

**ADDENDUM – COTTONS ONLINE AUCTION SALE – 15<sup>TH</sup> SEPTEMBER 2021**

**General Notice:**

1. It is assumed all bidders have inspected the Legal Packs available on our website prior to bidding and are fully aware of all terms and conditions including any Agents or Solicitors Fees/Costs and Disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property.
2. All buyers will be required to pay an Administration Fee of £950 including VAT payable on each Lot purchased whether purchasing prior, during or after auction, except for Lots with a purchase price of £10,000 or less, in which case the fee will be £250 including VAT.

<b>Lot 17</b>	<b>86 Lodge Road, West Bromwich</b>	<b>NOT OFFERED</b>
<b>Lot 20</b>	<b>FGR 12 Howard Avenue, Bromsgrove</b> In accordance with the Estate Agents Act 1979 (Declaration of Personal Interest) we advise that the seller is related to a member of Cottons staff	
<b>Lot 21</b>	<b>FGR 3 Bilbury Close, Redditch</b> In accordance with the Estate Agents Act 1979 (Declaration of Personal Interest) we advise that the seller is related to a member of Cottons staff	
<b>Lot 28</b>	<b>54 Newton Gardens, Great Barr</b>	<b>NOT OFFERED</b>
<b>Lot 30</b>	<b>51 Garwood Road, Yardley</b>	<b>NOT OFFERED</b>

**IMPORTANT NOTICE**

**The auctioneers cannot give any guarantee that this Addendum represents a comprehensive list of all amendments and conditions included in individual sales contracts. Our website has been updated where possible to reflect addendum comments. All bidders are reminded that it is their responsibility to inspect the legal packs to satisfy themselves that they are fully aware of all terms and conditions including any Agents or Solicitors Fees/Costs and Disbursements for which they are responsible, Completion Dates, Information relating to any tenancies and other relevant matters that they will be obliged to comply with once they have successfully purchased the property. The auctioneers assume that by bidding for a property you have made all appropriate enquiries.**

**We require properties for our next Auction Sale on Thursday 28<sup>th</sup> October 2021. Closing date for entries will be Friday 1<sup>ST</sup> October 2021**