

**COTTONS AUCTION SALE – 2<sup>nd</sup> April 2025 (Version 1 - 1/4/2025)**

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 1**      **14 Bearwood Road, Smethwick**  
Completion will be 28 days following exchange of contracts

<b>Lot 2</b>	<b>97 Pargeter Road, Bearwood</b> Completion will be 28 days following exchange of contracts
--------------	---

**Lot 3**      **Flat 3, 97-99 Butts Road, Walsall**  
Completion will be 42 days from exchange of contracts

<b>Lot 11</b>	<b>121A Showell Green Road, Sparkhill, Birmingham</b>	<b>NOT OFFERED</b>
	Not Offered but will be re-offered in our 21st May 2025 Auction.	

<b>Lot 12</b>	<b>4A Umberslade Road, Earlswood, Solihull</b> There is no parking rights available to the rear of this property and the rear garden is now securely fenced.
---------------	---

<b>Lot 13</b>	<b>264A &amp; 264B Vicarage Road, Kings Heath, Birmingham</b> Not Offered but will be re-offered in our 21st May 2025 Auction.	<b>NOT OFFERED</b>
---------------	---	--------------------

<b>Lot 19</b>	<b>393 Stratford Road, Shirley, Solihull</b> Not Offered but will be re-offered in our 21st May 2025 Auction.	<b>NOT OFFERED</b>
---------------	--	--------------------

**Lot 22**      **Flat 5, 26 Horse Fair, Rugeley, Staffs**  
The Guide Price has been reduced to a range of £30,000 - £35,000

**Lot 23**      **Flat 10, The Old Courthouse, Priory Street, Dudley**  
The Guide Price has been reduced to a range of £60,000 - £67,000

**Lot 24**      **11 Farm Close, Codsall, Wolverhampton**  
The Guide Price has been reduced to a range of £140,000 - £147,000

<b>Lot 27</b>	<b>85 Ashley Street, Bilston</b>	<b>NOT OFFERED</b>
	Not Offered but will be re-offered in our 21st May 2025 Auction.	

<b>Lot 30</b>	<b>29 Bridlewood, Streetly, Sutton Coldfield</b>	<b>SOLD PRIOR</b>
---------------	--	-------------------

**Lot 34      FGR's 13 & 55 Barn Owl Walk, Brierley Hill      SOLD PRIOR**

**Lots 31 - 33 Various Freehold Ground Rents**  
**& 35 – 38** The Auction Administration Fee for each Lot is £650 inclusive of VAT

<b>Lot 39</b>	<b>Land 427 – 431 &amp; Rear 435 - 437 Cannock Road, Hednesford</b> Not Offered but will be re-offered in our 21st May 2025 Auction.	<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 Wednesday 21<sup>st</sup> May 2025. Closing date for entries will be Friday 25<sup>th</sup> April 2025.