



**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 25<sup>th</sup> February 2026.  
Closing date for entries will be Friday 30<sup>th</sup> 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.**