

COTTONS AUCTION SALE – 22nd May 2024 (Version 1 – 22/05)

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 7 Land Rear of 626-628 Washwood Heath Road

In relation to accessing this land, a conveyance (contained within the Legal Pack) dated the 4th of March 1946 refers to a right of way only and NOT a vehicular right of way and all interested parties must satisfy themselves in full, in respect of the access arrangements prior to bidding. The Auction catalogue details have been amended to reflect this.

Lot 12 11 Trentham Road, Coventry

NOT OFFERED

This property has been postponed until our 10th July Auction

Lot 20 102 & 102A Shireland Road, Cape Hill

Whilst the property is known as 102 & 102A Shireland Road the correct address according to the land registry title document (WR10505) is 102A Shireland Road.

Lot 23 15 Buttermere Close, Cannock

This property will only be offered for sale if the preceding Lot (Lot 22 - Building Plot Adj. to 15 Buttermere Close) is successfully sold.

Lots 27-35 29-49 School Street, Wolverhampton

NOT OFFERED

Lot 36 13 High Street, Chasetown

Completion will be 56 days following exchange of contracts.

Lot 39 129 Barnes Hill, Weoley Castle

The tenant occupies the property on an original lease dated 1st April 1993. The 2003 lease referred to in the auction particulars was not signed by the tenant although the rent referred to in that lease has been invoiced at the increased rate of £5,000.

Lot 43 34 Market Street, Cannock

SOLD PRIOR

Lot 47 27 Larch Avenue, Handsworth

The property will be sold Freehold as stated in the catalogue. The auctioneers are acting on behalf of the registered Freeholder and Leaseholder, as separate parties, offering both the freehold and leasehold interests in the property as one lot. Please refer to the amended contract in the legal pack for full details.

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 10th July 2024.
Closing date for entries will be Friday 14th June 2024.**