sq m between 11 and 11a Greenroyd Drive.

The strip is offered without planning permission. Buyers should check in the legal pack whether any neighbouring owners have rights over it.

Buyers should make their own enquiries of North Yorkshire Council.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 12.48 sq m
Planning	None
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Approx. 12.48 sq m
- ◆ Access strip between 11 and 11a Greenroyd Drive
- ◆ Freehold
- ◆ No planning permission

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
84Land and river bank at 123
Streatham Vale

LONDON SW16 5SQ

GUIDE PRICE*

£5,000



FREEHOLD LAND AND RIVER BANK

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A narrow freehold riverside plot of about 100 sq m, with mature trees, fronting the River Graveney behind residential boundaries at 123 Streatham Vale.

The plot is stated to measure about 5–8 m wide by 20–30 m long. The seller states that riparian and fishing rights are included; buyers should check these in the legal pack. It is offered with vacant possession and without planning permission.

Works on or near the river may need Environment Agency consent. Buyers should make their own enquiries of the London Borough of Lambeth.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 100 sq m (tbc)
Planning	None
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ About 100 sq m (to be confirmed)
- ◆ Frontage to the River Graveney
- ◆ Mature trees
- ◆ Riparian rights – see legal pack
- ◆ No planning permission

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

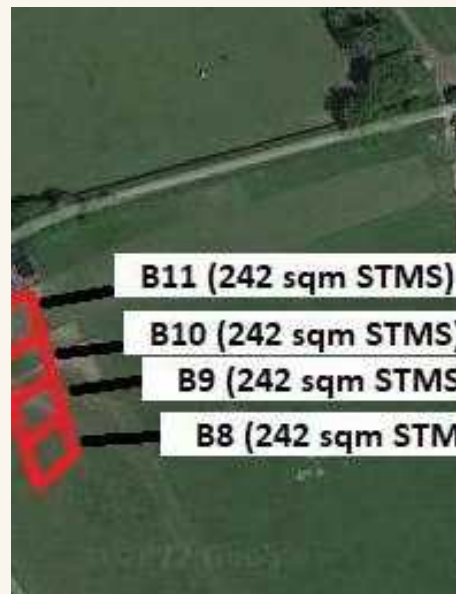
LOT
85

Plot B11, Crampshaw Lane

ASHTEAD, SURREY KT18 6BX

GUIDE PRICE*

£3,000



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold plot of amenity land of approximately 257 sq m off Crampshaw Lane, Ashtead, next to Ashtead Common.

The land is flat with mature hedgerows and lies entirely within the Metropolitan Green Belt. It is offered without planning permission.

The title number will be confirmed in the legal pack. Buyers should make their own enquiries of Mole Valley District Council. Ashtead station is about 3 km away.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 257 sq m
Planning	None; Green Belt
Buyer's premium	1% of the price, minimum £2,000 + VAT, plus £850 + VAT contract documents charge

Key features

- ◆ Approx. 257 sq m
- ◆ Freehold amenity land
- ◆ Metropolitan Green Belt
- ◆ Next to Ashtead Common
- ◆ No planning permission

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
86

12 plots of land at Long Reach

WEST HORSLEY, OCKHAM GU23 6PG

GUIDE PRICE*

£36,000



A-418	A-366	A-341	A-340
212 Sq. m	212 Sq. m	212 Sq. m	212 Sq. m
A-419	A-365	A-342	A-339
212 Sq. m	212 Sq. m	212 Sq. m	212 Sq. m
A-420	A-364	A-343	A-338
212 Sq. m	212 Sq. m	212 Sq. m	212 Sq. m
A-421	A-363	A-344	A-337
212 Sq. m	212 Sq. m	212 Sq. m	212 Sq. m
A-422	A-362	A-345	A-336
212 Sq. m	212 Sq. m	212 Sq. m	212 Sq. m
A-423	A-361	A-346	A-335
212 Sq. m	212 Sq. m	212 Sq. m	212 Sq. m
A-424	A-360	A-347	A-334
212 Sq. m	212 Sq. m	212 Sq. m	212 Sq. m
A-425	A-359	A-348	A-333
212 Sq. m	212 Sq. m	212 Sq. m	212 Sq. m
A-426	A-358	A-349	A-332
212 Sq. m	212 Sq. m	212 Sq. m	212 Sq. m

FREEHOLD LAND - 12 PLOTS

BID ONLINE >

FULL DETAILS & LEGAL PACK >

Twelve freehold plots totalling approximately 2,904 sq m (0.717 acres / 0.29 ha) at Long Reach, near Ockham, offered together as one lot.

The plots are numbered A342–A347 and A360–A365. The land is in the Metropolitan Green Belt and the West Horsley Neighbourhood Plan area, and Guildford Borough Council has made an Article 4 Direction removing permitted development rights for enclosures and for temporary uses. There is no planning permission.

Buyers should read the Article 4 Direction and related correspondence in the legal pack, and make their own enquiries of Guildford Borough Council.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 2,904 sq m / 0.717 acres
Planning	None; Green Belt, Article 4
Buyer's premium	1% of the price, minimum £2,000 + VAT, plus £850 + VAT contract documents charge

Key features

- ◆ 12 plots, c. 2,904 sq m in total
- ◆ Plots A342–A347 and A360–A365
- ◆ Sold as one lot
- ◆ Green Belt; Article 4 Direction
- ◆ No planning permission

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
87

Land at Beech Farm

OFF BEECH FARM ROAD, WARLINGHAM CR6 9QL

GUIDE PRICE*

£120,000



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of open pasture of approximately 5.7 acres (23,329 sq m) at Beech Farm, off Beech Farm Road, Warlingham.

The land is held under titles SY794725, SY794733 and SY794734. It lies within the Metropolitan Green Belt and the Surrey Hills National Landscape, and is offered without planning permission.

Any development or change of use would need consent from Tandridge District Council. Lot 88 at Beech Farm is offered separately.

At a glance

Tenure	Freehold (three titles)
Possession	Vacant possession
Size	c. 5.7 acres
Planning	None; Green Belt
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Approx. 5.7 acres (23,329 sq m)
- ◆ Open pasture
- ◆ Three freehold titles
- ◆ Green Belt; Surrey Hills National Landscape
- ◆ No planning permission
- ◆ Lot 88 offered separately

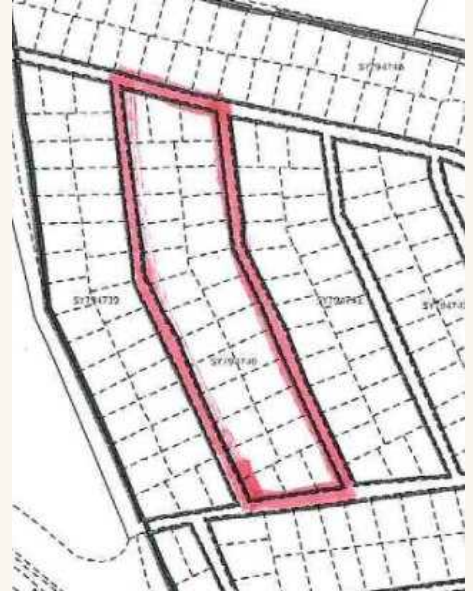
Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
88

Land at Beech Farm, Limpsfield Road

WARLINGHAM, SURREY

GUIDE PRICE*
£55,000

FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold parcel of approximately 1.89 acres (7,666 sq m) at Beech Farm, with frontage to Limpsfield Road, Warlingham.

The land is held under title SY794740, with its entrance on Limpsfield Road opposite 1 Worms Heath Cottages. It lies within the Metropolitan Green Belt, outside the Surrey Hills National Landscape, and is offered without planning permission.

Buyers should make their own enquiries of Tandridge District Council. Lot 87 at Beech Farm is offered separately.

At a glance

Tenure	Freehold (SY794740)
Possession	Vacant possession
Size	c. 1.89 acres
Planning	None; Green Belt
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Approx. 1.89 acres (7,666 sq m)
- ◆ Frontage to Limpsfield Road
- ◆ Freehold, title SY794740
- ◆ Metropolitan Green Belt
- ◆ No planning permission
- ◆ Lot 87 offered separately

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

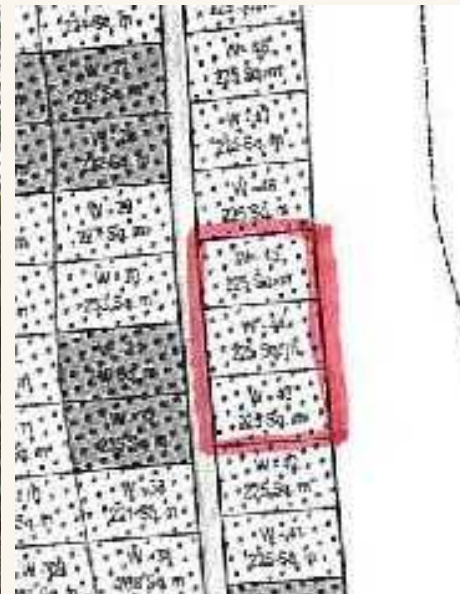
Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
89Woodland plots W43–W45, Long
Reach Road

OCKHAM, SURREY GU23 6PG

GUIDE PRICE*

£3,000



FREEHOLD WOODLAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

Three adjoining freehold plots of woodland totalling approximately 675 sq m (0.16 acres), with frontage to Long Reach Road, Ockham.

The plots (W43, W44 and W45) carry mature oak, beech and chestnut and lie within the Green Belt. There is no planning permission.

Buyers should make their own enquiries of Guildford Borough Council, and check the title and any Article 4 Direction in the legal pack. Lot 86 nearby is offered separately.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 675 sq m
Planning	None; Green Belt
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Three plots, c. 675 sq m in total
- ◆ Mature mixed woodland
- ◆ Road frontage
- ◆ Green Belt
- ◆ No planning permission

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.



Plot 10, Land adjacent to Stane Cottage

STANE STREET, OCKLEY, DORKING RH5 5LU

SOLD PRIOR

This lot has been sold prior to the auction.

[FULL DETAILS & LEGAL PACK >](#)

LOT
91

Plot 231, Down Lane

COMPTON, GUILDFORD GU3 1DQ

GUIDE PRICE*

£3,000



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A square freehold plot of approximately 1,012 sq m (10,893 sq ft) on Down Lane, Compton, near Guildford.

The plot is sold with the benefit of any rights, easements and wayleaves set out in the legal pack. It is offered without planning permission. what3words ///defend.full.grants

Buyers should make their own enquiries of the local planning authority, and check access and boundaries in the legal pack.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 1,012 sq m
Planning	None
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Approx. 1,012 sq m
- ◆ Square plot
- ◆ Freehold
- ◆ No planning permission
- ◆ Compton, near Guildford

Viewing. The land may be viewed from the roadside during daylight hours, at the viewer's own risk.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
92

8 Clavering Avenue

BARNES, LONDON SW13

GUIDE PRICE*

£1,450,000



FREEHOLD EDWARDIAN HOUSE

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold Edwardian house of approximately 1,400 sq ft (130 sq m) in Clavering Avenue, Barnes, with off-street parking and a rear garden.

The accommodation is described as three double bedrooms, two reception rooms, a kitchen/breakfast room, a cloakroom and a family bathroom; the floor plan in the legal pack should be checked for the full layout. There is off-street parking on the front drive and a rear garden.

The house is within the Barnes Green Conservation Area; any loft conversion or extension would need the necessary consents. The EPC rating is D.

At a glance

Tenure	Freehold
Occupancy	See legal pack
Floor area	c. 130 sq m
EPC	D
Buyer's premium	As set out in the Special Conditions

Key features

- ◆ Freehold Edwardian house
- ◆ About 1,400 sq ft (130 sq m)
- ◆ Off-street parking
- ◆ Rear garden
- ◆ Barnes Green Conservation Area
- ◆ EPC D

Viewing. By appointment only, with at least 72 hours' notice.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.



Lot 93

TO BE ANNOUNCED

DETAILS TO FOLLOW

Details of this lot will be given in the addendum. Please refer to the auctioneers on 020 7101 3647 or 07971 033276.

[FULL DETAILS & LEGAL PACK](#) >

LOT
94

Parcel 34, Land opposite Lilacs

STANE STREET, OCKLEY, DORKING RH5 5LU

GUIDE PRICE*

£10,000+



FREEHOLD LAND

BID ONLINE

FULL DETAILS & LEGAL PACK

A vacant freehold parcel of open land of approximately 4,590 sq ft (426 sq m / 0.11 acres) on the west side of Stane Street (A29), opposite Lilacs, Ockley.

The parcel forms part of title SY796476 and of a larger area of open land within the Metropolitan Green Belt. It has no buildings and no known mains services, and there is no planning permission. Boundaries may not be marked on the ground.

Buyers should check access rights in the legal pack; any new access from the A29 may need consent from Surrey County Council. Planning authority: Mole Valley District Council.

At a glance

Tenure	Freehold (part of SY796476)
Possession	Vacant possession
Size	c. 426 sq m / 0.11 acres
Planning	None; Green Belt
Buyer's premium	2% of the price, minimum £2,000 + VAT, plus £850 + VAT contract documents charge

Key features

- ◆ Approx. 426 sq m (0.11 acres)
- ◆ Freehold, part of SY796476
- ◆ Metropolitan Green Belt
- ◆ No planning permission
- ◆ West side of Stane Street (A29)

Viewing. From Stane Street, opposite Lilacs, during daylight hours, at the viewer's own risk. Please park safely.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
95Plot 30, Land to the rear of
Springfield Social Club

198 DUDLEY ROAD, ROWLEY REGIS B65 8PX

GUIDE PRICE*

£10,000+



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

An open, unbuilt freehold plot of approximately 500 sq m (5,382 sq ft / 0.12 acres) at the eastern end of a field divided into plots behind Dudley Road, Rowley Regis.

The plot lies next to Plot 31 and is reached over adjoining land from Dudley Road beside the social club. It has no buildings and no known mains services, and there is no planning permission. Buyers should not assume any roadway shown on the layout plan exists, or that rights over it are granted, unless the legal pack confirms this.

Buyers should make their own enquiries of Sandwell Metropolitan Borough Council, including about any open space or nature designations. Plot 4 on the same site is offered as Lot 26.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 500 sq m / 0.12 acres
Planning	None
Buyer's premium	2% of the price, minimum £2,000 + VAT, plus £850 + VAT contract documents charge

Key features

- ◆ Approx. 500 sq m (0.12 acres)
- ◆ Freehold, vacant possession
- ◆ Access over adjoining land
- ◆ No planning permission
- ◆ Plot 4 offered as Lot 26

Viewing. Strictly by appointment with Palace Auctions. Please do not enter the social club's land.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
96Plot 11, Land on the south side of
Fieldside

COATES, WHITTLESEY, PETERBOROUGH PE7 2BG

GUIDE PRICE*

£10,000+



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A freehold plot of open grassland of approximately 502 sq m (5,404 sq ft / 0.12 acres) on the south side of Fieldside, Coates, opposite Nos. 74–76.

The plot is on the eastern side of a field laid out as 16 plots; the layout is not an approved scheme. There are no buildings and no known mains services, and there is no planning permission. Buyers should check rights of access over any proposed road in the legal pack.

Buyers should make their own enquiries of Fenland District Council, and check flood risk with the Environment Agency.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 502 sq m / 0.12 acres
Planning	None
Buyer's premium	2% of the price, minimum £2,000 + VAT, plus £850 + VAT contract documents charge

Key features

- ◆ Approx. 502 sq m (0.12 acres)
- ◆ Freehold, vacant possession
- ◆ Opposite 74–76 Fieldside
- ◆ No planning permission
- ◆ Check flood risk

Viewing. From Fieldside, opposite Nos. 74–76, during daylight hours, at the viewer's own risk. Plot boundaries may not be marked on the ground.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
97

Plot 1, Land north-east of 41 Waveney Drive

SPRINGFIELD, CHELMSFORD CM1 7PX

GUIDE PRICE*
£10,000+

FREEHOLD LAND

BID ONLINE

FULL DETAILS & LEGAL PACK

An open, kerbed freehold corner plot of approximately 4,680 sq ft (435 sq m / 0.11 acres) at the junction of Waveney Drive, Arun Close and Windrush Drive, Springfield.

The plot has young trees, no buildings and no known mains services, and there is no planning permission. Any artist's impression is illustrative only. The land may form part of the adopted highway or verge, wholly or partly. Highway land cannot be enclosed, built on or obstructed. Buyers must check the position with Essex County Council and in the legal pack, and any new vehicular access may need highways consent.

Buyers should also check for protected trees and underground services, and make their own enquiries of Chelmsford City Council.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 435 sq m / 0.11 acres
Planning	None
Buyer's premium	2% of the price, minimum £2,000 + VAT, plus £850 + VAT contract documents charge

Key features

- ◆ Approx. 435 sq m (0.11 acres)
- ◆ Corner plot, kerbed
- ◆ May include highway verge
- ◆ No planning permission
- ◆ Chelmsford City Council

Viewing. From Waveney Drive during daylight hours, at the viewer's own risk. Please do not park on the yellow lines or at the bus stop.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
98Parcel 4, Land opposite 40 Lawn
Lane

SPRINGFIELD, CHELMSFORD CM1 7PP

GUIDE PRICE*

£10,000



FREEHOLD LAND

BID ONLINE >

FULL DETAILS & LEGAL PACK >

A long freehold grassed strip with mature trees, of approximately 3,600 sq ft (334 sq m / 0.08 acres), between the Lawn Lane carriageway and the service road opposite Nos. 40–48.

The strip has no buildings and no known mains services, and there is no planning permission. The land may form part of the adopted highway or verge, wholly or partly. Highway land cannot be enclosed, built on or obstructed. Buyers must check the position with Essex County Council and in the legal pack, and any new vehicular access may need highways consent.

Buyers should check with Chelmsford City Council whether any of the trees are protected. Plot 4, Lawn Lane is offered separately as Lot 3.

At a glance

Tenure	Freehold
Possession	Vacant possession
Size	c. 334 sq m / 0.08 acres
Planning	None
Buyer's premium	2% of the price, minimum £2,000 + VAT, plus £850 + VAT contract documents charge

Key features

- ◆ Approx. 334 sq m (0.08 acres)
- ◆ Grassed strip with mature trees
- ◆ May include highway verge
- ◆ No planning permission
- ◆ Lot 3 offered separately

Viewing. From Lawn Lane during daylight hours, at the viewer's own risk. Please take care near the carriageway.

Legal pack. Available from Palace Auctions. Buyers must read it, the Special Conditions and the addendum before bidding.

LOT
99

353 Leyton High Road

LEYTON, LONDON E10

DETAILS TO FOLLOW

Full details of this lot will be given in the addendum. Please refer to the auctioneers on 020 7101 3647 or 07971 033276.

FULL DETAILS & LEGAL PACK >

SECTION

Sale Notices & Conditions of Sale

IMPORTANT NOTICE · GENERAL AND SPECIAL CONDITIONS · RICS COMMON AUCTION
CONDITIONS

Every lot is sold subject to these conditions, the Special Conditions of Sale for the lot and the addendum. Bidders are deemed to have read them.

GUIDE TO BUYING AT AUCTION

Important notice

Our auction is held in the room at Claridge's and online. You may bid in person, online, by telephone or by proxy. For further information please call the auction office on 020 7101 3647.

1. Properties are offered subject to the RICS Common Auction Conditions (Edition 4), reproduced with the consent of the Royal Institution of Chartered Surveyors, and to the General and Special Conditions of Sale printed at the rear of this catalogue.
2. A prudent buyer will, before bidding:
 - ◆ take professional advice from a solicitor and, in appropriate cases, a surveyor and an accountant;
 - ◆ read the conditions;
 - ◆ inspect the lot;
 - ◆ check the content of all available documents;
 - ◆ check the accuracy of the catalogue;
 - ◆ have finance available for the deposit and the purchase price;
 - ◆ check whether VAT registration and election is advisable.

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

3. Photographs and plans are for identification only, to help you locate the property; they are not intended to show the interest to be sold and are expressly excluded from the contract. Location plans are reproduced with the permission of Ordnance Survey under licence number ES100004608. All measurements and dimensions are approximate. No services or systems (for example central heating, fire and burglar alarms) have been tested. Accommodation describes the rooms as currently arranged. A statement about one lot does not imply that it does or does not apply to another. Ground rent may be payable, and may rise, whether or not it is stated. Dimensions, areas, accommodation and documents such as leases and EPCs should not be relied on and should be verified by your own inspection and measurement.
4. Information in this catalogue may be updated in the addendum. A notice of any changes will be available at the auction and will form part of the contract, or an announcement may be made from the rostrum. Updates are also posted at palaceauctions.com. Please check with us on arrival whether there are any changes affecting the lot for which you intend to bid; if you bid, you will be taken to have done so with knowledge of them. You should also check whether a lot has been withdrawn or sold prior.
5. Offers may be made to buy a lot before the auction. If an offer is accepted a sale can proceed, but the lot will not be withdrawn from the auction until contracts have been exchanged.
6. Legal documents are usually available to view or download from our website, or from the seller's solicitors. You buy subject to all the documentation and the terms of the contract, whether or not you have read them.
7. Some sellers require the buyer to contribute to their legal or administrative costs by paying an additional amount on completion. Where this applies it will be set out in the Special Conditions of Sale for the lot.
8. No employee of the auctioneers has authority to make or give any representation or warranty about any lot.
9. The successful bidder must pay the deposit by personal bank debit card, banker's draft or building society draft, payable to 'Palace Auctions'. We cannot accept the deposit in cash. If this requirement is not met we reserve the right to offer the lot elsewhere or again by auction and to claim any loss from you.
10. If you are the successful bidder you have entered into a binding contract to buy the lot. You must immediately give the auctioneer's clerk your name and address and those of your solicitor, provide two forms of identification showing the buyer's name and address, pay the 10% deposit (or £5,000, whichever is greater) and sign the sale memorandum before leaving the room. Lots are not sold 'subject to contract' or 'subject to finance': they are sold unconditionally on the fall of the hammer, and you or the named buyer are legally obliged to complete.
11. Each successful buyer will pay Palace Auctions a contract documents fee of £850 + VAT on exchange for each lot purchased, unless the Special Conditions or the addendum state otherwise.
12. Unless the conditions of sale state otherwise, the lot is at your risk from the fall of the hammer, so you should arrange insurance immediately.
13. Fixed or variable additional fees and costs may be payable by the buyer on top of the price. These include the buyer's premium and administration fee, and may include a contribution to the seller's or their solicitor's costs, documentation costs, ground rent,

apportioned rent or service charge, arrears, VAT and Stamp Duty Land Tax. To establish the full cost of buying a lot, take independent advice and read the legal documents and Special Conditions.

14. Guide prices are for guidance only. A guide shown as a range is the range within which the reserve (the minimum figure for which the lot can be sold) may be set at the time of printing; if the guide is a single figure, the reserve will be within 10% of it. Guides may change at any time before the auction and lots may sell above or below them. Guides are updated on our website each working day up to the day before the auction and are shown in the addendum; any later change will be announced from the rostrum.

15. All bidders must provide valid identification before bidding; please see the bidder registration form or contact us. To bid online, the deposit and buyer's premium must be transferred or agreed with the auctioneer in writing before authorisation to bid is given.

16. Bidding

- ◆ The auctioneer will announce each lot and refer to any last-minute changes.
- ◆ The current lot number and the last bid taken are usually displayed on screen beside the auctioneer.
- ◆ The auctioneer will invite bids at a particular level; online bidders bid by entering their offer.
- ◆ All lots are subject to an undisclosed reserve price.
- ◆ No questions will be taken from the floor once the auction is in progress. If you have a last-minute query, speak to a member of staff. If in doubt, do not bid.
- ◆ The auctioneer will regulate the bidding increments and the lot will be knocked down to the highest bidder, provided the reserve is met or exceeded.

17. After the auction

- ◆ The auctioneer will complete the memorandum of sale on behalf of successful online bidders immediately after the auction.
- ◆ A hard and soft copy of the exchanged contract will be sent to both parties within 24 hours.
- ◆ The auctioneers will account to all parties for the balance of the deposit or any outstanding balance within five working days.

18. All buyers will also pay our accounts administration charge of £150 + VAT.

General and Special Conditions of Sale

for Palace Auctions



1. Prospective buyer shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies
2. Prospective buyers should always check the addendum sheet and late entry sheet to see if there are any alterations or amendments to a particular of the property or properties they are interested in bidding for these are available from the auction department or at the sale prior by telephone or email.
3. As soon as the auctioneer's gavel falls on a bid the successful bidder is under a binding contract to buy the relevant property the buyer is immediately at risk in relation to the property and should therefore ensure insurance cover is in place. Make prior arrangements for any relevant insurance cover that may be required.
4. On a property being knocked down the successful bidder must immediately present to the auctioneer's clerk his name and address if appropriate the name and address of the person of the company for whom he is buying this information will be used to complete the memorandum of contract as included in this catalogue.
5. The successful bidder must sign an exchange with one of the auctioneer's staff and present a 10% deposit of the purchase price subject to a minimum of £3,000. In default of any of the above the auctioneer shall be entitled of agent to the seller to treat this as a failure or default as repudiation and rescind the contract there after the auctioneer shall be entitled if he or she chooses to do so to resubmit the property for sale if a successful bidder does not pay the deposit and or complete the memorandum the seller reserves the right to claim any loss suffered as a result of
6. The seller has the right to sell before auction or withdraw the lot and neither the auctioneer nor the seller is responsible for any abortive costs losses or damages made to the prospective buyer. Information on presale lots or withdrawals can be obtained from the auctioneers at any time.
7. Prospective buyers are strongly advised to check these particulars as to measurements areas and all other matters in which the properties are exposed to be subject to and have the benefit of and in respect of the content fixtures and fittings expressed to be included in the sale by making inspection the properties and all the necessary requirements with Palace auctions, the seller and the sellers professional advisers and all other appropriate authorities as the buyer deems necessary all measurements and areas referred to in these particulars and this catalogue are approximate only.
8. All location plans are published subject to the particulars of sale and enable prospective buyers, only to locate the lot. The plans and photographs that are reproduced therefore are not to scale and are not intended to depict the interest to be sold and are for identification purposes only the boundary lines and numbers on the photographs are only given to enable prospective buyers to locate the property and are not intended to depict the interest be sold
9. Buyers are advised to view any special conditions in respect of the precise interest to be conveyed upon purchase
10. Any guide price is issued, or any estimates or values mentioned, or discussions should not be relied upon by prospective buyers as representing professional valuations or for the purposes in accordance with the requirements and guidance note of the relevant bodies such as the RICS or other authorities.
11. Prospective buyers are deemed to have relied upon their own knowledge or advice of their own professionals.
12. Inspection and Investment properties is courtesy of the tenants where applicable inspect properties with vacant possession only by arrangement with the auctioneers. Interested parties must ring the office and discuss their viewing arrangements.

13. The sale of each lot shall be subject to incorporate the following documents as these general conditions of sale incorporate the standard conditions of sale 5th edition where any inconsistency results these general conditions of sale shall have precedence.
14. Special conditions of sale will be attached to the contract special conditions of sale take precedence over the general conditions of sale important notice to bidders must be read which forms part of the auction catalogue. particulars of the lot which form part of the auction catalogue and any relevant and referred to in the particulars and all the special conditions.
15. The auctioneers may by announcement made at the commencement of the auction or when calling the lot or at the time prior to the lot being knocked down reasonably change the number and identity of the documents to be incorporated in the sale provided that the auctioneer shall use his reasonable endeavors to make such a variation as early as possible before the auction.
16. A copy of the standard conditions and element plans may be inspected at the offices of the auctioneers or on their website before the sale. Special conditions of sale and particulars of the auction are included with the auction catalogue save to the extent of any immediately before the sale special conditions are stated to be available upon application as all these general conditions. The purchaser shall read and understand the contents of the documents subject to each lot which is sold and the purchase of seek out professional advice as appropriate on those documents.
17. Immediately following the lot being knocked down to the purchaser irrevocably authorizes the auctioneer for and on behalf of the purchaser to sign the memorandum of contract stating the price the required upon, the short address of the lot the name and the name of the vendor and purchaser and the date of contract having a text to the document referred to under paragraph 1 above as such all the documents as the auctioneer shall have determined under these paragraphs.
18. Standard conditions shall be read as follows apportionment of incoming outgoing shall be made with effect from the date of the actual completion and if the sale shall not be completed on the completion date other than due to the default of the vendor the vendor shall be entitled to receive the income from the property and the purchaser shall pay the vendor compensation calculated at contract rate on the purchase price giving credit for the deposit paid if any from the completion date to the date of actual completion
19. The sale is subject to a reserve price for each of the properties and the vendor has the right to bid both up to but not including the reserve price through the auctioneer at the auction.
20. The auctioneer reserves the right to refuse to accept any bid or bids without assigning any reason therefore to his sole and absolute discretion in the event of any dispute of bidding the auctioneers decision shall be final.
21. Upon the property being knocked down the successful bidder must upon being asked by the auctioneer give his name and address if not already done on all agreements and warranties given by or on behalf of the purchaser or the Grantor as defining the general conditions pursuant to the particulars of the conditions of sale
22. Where such party consist of two or more person's be deemed to be joint and several liable.
23. In the event of the purchase of being a limited company or a non-natural body it is agreed that this contract is being entered into in respect of the person whose bid the auctioneer has accepted in consideration of this contract being entered into at the request of the grantor the warrants that the purchasers is a properly constituted a limited company at the company is in power to purchase and take on a lease or otherwise acquired any lands or buildings or estate or interest in any rights connected with such lands or buildings therein and that he has authority to bind the company to this contract as agent on its behalf and guarantees to the vendor as witnessed in this agreement the general conditions of sale and special conditions shall be deemed to having been signed off both by the agent and by the company.
24. The purchaser will observe the performance of its obligations under the contract in accordance with the auctioneers general conditions of sale and varied by and special conditions of sale and will pay and make good any vendor or losses costs damages or expenses occasion to the vendor by the non-performance of all of the terms and conditions of the contract or any of them including but without

prejudice to the general foregoing the non-payment of the deposit in whole or in part of the purchase price or any other monies which may become due on completion. it is agreed that any neglect or performance on the part of the vendor in importing or giving time to the purchaser for the performance of the terms and conditions under the contract shall not in any way release in respect of liability under the conditions.

25. If the purchaser shall enter into liquidation The Liquidator shall disclaim the contract and the vendor within 28 days of such disclaim give 14 days' notice and accept assurance that the property may be resold.
26. The purchaser shall accept that vacant possession is given of the whole or part or any part offered with vacant possession notwithstanding that there may be furniture fittings effects remaining that shall not be required to be removed and such content shall not raise any issue.
27. The property if a house or part of a house may not be occupier immediately for legal reasons having matters referred to in the sub paragraphs the common auction conditions.
28. The deposit of 10% plus the buyer's premium if applicable whichever shall be greater shall be paid to Palace Auctions head office immediately after the sale as agents the vendor.
29. The purchaser warrants that any cheque tendered by him by way of a deposit will be met upon the first representation and the drawer expressly waives the right to notice of dishonored cheque.
30. For the avoidance of doubt the contract for the sale of each Lot shall be concluded upon the auctioneer or the auction web platform knocking down the lot to the purchaser. The payment of the deposit by the purchaser on the signing of the memorandum of contract by the purchaser shall be pre-conditions of the contract.
31. For further avoidance of doubt no proceedings brought by Palace Auctions Ltd upon a cheque which is dishonored shall constitute a waiver or repudiation nor an election by the vendor to treat the failure to pay the deposit as a repudiation
32. The tenure of the property and the estate or interest sold are as stated in the particulars and or special conditions in the case of land where the title is registered at HM Land Registry this title shall be deduced and consisted of the copy of the entries on the register and of title plan in the case of land where the title is not so registered it shall be deduced as it is provided in the special conditions.
33. Where the special condition of sale of any property is sold subject to any lease covenant restriction or other matter a copy of the Title covenant or restriction or other matter may be provided for in the special conditions and be inspected at the head office of the solicitor for the vendor and the auction department at any time during normal office hours or in the saleroom immediately prior to the sale.
34. Where there are any inconsistencies arising out of the particulars and or special conditions as to whether vacant possession is given on completion it shall be assumed that vacant possession is not to be given on completion
35. Completion of the purchase shall take place at the office of the vendors solicitor whenever they shall so direct four weeks from the date of the contract or at the opinion of the vendor in case the property is sold subject to and with the benefit of weekly tenancies the completion date shall be the first Monday or any other rent payment day falling after the fourth week from the date of such contract.
36. The vendor shall not be required to convey the whole or any part of the property to the purchaser and shall not be required to execute a conveyance other than of the whole of the property at a price different from that stated in the contract and special conditions to that same contract.
37. Whilst reasonable care has been taken by and on behalf of the vendors to ensure that all statements in the particulars and conditions of sale are accurate purchasers should note to take necessary steps to verify the accuracy of all such statements by inspection survey or by taking professional advice.
38. The purchaser confirms he will make local land charge searches and enquiries prior to the auction and the purchaser further confirmed that he has inspected survey and taken all professional advice as appropriate prior to bidding at the auction.
39. Notwithstanding anything in the special or general conditions of sale or in the particulars no representation or warranty of or warranty as to condition shall be made or implied either after the state

and the condition of the property or any part thereof or as whether the same is subject to any resolution scheme development or improvement, improvement notice or scheme sanitary notice or notices or information notices or notices of proposals under the proposed schemes except where the auctioneer has expressly made or given such a representation or warranty as to condition without any other condition. No objection or requisition shall be raised as to the permitted user of the property for the purposes of the town and Country planning Act 1990.

40. Each purchaser shall satisfy himself or herself of ownership electrical wiring fittings gas installations and other such installations within the property sold as in some cases the same can be on hire purchase or subject to other supply company agreements.
41. The property is sold subject to all local land charges subject to the provisions where the registered or not prior to the date of contract and all matters capable of registration as local land charges whether or not actually registered.
42. All notice is served, and other demands proposed housing requirements made by the local, local public or other competent authority whether before or after the date of contract, all legal easements benefiting the owners or occupiers of other property and in the event of title to the property being registered any of the makers which are subject to section 70 paragraph 1 of the land registration act 1925 declaration of overriding interests.
43. All matters which would have been revealed at the date of contract by searches enquiries or inspectorate inspection by a prudent purchaser would make but provided that the vendors and the auctioneers should take reasonable care to describe the property and matters affecting the property.
44. Each purchaser should take all reasonable care and necessary inspections surveys enquiries as to the state of repair and condition of the property and to any tenancies.
45. Each property shall from the date of contract be at the sole risk of the purchaser.
46. Nothing shall be incorporated in any sale either collateral or indirectly whether by way of condition warranty or representation as to whether the use of the property sold subject to any tenancy or tenancies there are subsisting and sub tenancies in similar such occupation whether or not any such shall be disclosed before the option the purchaser shall be deemed to purchase with full knowledge of any such sub tenancy and some keys or occupation that there may be whether or not he shall have inquired of the auctioneers or have inspected and no obligation shall be taken or requisition made on or after.
47. The vendor shall not be required to reconcile differences between the description of any lot and the properties sold or furnish evidence of any change in the ring of the property and shall not be bound to show any title or boundary division walls or fences of the ownership thereof however the vendor and the others will take reasonable care when describing the property.

Misrepresentation Act 1967: all statements contained in the foregoing particulars are made in so far as the law allows without accountability on the part of the auctioneers all the vendors and all statements of opinion and not to be taken as implying a statement of representation or fact and any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of each statement contained within these particulars however the vendor will take reasonable care in describing the property.
48. The vendor does not make or give any implied representations or warranties about the property and the vendor is only taken to make or give any representation or warranty that the property if those representations are expressly stated by the vendors solicitor.
49. Neither the vendor nor the purchaser may rely on the presentation made by the other unless the representation has been made in writing if information is required about the property the purchaser shall check with their acting conveyancer.
50. The purchaser hereby expressly agrees that the interest made up on the deposit paid by him or her shall be applied for the benefit of the auctioneers and this conditions shall continue as a separate agreement between the purchaser and the auctioneers.

Common Auction Conditions

Relating to Properties in England and Wales



(except for Lots in Scotland where Scottish Articles of Roup will prevail and are available from the seller's conveyancer)

Important Notice to buyers at a Palace Auction

If you buy a lot you will sign a sale memorandum under which you agree to be bound by the conditions of sale that apply to that lot. These conditions are:

- General conditions that apply to all lots
- Any extra general conditions in the catalogue or an addendum
- Special conditions that only apply to the lot you are buying (and which may vary the general conditions)

The conditions are legally binding.

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant
- Read the conditions
- Inspect the lot
- Carry out usual searches and make usual enquiries
- Check the content of all available leases and other documents relating to the lot
- Check that what is said about the lot in the catalogue or website is accurate
- Have finance available for the deposit and purchase price
- Check whether VAT registration and election is advisable

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

Common Auction Conditions for Real Estate Auctions

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Where the auctioneer is a member of the RICS and uses the Common Auction Conditions the auctioneer must also comply with the current RICS Guidance for Auctioneers Selling Real Estate.

The RICS owns the copyright in all editions of the Common Auction Conditions (CAC), but permits the free use of Edition 4.0 if the user:

- relies on its own legal advice as to whether the CAC are suitable;
- agrees that the Royal Institution of Chartered Surveyors and those who advised it have no liability to anyone who uses or relies on the CAC;
- reproduces the compulsory sections of the CAC without any changes, except as stated in the text;
- acknowledges that the CAC are reproduced with the consent of the RICS; and
- refers to the Conditions as the Common Auction Conditions (Edition 4.0).

The RICS reserves the right to withdraw its licence to use this and any previous edition of the Common Auction Conditions.

The CAC can be viewed and downloaded from www.rics.org.uk

The words in italics do not form part of the CAC

Introduction

The Common Auction Conditions are designed for real estate auctions, to set a common standard across the industry. There are three sections, all of which are compulsory except where stated:

Glossary (Compulsory)

The glossary gives special meanings to certain words used in the conditions.

Auction Conduct Conditions (Compulsory)

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

Sale Conditions (General Conditions compulsory, template forms optional)

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply. The template forms of special conditions of sale, tenancy and arrears schedules are not reproduced in the catalogue. Refer to the seller's conveyancer's legal pack.

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AUCTION CONDUCT CONDITIONS

- A1** Introduction
- A2** Our role
- A3** Bidding and reserve prices
- A4** The particulars and other information
- A5** The contract
- A6** Extra auction conduct conditions

SPECIAL CONDITIONS OF SALE

Lot number · Seller · Seller's conveyancer
 Lot description · Rights granted
 Rights reserved · Exclusions · Tenancies
 What the sale is subject to
 Chattels etc · Deposit · Insurance
 Title · Registered or unregistered
 Title guarantee · Transfer
 Agreed completion date
 Additional amounts payable at completion
 Interest rate · Arrears · VAT
 Capital allowances
 Maintenance agreements · TUPE
 Environmental · Warranties
 Amendments to the general conditions
 Extra special conditions
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GENERAL CONDITIONS OF SALE

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Glossary

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common Auction Conditions. Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a “person” includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and where the following words appear in small capitals they have the specified meanings.

ACTUAL COMPLETION DATE	The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.
ADDENDUM	An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.
AGREED COMPLETION DATE	Subject to CONDITION G9.3: (a) the date specified in the SPECIAL CONDITIONS; or (b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.
APPROVED FINANCIAL INSTITUTION	Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.
ARREARS	Arrears of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.
ARREARS SCHEDULE	The arrears schedule (if any) forming part of the SPECIAL CONDITIONS.
AUCTION	The auction advertised in the CATALOGUE.
AUCTION CONDUCT CONDITIONS	The conditions so headed, including any extra auction conduct conditions.
AUCTIONEERS	The auctioneers at the AUCTION.
BUSINESS DAY	Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.
BUYER	The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.
CATALOGUE	The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.
COMPLETION	Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).
CONDITION	One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.
CONTRACT	The contract by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.
CONTRACT DATE	The date of the AUCTION or, if the LOT is sold before or after the AUCTION: (a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.
DOCUMENTS	Documents of title including, if title is registered, the entries on the register and the title plan and other documents listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS	Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.
FINANCIAL CHARGE	A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).
GENERAL CONDITIONS	The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.
INTEREST RATE	If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgement debt, unless the statutory rate is higher.
LOT	Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).
OLD ARREARS	ARREARS due under any of the TENANCIES that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.
PARTICULARS	The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).
PRACTITIONER	An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).
PRICE	The price (exclusive of VAT) that the BUYER agrees to pay for the LOT.
READY TO COMPLETE	Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.
SALE CONDITIONS	The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.
SALE MEMORANDUM	The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.
SELLER	The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.
SPECIAL CONDITIONS	Those of the SALE CONDITIONS so headed that relate to the LOT.
TENANCIES	Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.
TENANCY SCHEDULE	The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.
TRANSFER	Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").
TUPE	The Transfer of Undertakings (Protection of Employment) Regulations 2006.
VAT	Value Added Tax or other tax of a similar nature.
VAT OPTION	An option to tax.
WE (AND US AND OUR)	The AUCTIONEERS.
YOU (AND YOUR)	Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

Auction Conduct Conditions

Words in small capitals have the special meanings defined in the Glossary. The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common Auction Conditions. They cannot be dis-applied or varied without OUR agreement, even by a CONDITION purporting to replace the Common Auction Conditions in their entirety.

A1 INTRODUCTION

- A1.1** The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.
- A1.2** If you make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

A2 OUR ROLE

- A2.1** As agents for each SELLER we have authority to
- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
 - (b) offer each LOT for sale;
 - (c) sell each LOT;
 - (d) receive and hold deposits;
 - (e) sign each SALE MEMORANDUM; and
 - (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS.
- A2.2** OUR decision on the conduct of the AUCTION is final.
- A2.3** WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- A2.4** YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.
- A2.5** WE may refuse to admit one or more persons to the AUCTION without having to explain why.

A3 BIDDING AND RESERVE PRICES

- A3.1** All bids are to be made in pounds sterling exclusive of VAT.
- A3.2** WE may refuse to accept a bid. WE do not have to explain why.
- A3.3** If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- A3.4** Unless stated otherwise each LOT is subject to a reserve price (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve price the LOT will be withdrawn from the AUCTION.
- A3.5** Where there is a reserve price the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. YOU accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the SELLER.
- A3.6** Where a guide price (or range of prices) is published, that guide price (or the lower end of the range) is the minimum price at which the SELLER might be prepared to sell at the date of the guide price. It is not an indication of the reserve price, which may not be set until the date of the AUCTION.

A4 THE PARTICULARS AND OTHER INFORMATION

- A4.1** WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

- A4.2** If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal contract.
- A4.3** The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4** If WE provide information, or a copy of a document, WE do so only on the basis that WE are not responsible for the accuracy of that information or document.

A5 THE CONTRACT

- A5.1** A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.
- A5.2** YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).
- A5.3** YOU must before leaving the AUCTION
- (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
 - (b) sign the completed SALE MEMORANDUM; and
 - (c) pay the deposit.
- A5.4** If YOU do not WE may either
- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of contract; or
 - (b) sign the SALE MEMORANDUM on YOUR behalf.
- A5.5** The deposit
- (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment)
 - (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations
 - (c) is to be held by us (or, at OUR option, the SELLER'S conveyancer); and
 - (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- A5.6** WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- A5.7** Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- A5.8** If the BUYER does not comply with its obligations under the CONTRACT then
- (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
 - (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.9** Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

A6 EXTRA AUCTION CONDUCT CONDITIONS

- A6.1** Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £5000 (or the total price, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

- A6.2** AUCTION CONDUCT CONDITION A5.5(b) shall be read as follows: “is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER; and”
- A6.3** For the purposes of AUCTION CONDUCT CONDITION
- A5.5** (c) payment by CHAPS from an APPROVED FINANCIAL INSTITUTION will be accepted.
- A6.4** Where the AUCTIONEERS hold the deposit as stakeholder, they are authorised to release any part of it (and interest on it if applicable): (a) to the SELLER’s solicitor at any time prior to COMPLETION to be held in accordance with the SALE CONDITIONS; and (b) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- A6.5** YOU are to provide all information and documentation as WE need from YOU to comply fully with OUR obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (Regulations) The NALC Customer Due Diligence (CDD) form annexed to the Common Auction Conditions must be completed by YOU and the BUYER and the documentation and information provided to OUR satisfaction no later than when the SALE MEMORANDUM is signed. If YOU are acting as an agent for the BUYER, such checks will include written evidence of YOUR authority to bid for and on behalf of the BUYER. If YOU do not satisfy US in all respects for the purposes of the Regulations WE may as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of contract. WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until YOU provide the information and documentation WE or the SELLER may require and our validation of it at our and the SELLER’s absolute discretion.

General Conditions of Sale

Words in small capitals have the special meanings defined in the Glossary. The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disappplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended but are not compulsory and may be changed by the SELLER of a LOT.

G1 THE LOT

- G1.1** The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- G1.2** The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3** The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4** The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
- (a) matters registered or capable of registration as local land charges;
 - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
 - (c) notices, orders, demands, proposals and requirements of any competent authority;
 - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 - (e) rights, easements, quasi-easements, and wayleaves;
 - (f) outgoing and other liabilities;
 - (g) any interest which overrides, under the Land Registration Act 2002;
 - (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the BUYER has made them; and
 - (i) anything the SELLER does not and could not reasonably know about.
- G1.5** Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6** The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7** The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
 - (b) the SELLER is to leave them at the LOT.
- G1.8** The BUYER buys with full knowledge of
- (a) the DOCUMENTS, whether or not the BUYER has read them; and
 - (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9** The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER's conveyancer's written replies to written enquiries to the extent stated in those replies.

G2 DEPOSIT

- G2.1** The amount of the deposit is the greater of
- (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
 - (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2** If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of contract.
- G2.3** Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.

G3 BETWEEN CONTRACT AND COMPLETION

- G3.1** From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
 - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2** If the SELLER is required to insure the LOT then the SELLER
- (a) must produce to the BUYER on request all relevant insurance details;
 - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
 - (c) gives no warranty as to the adequacy of the insurance;
 - (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;
 - (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3** No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.4** Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5** Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.

G4 TITLE AND IDENTITY

- G4.1** Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.
- G4.2** The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the LOT is being sold.
 - (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more

than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.

- (c) If title is in the course of registration, title is to consist of:
 - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
 - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration documents to the BUYER.
- (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.

G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):

- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
- (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.

G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.

G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.

G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.

G5 TRANSFER

G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS

- (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
- (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.

G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.

G5.3 The SELLER cannot be required to transfer the LOT to anyone other than the BUYER, or by more than one TRANSFER.

G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER

- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
- (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
- (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION

G6 COMPLETION

- G6.1** COMPLETION is to take place at the offices of the SELLER's conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2** The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3** Payment is to be made in pounds sterling and only by
- (a) direct transfer from the buyer's conveyancer to the SELLER's conveyancer; and
 - (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree.
- G6.4** Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER's conveyancer's client account or as otherwise required by the terms of the CONTRACT.
- G6.5** If COMPLETION takes place after 1400 hours for a reason other than the SELLER's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6** Where applicable the CONTRACT remains in force following COMPLETION.

G7 NOTICE TO COMPLETE

- G7.1** The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.
- G7.2** The person giving the notice must be READY TO COMPLETE.
- G7.3** If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- (a) terminate the CONTRACT;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the LOT; and
 - (e) claim damages from the BUYER.
- G7.4** If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- (a) terminate the CONTRACT; and
 - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.

G8 IF THE CONTRACT IS BROUGHT TO AN END

If the CONTRACT is lawfully brought to an end:

- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
- (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.

G9 LANDLORD'S LICENCE

- G9.1** Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.

- G9.2** The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3** The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
- G9.4** The SELLER must
- (a) use all reasonable endeavours to obtain the licence at the SELLER's expense; and
 - (b) enter into any authorised guarantee agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5** The BUYER must promptly
- (a) provide references and other relevant information; and
 - (b) comply with the landlord's lawful requirements.
- G9.6** If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.

G10 INTEREST AND APPORTIONMENTS

- G10.1** If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER's default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
- G10.2** Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3** Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
- (a) the BUYER is liable to pay interest; and
 - (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4** Apportionments are to be calculated on the basis that:
- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G10.5** If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.

G11 ARREARS

Part 1 – Current rent

- G11.1** "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.

G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.

G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.

Part 2 – buyer to pay for arrears

G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.

G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.

G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.

Part 3 – buyer not to pay for arrears

G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS

- (a) so state; or
- (b) give no details of any ARREARS.

G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
- (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
- (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER's conveyancer may reasonably require;
- (d) if reasonably required, allow the SELLER's conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
- (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
- (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.

G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.

G12 MANAGEMENT

G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.

G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.

G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new tenancy or agreement to grant a new tenancy) and:

- (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
- (b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and

- (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

G13 RENT DEPOSITS

- G13.1** Where any TENANCY is an assured shorthold tenancy, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2** The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
- G13.3** If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
- G13.4** Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
- (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
 - (b) give notice of assignment to the tenant; and
 - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

- G14.1** Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2** Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

G15 TRANSFER AS A GOING CONCERN

- G15.1** Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
 - (b) this CONDITION G15 applies.
- G15.2** The SELLER confirms that the SELLER:
- (a) is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3** The BUYER confirms that
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
 - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the LOT as a nominee for another person.
- G15.4** The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence
- (a) of the BUYER'S VAT registration;
 - (b) that the BUYER has made a VAT OPTION; and

- (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.

G15.5 The BUYER confirms that after COMPLETION the BUYER intends to

- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
- (b) collect the rents payable under the TENANCIES and charge VAT on them.

G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a transfer of a going concern then:

- (a) the SELLER's conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
- (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
- (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

G16 CAPITAL ALLOWANCES

G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.

G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.

G16.4 The SELLER and BUYER agree:

- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
- (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 MAINTENANCE AGREEMENTS

G17.1 The SELLER agrees to use reasonable endeavours to transfer to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.

G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

G18 LANDLORD AND TENANT ACT 1987

G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987

G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19 SALE BY PRACTITIONER

G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.

G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.

G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.

G19.4 The LOT is sold

- (a) in its condition at COMPLETION;
- (b) for such title as the SELLER may have; and
- (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

G19.5 Where relevant:

- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
- (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

G20 TUPE

G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.

G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:

- (a) The SELLER must notify the BUYER of those employees whose contracts of employment will transfer to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
- (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.
- (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the SELLER will transfer to the BUYER on COMPLETION.
- (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.

G21 ENVIRONMENTAL

G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.

G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT

G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

G22 SERVICE CHARGE

G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.

G22.2 No apportionment is to be made at COMPLETION in respect of service charges.

G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:

- (a) service charge expenditure attributable to each TENANCY;
- (b) payments on account of service charge received from each tenant;
- (c) any amounts due from a tenant that have not been received;
- (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.

- G22.4** In respect of each TENANCY, if the service charge account shows:
- (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or
 - (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.
- G22.5** In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.
- G22.6** If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
 - (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.

G23 RENT REVIEWS

- G23.1** This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2** The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3** Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4** The SELLER must promptly:
- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5** The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6** When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER's period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7** If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.
- G23.8** The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.

G24 TENANCY RENEWALS

- G24.1** This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

- G24.2** Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3** If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4** Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER's period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5** The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

G25 WARRANTIES

- G25.1** Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2** Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3** If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
 - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

G26 NO ASSIGNMENT

The BUYER must not assign, mortgage or otherwise transfer or part with the whole or any part of the BUYER'S interest under this CONTRACT.

G27 REGISTRATION AT THE LAND REGISTRY

- G27.1** This condition G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
 - (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
 - (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2** This condition G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- (a) apply for registration of the TRANSFER;
 - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

G28 NOTICES AND OTHER COMMUNICATIONS

- G28.1** All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2** A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3** A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4** A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

G29 CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

No one is intended to have any benefit under the CONTRACT pursuant to the Contracts (Rights of Third Parties) Act 1999.

G30 EXTRA GENERAL CONDITIONS

The following general conditions are to be treated as being amended as follows:

- 1.** Condition A1.2 of the AUCTION CONDUCT CONDITIONS shall be amended by adding the words 'in writing' at the end.
- 2.** Condition G6.3(a) shall be amended to read: "BUYER'S conveyancer to the SELLER's conveyancer; and"

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