

COTTONS AUCTION SALE – 3RD JUNE 2026 (Version 1 – 02/06/2026)

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 8	15 CORONATION ROAD, COVENTRY	NOT OFFERED
Lot 13	LAND (8 ACRES) POOLHOUSE ROAD, WOMBOURNE The Guide Price has been significantly reduced to a range of £70,000 - £78,000	
Lot 14	24 MARKET LANE, WOLVERHAMPTON WV4 4UJ	SOLD PRIOR
Lot 17	1 FREER STREET, WALSALL The ground floor room to the rear left-hand corner of the building does not form part of the title and is not included the sale.	
Lot 19	324 GILLOTT ROAD, EDGBASTON, BIRMINGHAM The Rent for Flat 1 is now £700 per calendar month, and the total rental is now £41,100 per annum.	
Lot 28	29 LANGLEY HIGH STREET, OLDBURY, WEST MIDLANDS Completion will be Friday 10th July 2026	
Lot 30	117 SALISBURY ROAD, MARKET DRAYTON, SHROPSHIRE	NOT OFFERED
Lot 33	26 LANCASTER PLACE, WALSALL	NOT OFFERED

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 15th July 2026. Closing date for entries will be Friday 19th June 2026.