PROPERTY & LAND AUCTION · LOTS 1–99

Addendum

Issued 10 October 2026 · Revised 27 October 2026 · Correct at the time of issue and subject to further amendment up to and including the day of sale

Venue & date

Venue	The St James Room, Claridge's Hotel, Brook Street, Mayfair, London W1K 4HR
Date	Wednesday 28 October 2026
Time	1.00 pm (13:00)

Bidding facilities

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

In the room	Live bidding at Claridge's
Online	Internet bidding via the online platform
Telephone	By arrangement
Proxy	By arrangement
Email	By arrangement

Register to bid or view lots: **auctions.palaceauctions.com**

Security deposit – online bidders

All online bidders must pay a **£2,000 security deposit** by bank transfer before the auction. Bank details will be provided on registration. If the deposit is not paid, registration for internet bidding will be declined.

Contact details

Auction team	07971 033276 · 020 7101 3647 · 07718 933107 · 07843 656447 · 07444 083261
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Important notices

1. **Knowledge of addendum and conditions of sale.** All bidders are deemed to have full knowledge of this addendum and of the General and Special Conditions of Sale, whether or not they have read them. Where this addendum differs from the catalogue, the addendum prevails.

2. **Property inspection and verification.** Purchasers must inspect the properties and verify all information for themselves. No liability is accepted for any inaccuracy.

3. **Special Conditions of Sale.** Sellers may require supplementary payments. Check the Special Conditions for each lot before bidding.

4. **Buyer's premium and Contract Documentation Charge.** In addition to the purchase price, the buyer must pay a buyer's premium of 2% of the price, subject to a minimum of £2,000 plus VAT, and a Contract Documentation Charge (CDC) of £850 plus VAT (£1,020 in total), payable immediately on the fall of the hammer. Where a different buyer's premium or charge is stated for a lot in the catalogue or its Special Conditions, that lot-specific figure applies.

5. **Anti-money laundering.** All bidders must provide proof of identity, address and source of funds. Failure to comply will result in the withdrawal of bidding rights or rescission of the sale.

6. **Filming and photography.** The auction may be filmed or photographed. Attendance implies consent unless you notify the auction team in advance.

7 **Proxy and telephone bidding.** Completed forms and identification must be submitted at least 24 hours before the auction. A proxy bid is the maximum amount; the auctioneer will bid on the bidder's behalf up to that limit.

8 **Email bidding.** Email bids must come from the registered email address and be received at least 12 hours before the auction.

9 **Deposit on exchange.** A deposit of 10% of the price (subject to any minimum stated in the Special Conditions) is payable immediately on the fall of the hammer and is non-refundable if the purchaser defaults.

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

11 **Legal packs.** Legal packs are available at **palaceauctions.com** and **auctions.palaceauctions.com**, or from the auction team. Bidders should take advice from a solicitor before bidding.

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

13 **Solicitors and professional advice.** Bidders should take independent legal, financial and surveying advice before bidding.

14 **General Conditions of Sale.** The auction is conducted under the Common Auction Conditions (RICS, 4th edition), as amended by the Special Conditions.

15 **Data protection.** Personal data is processed in accordance with UK GDPR and the Data Protection Act 2018. A privacy policy is available on request.

Lot-by-lot amendments

The following amendments apply to the lots listed. Lot names link to each lot's web page. Sold prior, withdrawn and postponed lots will not be offered on the day.

Revised 27 October 2026 – changes since 24 October: Lot 93 added as a late entry – 289 Longheath Gardens, Croydon CR0 7TZ, guide £340,000 · Lots 46 and 64 sold prior · Lots 14–18 guide £30,000 each · Lot 6 guide may be revised to £585,000 · Lot 71 guide £500 · corrections to Lots 19, 70, 71, 72, 73 and 79.
24 October: Lots 12, 32 and 53 withdrawn · Lot 41 postponed · Lot 91 sold prior · Lot 40 under offer at £200,000 · Lot 55 guide £210,000.

LOT	PROPERTY	AMENDMENT
2	**Land at Old Oak Avenue and Kinross Close**, Ramsbottom, Bury BL0 9UY	VAT is chargeable on the hammer price, in addition to the price.
4	**Plot of Land**, Harrow, London	Full details, including the address, site area and legal pack, are still to follow. No online bidding link is yet available for this lot.
6	**1 Oceanpoint**, Sandy Lane, Woolacombe, North Devon EX34 7AY	**Guide price under review.** The guide price of £575,000 – £675,000 may be revised to £585,000. Please check with the auctioneers before bidding.
11	**Land adjacent to 22 Haldane Road**, Rear of 1 Church Road, Liverpool L4	VAT is chargeable on the hammer price, in addition to the price.
12	**Freehold and Air Space, 45 Spenser Road**, Herne Hill, London SE24 0NS	**WITHDRAWN.** This lot has been withdrawn and will not be offered at the auction. The process has begun for the leaseholders' right to purchase.
14	**Studio 104, Minerva House**, Spaniel Row, Nottingham NG1 6EP	**Guide price: £30,000.** Lease terms, ground rent and service charge are as set out in the legal pack.
15	**Studio 110, Minerva House**, Spaniel Row, Nottingham NG1 6EP	**Guide price: £30,000.** Lease terms, ground rent and service charge are as set out in the legal pack.

LOT	PROPERTY	AMENDMENT
16	**Studio 127, Minerva House**, Spaniel Row, Nottingham NG1 6EP	**Guide price: £30,000.** Lease terms, ground rent and service charge are as set out in the legal pack.
17	**Studio 228, Minerva House**, Spaniel Row, Nottingham NG1 6EP	**Guide price: £30,000.** Lease terms, ground rent and service charge are as set out in the legal pack.
18	**Studio 302, Minerva House**, Spaniel Row, Nottingham NG1 6EP	**Guide price: £30,000.** Lease terms, ground rent and service charge are as set out in the legal pack.
19	**Land at Lands End Road**, Middleton, Manchester M24 4RD	**Flood risk.** VAT is chargeable on the hammer price, in addition to the price. The land is in Flood Zone 3, with a small strip in Flood Zone 2, on the Environment Agency's Flood Map for Planning, and parts are at high risk of surface water flooding (more than 1 in 30 each year). Buyers should read the flood zone confirmation in the legal pack.
20	**Land adjacent to 35 Shelley Road**, Ashton-on-ribble, Preston PR2 2DB	VAT is chargeable on the hammer price, in addition to the price.
21	**159 Collingwood Court**, Washington, Tyne and Wear NE37 3EF	**IMPORTANT:** buyers must read the Special Conditions of Sale for this lot before bidding. They form part of the contract and may contain additional terms and costs payable by the buyer on completion.
23	**Land at Plovers Lane**, Helsby, Cheshire WA6 0QA	VAT is chargeable on the hammer price, in addition to the price.
24	**Land north of Chester Road and Plovers Lane**, Adjacent to 4 Pyrus Grove, Helsby WA6 0QA	VAT is chargeable on the hammer price, in addition to the price.
25	**Land adjacent to 12 Bigdale Drive**, Liverpool L33 6XJ	**SOLD PRIOR.** This lot has been withdrawn and will not be offered at the auction.
27	**Plot 5, Land adjacent to Stane Cottage**, Stane Street, Ockley, Dorking RH5 5LU	**SOLD PRIOR.** This lot has been withdrawn and will not be offered at the auction.
32	**22D Milkwood Road**, Herne Hill, London SE24 0HH	**WITHDRAWN.** This lot will not be offered at the auction. Please refer to the auctioneers on 020 7101 3647 or 07971 033276.
33	**120 St Margaret's Road**, Twickenham TW1 2AA	**UNDER OFFER at £1,200,000.** Any bids at the auction must be at or above that level. The property remains available until exchange of contracts.
34	**Land adjacent to 29 Southbridge Road**, Croydon CR0 4HA	**SOLD PRIOR.** Please refer to the auctioneers.
35	**Former garage site adjacent to 46 Elgin Road**, Croydon CR0 6XA	VAT is chargeable on the hammer price, in addition to the price.
36	**Land adjacent to 13 Ensign Close**, Stanwell, Staines-upon-thames TW19 7RF	VAT is chargeable on the hammer price, in addition to the price.
37	**Land adjacent to 1 Manor Close**, Ingleton, Carnforth LA6 3BF	VAT is chargeable on the hammer price, in addition to the price.
40	**33 Chastilian Road**, Dartford DA1	**UNDER OFFER at £200,000.** Proceedable parties should speak to the auctioneer on 07971 033276 before the auction.

LOT	PROPERTY	AMENDMENT
41	**44 Copley Park**, Streatham, London SW16 3DD	**POSTPONED.** This lot will not be offered on 28 October. Please refer to the auctioneers on 020 7101 3647 or 07971 033276.
42	**Former TRS station land, Hall Cottages**, Harmer Hill, Shrewsbury SY4 3DX	VAT is chargeable on the hammer price, in addition to the price.
43	**Former pump station adjacent to Long Acre**, Hollins Lane, Hampsthwaite, Harrogate HG3 2HJ	VAT is chargeable on the hammer price, in addition to the price.
44	**Land at Norbury Town Lane**, Norbury, Whitchurch SY13 4HT	VAT is chargeable on the hammer price, in addition to the price.
45	**Garages at Hillside Close**, Arleston, Telford TF1 2JN	VAT is chargeable on the hammer price, in addition to the price.
46	**Baron Fold former water pumping station**, Off Duke Street, Waterfoot, Rossendale BB4 7HA	SOLD PRIOR. This lot has been sold prior to the auction and will not be offered.
47	**Land and former allotments at Queens Park Community Hub**, South Park, Lincoln LN5 8EW	VAT is chargeable on the hammer price, in addition to the price.
48	**Land at Cross O'Cliff Hill**, Lincoln LN5	VAT is chargeable on the hammer price, in addition to the price.
49	**Land south of South Park**, Lincoln LN5 8EW	VAT is chargeable on the hammer price, in addition to the price.
50	**Amenity land, woodland and former allotments**, South of South Park, Lincoln LN5 8EL	VAT is chargeable on the hammer price, in addition to the price.
51	**Amenity land at Cross O'Cliff Hill**, Lincoln LN5	VAT is chargeable on the hammer price, in addition to the price.
53	**111 Nelson Road**, Great Yarmouth NR30 2NJ	**WITHDRAWN.** This lot has been withdrawn and will not be offered at the auction.
55	**239 Beverley Drive**, Queensbury, Edgware HA8 5NL	**Guide price: £210,000.**
59	**Land at Wood Gate Drive**, Streatham Vale, London SW16 5DY	VAT is chargeable on the hammer price, in addition to the price.
60	**Land east of Witherby Close and west of Campden Road**, Croydon CR0 5SR	VAT is chargeable on the hammer price, in addition to the price.
62	**Land north of 410 Watling Street**, Two Gates, Tamworth B77 1EJ	VAT is chargeable on the hammer price, in addition to the price.
63	**Land at Elliot Drive**, Churchbridge, Cannock WS11 8JQ	VAT is chargeable on the hammer price, in addition to the price.
64	**Land at White Rose Way**, Doncaster DN4 5PN	SOLD PRIOR. This lot has been sold prior to the auction and will not be offered.
65	**Land adjacent to 24 Range Bank**, Halifax HX3 6LB	VAT is chargeable on the hammer price, in addition to the price.

LOT	PROPERTY	AMENDMENT
66	**Land to the west of Longton Road**, Burnley BB12 0TF	VAT is chargeable on the hammer price, in addition to the price.
67	**Land west of Hargrave Avenue**, Prenton, Wirral CH43 2NH	VAT is chargeable on the hammer price, in addition to the price.
68	**Land off Glanavon Terrace and Nant-y-Moel Row**, Nantymoel, Bridgend CF32 7RW	VAT is chargeable on the hammer price, in addition to the price.
69	**Land east of Fernhill Close**, Troedyrhiw, Merthyr Tydfil CF48 4NA	VAT is chargeable on the hammer price, in addition to the price.
70	**Substation C, adjacent to 9 Hazel Close**, Rendlesham, Woodbridge IP12 2UR	**Correction.** The site is about 2.3 m by 3.9 m (c. 9 sq m). It is let to Eastern Power Networks plc (UK Power Networks) on a lease of 99 years from 18 November 1991 at no rent, so it produces no income and is not sold with vacant possession.
71	**Substation E, Chestnut Close**, Rendlesham, Woodbridge IP12 2UW	**Guide price: £500.** The catalogue description is incorrect. The site (c. 3.0 m by 5.0 m, about 15 sq m) is let to Eastern Power Networks plc (UK Power Networks) on a lease of 99 years from 18 November 1991 at no rent. It produces no income and is not sold with vacant possession.
72	**Plot between Washpond Lane, Ledgers Way and Broom Bank Cottage**, Warlingham, Surrey	**Correction.** The site area is about 254 sq m (2,730 sq ft), not 220 sq m as stated in the catalogue.
73	**Four plots between Washpond Lane and Ledgers Way**, Warlingham, Surrey CR6 9QG	**Correction.** The four plots total about 955 sq m (0.24 acres), not 880 sq m as stated in the catalogue.
78	**Land east of 14 Daisybank Drive**, Sandbach CW11 4JR	VAT is chargeable on the hammer price, in addition to the price.
79	**Land to the rear of 44–46 Thornview Road**, Hellifield, Skipton BD23 4JJ	**Correction.** The site area is about 260 sq m (2,800 sq ft), not 150 sq m. The land is freehold (title NYK370938) and sold with vacant possession. VAT is chargeable on the hammer price, in addition to the price.
80	**Plot B239, Tanyard Farm**, Hadlow Road, Tonbridge TN10 4LP	This lot remains available.
90	**Plot 10, Land adjacent to Stane Cottage**, Stane Street, Ockley, Dorking RH5 5LU	**SOLD PRIOR.** This lot has been withdrawn and will not be offered at the auction.
91	**Plot 231, Down Lane**, Compton, Guildford GU3 1DQ	**SOLD PRIOR.** This lot has been withdrawn and will not be offered at the auction.
93	**289 Longheath Gardens**, Shirley, Croydon CR0 7TZ	**LATE ENTRY.** Guide price £340,000. A freehold detached bungalow with attached garage on a corner plot, let at about £1,600 a month (£19,200 a year) and sold subject to the tenancy. Prior approval for an additional storey (25/02775/GPDO, granted 24 October 2025). Legal pack available from Palace Auctions.
99	**353 Leyton High Road**, Leyton, London E10	**Coming soon.** Full details, legal pack and online bidding link will follow. Please refer to the auctioneers on 020 7101 3647 or 07971 033276.

Further amendments may be announced from the rostrum on the day of sale and will bind all buyers. Guide prices exclude the buyer's premium, CDC, VAT where applicable and SDLT.