

ADDENDUM – COTTONS AUCTION SALE – 12TH JULY 2023 (Version 2 – 12/07)

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 5	FGR 21 Woodham Close, Rubery, Rednal, Birmingham B45 9YP Completion will be 14 days from exchange of contracts.	
Lot 11	250 Gillott Road, Edgbaston, Birmingham, B16 0RU The Legal Pack will not be ready for the 12 July auction and the property will be included in our next auction on 13th September 2023	NOT OFFERED
Lot 13	1819 - 1821 Pershore Road, Cotteridge, Birmingham, B30 3DN Whilst the property has previously been known or referred to as 1819-1823, it is officially in Land Registry title document as 1819-1821 Pershore Road.	
Lot 15	35 Birmingham Street, Oldbury, B69 4DY	NOT OFFERED
Lot 20	Bosnia House, 36 Medley Road, Birmingham, B11 2NE The Guide Price has been reduced to a range of £280,000 - £300,000 Completion will be the 8 th of September 2023	
Lot 21	The Cinnamon Tree, Wood Road, Coalville, Leicestershire, LE67 1GE The property is not elected for VAT and therefore VAT will not be paid on the purchase price.	
Lot 29	1 Glaisdale Road, Hall Green, Birmingham, B28 8PX	NOT OFFERED
Lot 35	77 Tudor Road, Nuneaton, Warwickshire, CV10 9EF A leasehold Two Bedroom Maisonette subject to a Regulated Tenancy. Guide Price: £40,000 - £50,000 Full details available in the auction room and on our website www.cottons.co.uk	LATE ENTRY

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 13th September 2023. Closing date for entries will be Friday 18th August 2023.