

COTTONS AUCTION SALE – 10th DECEMBER 2025 (Version 1 – 09/12/2025)

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 2 | 25 CHURCHFIELD AVENUE, TIPTON | SOLD PRIOR |
| Lot 4 | LAND AT DRAWBRIDGE RD, SHIRLEY | NOT OFFERED |
| Lot 12 | DARTMOUTH MEDICAL CENTRE, 1 RICHARD ST, WEST BROMWICH
The Guide Price has been reduced to a range of £150,000 - £160,000.
Completion shall take place on the earlier of: <ol style="list-style-type: none">1. Fifty-six (56) days after exchange of contract; or2. Within 5 working days from the date on which Sandwell Council issues written approval confirming the Buyer as an authorised assignee. | |
| Lot 15 | APARTMENT 117, ULYSSES BUILDING, 50 SHERBORNE STREET
The current rental is £825 per calendar month (£9,900 per annum). | |
| Lot 17 | 15 GROVE ROAD, SOLIHULL, WEST MIDLANDS | SOLD PRIOR |
| Lot 22 | 34 C & D MARKET STREET, TAMWORTH. | SALE AGREED PRIOR |
| Lot 26 | FLAT 2, 437 CANNOCK ROAD, HEDNESFORD, CANNOCK
We are informed from the owner the tenant has served notice and will be vacating before completion. | |
| Lot 32 | FGR 38 BRIDLEWOOD, SUTTON COLDFIELD
This Lot now comprises of only 1 Freehold Ground Rent as the FGRs for 9 Bridlewood and 64 Bridle Lane 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 £7,500 - £8,500 and the Buyers Administration Fee for this Lot will be £250 including VAT | |
| Lot 34 | FGR 6 DRUIDS WAY, PENKRIDGE, STAFFORD
This FGR has been purchased by the Lessee. | SOLD PRIOR |
| Lot 36 | FGR 175 MYTON DRIVE, SHIRLEY, SOLIHULL
This FGR has been purchased by the Lessee. | SOLD PRIOR |
| Lot 37 | FGRS 85 MASSHOUSE LANE, KINGS NORTON
Both the Freehold & Leasehold Titles are unregistered. The Freehold deeds contain the details of the Lease as stated in the catalogue particulars. A copy of the unregistered lease is not available. | |
| Lot 41 | FGRS BROAD INGE CRESCENT, CHAPELTOWN, SHEFFIELD
This Lot includes No 58 Broad Inge Crescent and not 50 Broad Inge Crescent.
42 Broad Inge Crescent has been sold to the lessee and is not included the sale.
The Guide Price has been reduced accordingly to a range of £3,200 - £3,600 | |

Lot 42

FGRs 54 & 64 SANDWOOD DRIVE & ONE ELECTRICITY SUBSTATION

This Lot now only includes the substation located to the rear of Sandwood Drive and **not** the one fronting Mercer Avenue, Water Orton, B46 1NG

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 26th February 2026.
Closing date for entries will be Friday 30th January 2026.

WE THANK YOU FOR YOUR SUPPORT DURING 2025, ESPECIALLY FOR ALL OF OUR CLIENTS & CUSTOMERS WHO HAVE JOINED US HERE, IN OUR LIVE AUCTION ROOM AT AVERY FIELDS AND FROM ALL AT COTTONS WE WISH YOU HAPPY CHRISTMAS AND A PROSPEROUS NEW YEAR.