

COTTONS AUCTION SALE – 27th March 2024 (Version 1 – 26/03)

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 £1,250 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.

Lot 8	118 Fentham Road, Erdington This property will NOT be offered for sale in our auction on 27th March 2024 due to an outstanding matter at the Land Registry. As soon as this is resolved the property will be re-offered for sale in a future auction and all parties who have expressed an interest will be notified.	NOT OFFERED
Lot 13	Great Alne Social Club, Great Alne	SOLD PRIOR
Lot 14	44 Elmdon Road, Acocks Green Completion will be 6 weeks following exchange of contracts.	
Lot 19	Flat 3, 4 Pixall Walk, Castle Vale	SOLD PRIOR
Lot 20	459-465 Warwick Road, Tyseley This property will NOT be offered for sale in our auction on 27th March 2024 due to an outstanding matter at the Land Registry. As soon as this is resolved the property will be re-offered for sale in a future auction and all parties who have expressed an interest will be notified.	NOT OFFERED
Lot 29	The Village Lodge, Cheslyn Hay	NOT OFFERED

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 Wednesday 22nd May 2024. Closing date for entries will be Friday 26th April 2024.