

COTTONS AUCTION SALE – 22nd OCTOBER 2025 (Version 2 – 22/10/2025)

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.
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| Lot 4 | 25 CHURCHFIELD AVENUE, TIPTON | NOT OFFERED |
| | The property will be re-offered in our auction on 10 th December | |
| Lot 5 | 9 ECCLESHALL AVENUE | |
| | The Guide Price has been reduced to a range of £125,000 - £135,000 | |
| Lot 15 | FLAT 116 ST. CEICILAS, OKEMENT DRIVE | NOT OFFERED |
| | The property will be re-offered in our auction on 10 th December | |
| Lot 16 | 37 HIGH STREET, ROWLEY REGIS | NOT OFFERED |
| Lot 17 | PLOTS 2 & 3, ROKHOLT, CANNOCK | |
| | The boundary plan has been amended and is contained in the Legal Documents.
The plot now extends to 1.39 acres (5,620 sq.m) or thereabouts | |
| Lot 18 | PLOT 1, ROKHOLT, CANNOCK | SOLD PRIOR |
| Lot 20 | GARAGE 7 AT SEYMOUR GARDENS, SUTTON COLDFIELD | |
| | The electricity supply to the garage is currently covered by the communal supply serving all garages and paid for by the leasehold apartment owners through the service charges. As Garage 7 is held on a separate Freehold title the purchaser should be aware that they will need to enter into a separate agreement with the Freeholder of Seymour Court or their managing agents in respect of ongoing charges for the electricity supply. All potential buyers are recommended to discuss the supply of electricity with their solicitors prior to bidding. | |
| Lot 26 | APARTMENT 117, ULYSSES BUILDING, 50 SHERBORNE STREET | |
| | The current rental is £825 per calendar month (£9,900 per annum). | |
| Lot 28 | 68 EBOURNE CLOSE, KENILWORTH | NOT OFFERED |
| | The property will be re-offered in our auction on 10 th December when the legal pack has been completed. | |
| Lot 29 | UNIT 4 ARDEN BUSINESS CENTRE, ALCESTER | NOT OFFERED |
| Lot 31 | 10 NEW SWAN LANE, WEST BROMWICH | NOT OFFERED |

- Lot 36 47 FALCONHURST ROAD, SELLY OAK NOT OFFERED**
The property will be re-offered in our auction on 10th December.
- Lot 39 FGRS 144 & 224 STAMFORD ROAD, BRIERLEY HILL**
This Lot now comprises of only 2 Freehold Ground Rents as the FGRs for 106 & 154 Stamford Road are excluded from the sale due to purchase by the Lessees. The online catalogue details have been amended and the Guide Price has been reduced accordingly to a range of £8,000 - £10,000
- Lot 40 FGRS 18, 19 & 29 THE HAYES, BIRMINGHAM**
This Lot now comprises of only 3 Freehold Ground Rents as the FGRs for 18 & 20 The Hayes are excluded from the sale due to purchase by the Lessees. The online catalogue details have been amended and the Guide Price has been reduced accordingly to a range of £21,000 - £25,000
- Lot 41 FGRS 302D HAMSTEAD ROAD & 7 HOLLYWOOD CROFT**
The Lot includes a parcel of roadway forming part of Welsby Avenue and located to the rear of 302D Hamstead Road
- Lot 42 FGRS 10, 12 & 22 SWALLOW CLOSE, DUDLEY**
This Lot now comprises of only 3 Freehold Ground Rents as the FGRs for 2 & 17 Swallow Close are excluded from the sale due to purchase by the Lessees. The online catalogue details have been amended and the Guide Price has been reduced accordingly to a range of £10,000 - £14,000
- Lot 43 FGR 22 TEASDALE WAY, STOURBRIDGE**
This Lot now comprises of only 1 Freehold Ground Rent as the FGR for 276 Worlds End Lane is excluded from the sale due to purchase by the Lessee. The online catalogue details have been amended and the Guide Price has been reduced accordingly to a range of £5,000 - £7,000. The Auction Admin fee has been reduced to £250 inc. VAT.
- Lot 46 FGRS 7, 17 & 67 SORREL WALK, BRIERLEY HILL**
This Lot now comprises of only 3 Freehold Ground Rents as the FGR for 62 Sorrel Walk is excluded from the sale due to purchase by the Lessee. The online catalogue details have been amended and the Guide Price has been reduced accordingly to a range of £13,000 - £16,000

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 December 2025. Closing date for entries will be Friday 14th November 2025.