

Auction Addendum

Palace Auctions London & World of Auctions Auctioneers

Online Live Auction Event

Venue	11 Old Bond Street, London, England, W1S 4PN
Date and Time	5 th September 2024 at 6pm

To register to bid or obtain up to date details of the lots please use the link below:

Link to the auction:

<https://auctions.worldofauctions.co.uk/auction/auction-lots/af81e2fc-1a68-4348-8de3-cd78e7c2391e/lots>

Should have any questions, concerns or issues please use the contact details below:

Contact Details	Auction Team 07971 033276 Or 0207 101 3647 or 07718 933107
Emails	tom@worldofauctions.co.uk edward@worldofauctions.co.uk sales@palaceauctions.com auctions@worldofauctions.co.uk

The following amendments to the catalogue particulars and conditions of sale should be noted:

Lot number	Property	Web Link	Address	Guide price	Notes
1	Access Ways Rear of 30-37 Godalming Ave, SM6 8NW	https://worldofauctions.co.uk/property/access-ways-to-the-rear-of-30-37-godalming-avenue-wallington-surrey-sm6-8nwfor-sale-by-auction/	Access Ways Rear of 30-37 Godalming Ave, SM6 8NW	£500	Available
2	Land with Tremendous Commercial Potential in Epping, Essex			Sold prior	
3	Land with Tremendous Commercial Potential in Epping, Essex			Sold prior	
4	Future commercial or self build 2.57 acres			Sold prior	

5	High-Yield Haltwhistle Apartments for Sale Old Drapery	https://worldofauctions.co.uk/property/the-old-drapery-apartments-12-main-st-haltwhistle-for-sale-by-auction/	The Old Drapery 12 Main Street HALTWHISTLE NE49 0AZ	£270,000	Available – subject to conditional bidding – awaiting legal pack
6	Freehold Land Plots for Auction in Ockham, Woking	https://worldofauctions.co.uk/property/woodland-plots/	Longreach, Ockham, Woking, Surrey, GU23 6PG	£3000	Available – subject to conditional bidding – awaiting legal pack
7	Apartment 34, New Alexandra Court	https://worldofauctions.co.uk/property/apartment-34-the-new-alexandra-court/	Apartment 34 The New Alexandra Court Woodborough Road NOTTINGHAM NG3 4LN	£55,000	Available
8	Apartment 36, New Alexandra Court	https://worldofauctions.co.uk/property/new-alexandra-court-apartment-36-nottingham-ng3-4ln-for-sale-by-auction-investment-apartment/	Apartment 36 The New Alexandra Court Woodborough Road NOTTINGHAM NG3 4LN	£55,000	Available

9	Humphry Davy House, S63 7GG – Auction Investment Apartment	https://worldofauctions.co.uk/property/76-humphry-davy-house-golden-smithies-lane-wath-upon-dearne-s63-7gg-investment-apartment-for-sale-by-auction-world-of-auctions/	Flat 76 Humphry Davy House Golden Smithies Lane Wath-upon-Deerne ROTHERHAM S63 7GG	£45,000	Available
10	5-Bedroom HMO with En-suites	https://worldofauctions.co.uk/property/42-norwood-road-shIPLEY-bd18-2az/	42 Norwood Road, ShIPLEY, BD18 2AZ	£275,000	Availble – subject to vendors approval of the highest bid.
11	Pizza Hot 4 you Tooting London – Income producing commerical shop	https://worldofauctions.co.uk/property/commerical-property-pizza-hot-4-you-282-mitcham-road-tooting-london-sw17-9nt/	282 Mitcham Road LONDON SW17 9NT	£122,000	Available
12	Investment Land Plots in Tonbridge	https://worldofauctions.co.uk/property/plots-of-land-hadlow-road-tonbridge-kent-tn10-4lp-investment-land-for-sale-by-auction/	Land to the Rear of Tanyard Farm Tonbridge TN10 4Lp	£3000	Available
13	Prime Freehold Property, Twickenham	https://worldofauctions.co.uk/property/120-st-margarets-road-twickenham-london-tw12aa/	120 St. Margarets Road TWICKENHAM TW1 2AA	£1M Plus	Available

14	1.7 Acre Land in Warlingham, Surrey – Freehold & Investment Potential	https://worldofauctions.co.uk/property/land-at-beech-farm-rd-warlingham-cr69ql/	Land adjacent to Beech Farm, Limsfield Road, Warlingham	£35,000 plus	Available
15	No lot				
16	Profitable 2nd-Floor Flat, Mansfield Court, Nottingham	https://worldofauctions.co.uk/property/29-mansfield-court-nottingham-ng5-2bw-investment-fapartment-for-sale-by-auction-in-nottingham/	29 Mansfield Court Mansfield Road NOTTINGHAM NG5 2BW	£45,000	Available
17	2-Bedroom Investment Flat in Historic Washington	https://worldofauctions.co.uk/property/159-collinwood-court-in-washington-ne373ef-best-value-investment-flat-in-the-uk/	159 Collingwood Court WASHINGTON NE37 3EF	£10,000 Plus	available
18	Freehold buy to let Investment Property in Merthyr Tydfil	https://worldofauctions.co.uk/property/73-blaen-dowlais-dowlais-top-merthyr-tydfil-cf483rb-investment-property-for-sale-by-auction/	73 Blaen Dowlais Dowlais Merthyr Tydfil CF48 3RB	£85,000	Available
19	Commercial Redevelopment Opportunity, Millom, Lake District	https://worldofauctions.co.uk/property/5-11-wellington-street-millom-la18-4df-commerical-development-opportunity-in-the-lake-district-for-sale-by-auction/	5-11 Wellington Street Millom The Lake District LA14 4DE	£240,000	Available

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PLEASE NOTE

- This addendum forms part of the contract. Successful bidders will be deemed to have knowledge of one and the same. Whether they have read it or not.
- The purchaser of each lot is deemed to purchase with notice and full knowledge of the important notice to bidders, the Common Auction Conditions, where applicable, the special conditions of sale and this addendum.
- The purchaser of each lot is deemed to have inspected the property and have verified the accuracy of all information given in the particulars including the extent of the premises to be sold.
- Additionally, the purchaser is deemed to have read the legal documentation.
- The boundary plans in the auction catalogue are for identification only. The correct title plan showing the boundaries of the properties are available for inspection and the purchaser will be deemed to have purchased with full knowledge of them prior to bidding or placing an offer.
- Please note that vendors may require a supplementary amount to be paid by the purchaser to the vendor over and above the purchase price. Please check the special conditions of sale to ascertain whether this applies to the property for which you are bidding.
- Under the AML Regulations, Palace Auctions London & World of Auctions is legally required to immediately undertake customer due diligence checks on the buyer and related parties.
The auctioneers will need to receive identification documents that satisfy the regulations for the bidder, and the buyer (if different from the bidder).
- If you are the successful bidder, Palace Auctions requires a separate payment of £1500 plus VAT this is a CDC payment. A VAT receipt will be provided upon payment.

- the property may not have been inspected by the Auctioneers. Some photographs may not be current, and these are likely to have been obtained from our vendors.
- The following amendments to the catalogue particulars and conditions of sale should be noted
- Copies of the Special Conditions of Sale for each Lot are available from the **Auction enquiries team** and will be attached to the contracts.
- Revisions to guide prices printed in the catalogue are available upon application. They are detailed above. As at 5th September 2024.
- On the fall of the gavel a legally binding contract is created. A representative from Palace Auctions and or World of Auctions will contact each successful bidder to complete a Buyer's form. The buyer and the Auctioneer will then sign the Memorandum of Contract and pay the deposit.
- **In the event that the successful bidder does not for any reason sign and exchange the memorandum of contracts the auctioneer is empowered to do for both seller and buyer. As registered upon our online system or in the auction room.**
- **A 10% DEPOSIT transfer OR A PERSONAL DEBIT CARD (MINIMUM of £5,000 if property sells below £20,000) WILL BE REQUIRED TOGETHER WITH IDENTIFICATION, UK PHOTO CARD DRIVERS LICENCE, or a PASSPORT.**
- **In the event of a Lot being unsold, prospective purchasers are advised to immediately, register their interest with the Auctioneers by coming forward to the Auctioneers and speaking to one of the team.**
- Please take note that the Auction may be filmed or photographed by us or an independent company and any person attending does so with full knowledge.