

A photograph of an auctioneer, a man with glasses wearing a white shirt and tie, standing at a podium with a microphone. The podium has a 'Cottons' logo on it. In the background, there is a computer monitor and some papers. To the right, another person is visible working at a desk with a laptop. The entire image is overlaid with a blue gradient and large, faint white letters spelling 'COTTONS' vertically on the right side.

Cottons

CHARTERED SURVEYORS

AUCTION CATALOGUE

Wednesday 9 September 2026: 1pm

Our Live Auction will be held at:

**Avery Fields, 79 Sandon Road,
Edgbaston, Birmingham B17 8DT**

and broadcast Live Online
with bidding in Room and
by Telephone, Proxy
and Internet

Important notice to be read by all bidders

Condition of Sale

Each Property/Lot will, unless previously withdrawn, be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors. These conditions are available for inspection prior to the auction sale at the Vendors Solicitors and Auctioneers offices and online at www.cottons.co.uk and will also be available for inspection in the sale room on the day of the auction, but they will NOT then be read.

The purchaser shall be deemed to bid upon these terms whether they have inspected the conditions or not

Auctioneers Advice

If your bid is successful, you will have entered into a binding contract to purchase that particular Lot. It is therefore important that you consider the following:

1. It is important for you to view the property and satisfy yourself as to the condition, obtaining any Surveyors reports you may feel appropriate. Viewing arrangements for each Lot are shown in the catalogue. Inspection of investment properties, is by courtesy of the tenant(s) and full consideration should be given to their occupancy.
2. It is assumed that interested parties have carefully inspected the relevant properties and made appropriate pre-contract searches and enquiries. You are advised to instruct your legal adviser to make these enquiries on your behalf. It is strongly recommended that prospective purchasers check the Auction particulars to satisfy themselves of the accuracy of all measurements, descriptions, statements etc and to confirm for their own purpose, any fixtures, fittings or contents present in the property, which are to be included or excluded from the sale. All measurements and areas referred to in these particulars are approximate only. Neither the Auctioneers nor the Vendor(s) are responsible for errors in description of any Lot or for any fault or defect, giving no warranty whatsoever, the buyers being held to have satisfied themselves as to the condition and description of the Lots before bidding. All information relating to investment properties has been provided by the vendors or agents acting on their behalf and whilst deemed to be accurate the auctioneers can provide no guarantees to this effect. All interested parties must satisfy themselves that the tenancy information contained within the auction catalogue is correct and bid on this basis.
3. The Auctioneers and/or Vendor(s) reserves the right to sell or withdraw any lot prior to the auction sale and cannot be held responsible for any abortive costs, losses or damages of a prospective purchaser. We would strongly recommend that you telephone on the day prior to the auction sale to confirm that the property you are interested in, is still for sale.
4. Some lots may be subject to last minute changes or corrections given on the day of the auction by way of addendum.
5. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary fittings, drains and any other pipework, appliances, heating systems and electrical fittings. Prospective purchasers are advised to undertake their own investigations.
6. It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.

7. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

8. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property they have purchased under the terms of the auction contract. The Auctioneers can arrange through their special "Auction Block Policy" insurance cover for 28 days from the auction date. This insurance is subject to receipt of instructions from the purchaser within 30 minutes of the sale, and subject to normal underwriting criteria.

9. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity is required, so ensure that you bring with you a Driving Licence, Passport or other acceptable form of identification.

10. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.

11. **If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.**

12. The Auctioneers reserve the right to photograph successful bidders for security purposes.

13. The successful bidder will be required to pay an Administration Fee of £1,500 (inclusive of VAT), in addition to the 10% deposit (subject to a minimum deposit of £5,000), being payable on each lot purchased whether purchasing prior, during or after auction, except for Lots with a purchase price of £10,000 or less, then the fee will be £450 (inclusive of VAT).

14. Value Added Tax: It is the responsibility of all bidders to inspect the legal packs and make their own enquiries relating to whether or not VAT will be charged in addition to the purchase price for a particular Lot.

15. If you have never been to an auction or require more information about a particular Lot, you are welcome to contact our office with any enquiries which you may have. 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 Auctioneers 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. The auctioneers assume that by bidding for a property you have made all appropriate enquiries.

16. Under the provisions of the general data protection regulations (GDPR), please review our privacy policy located on our [website www.cottons.co.uk/contact/](http://www.cottons.co.uk/contact/), if you require any clarification upon how we hold data.

IMPORTANT NOTICE

All Bidders must arrive at the Auction with the required Identification Documents and an appropriate means of Deposit Payment. Full details are outlined below. If you fail to comply with these requirements, we will be unable to register you for Bidding.

Proceeds of Crime Act 2002/ Money Laundering Regulations 2003

Money Laundering Regulations were introduced by the Government from 1st March 2004 governing the way in which auction deposits are taken.

To comply with this Act, we require all purchasers to pay their deposit by any of the following methods:

- **Bank/Building Society Draft**
- **Personal/Company Cheque (All cheques must be accompanied by a Bank/Building Society statement showing proof of funds)**
- **Card Payments**
- **Please note that we accept Visa and Mastercard Personal Debit Cards**
- **Personal Credit Cards are NOT accepted**
- **Business or Corporate Cards are accepted, which are subject to a surcharge of 1.8%**
- **All Cards must be Chip & Pin enabled**

All purchasers are requested to ensure that cleared funds are available on the day of the auction which may entail a transfer of funds to their bank account three days before the auction.

ID

All purchasers will be required to provide proof of both their Identity and Current Address. We require that all parties intending to bid for any properties, must bring with them the following items:

- **Full UK Passport or Photo Driving Licence (for identification)**
- **Either a Recent Utility Bill, Council Tax Bill or Bank Statement (as proof of your residential address)**

Third Party Bidding

If bidding on behalf of a third party, the bidder must provide the name and address of that third party on whose behalf they are bidding, together with required identification documents for both the successful bidder and for the third party, together with the third party's written authority under which the bid has been made.

If bidding for a company evidence of the company's incorporation, directorships and required identification documents for the authorised officer together with written authority to bid should be provided.

The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid and pay the auctioneer's administration fee before leaving the auction room.

If you have questions regarding deposit payment or relating to the documentation required, then please do not hesitate to contact the auction department prior to the sale day.

MISREPRESENTATION ACT

The Auctioneers for themselves and for the Vendors or Lessors of the property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of any offer or contract.
2. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of the Auctioneers has authority to make any or give any representation or warranty whatever in relation to these properties.

DEFINITION

Definition of Guide Prices

The guide price is an indication of the seller's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. The guide price can be adjusted by the seller at any time up to the day of the auction in light of the interest shown during the marketing period and bidders will be notified of this change on our website and by the auctioneer prior to the lot being offered.

Definition of Reserve Price

The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. It is usual, but not always the case that a provisional reserve is agreed between the seller and the auctioneer at the start of marketing and the Final Reserve Price will be agreed between the auctioneer and the seller prior to the auction sale. Whilst the reserve price is confidential it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

A Collective Auction Sale of 44 Lots

Comprising a range of Residential and Commercial, Vacant and Investment Properties, Freehold Ground Rents, Land and Development Opportunities by kind instructions of a variety of Vendors including, Joint LPA Receivers, Coventry City Council, Cannock Chase District Council, Solicitors,

Order of sale

LOT	ADDRESS	TENURE
1	66 Hubert Road, Birmingham B29 6DS	Freehold Vacant Residential
2	10 Upper Grosvenor Road, Handsworth, Birmingham B20 3RY	Freehold Vacant Residential
3	167 Colebourne Road, Birmingham B13 OHB	Freehold Vacant Residential
4	29 Daisy Road Edgbaston Birmingham B16 9DY	Freehold Vacant Residential
5	15 Jakeman Road, Birmingham B12 9NT	Freehold Vacant Residential
6	1 Freer Street, Walsall WS1 1QD	Freehold Vacant Warehouse/Retail Premises
7	20 Bakers Lane, Sutton Coldfield, West Midlands B73 6XD	Freehold Vacant Residential
8	Unit 10 Premier Estate, Leys Road, Brierley Hill, West Midlands DY5 3UP	Long Leasehold Vacant Industrial/Workshop Unit
9	27 Nansen Road, Saltley, Birmingham B8 3LD	Freehold Residential Investment
10	80 Earlswood Court, Handsworth, Birmingham B20 2DP	Freehold Vacant Residential
11	284 Bradford Road, Birmingham B36 9AB	Freehold Vacant Residential
12	27 Tamerton Road, Bartley Green, Birmingham B32 3HF	Freehold Residential Investment
13	45 Falstaff Road, Coventry CV4 9RX	Long Leasehold Residential
14	23 Clarendon Road, Edgbaston, Birmingham B16 9SD	Freehold Residential Investment
15	17 New Meeting Street, Oldbury, West Midlands B69 4DG	Leasehold Vacant Residential
16	Flat 134 Cleveland Tower, Holloway Head, Birmingham B1 1UE	Leasehold Vacant Residential
17	369 - 373 Stockfield Road, Yardley, Birmingham B25 8JP	Freehold Mixed-Use Investment
18	Former Corks Social Club, 558 Bearwood Rd, Smethwick B66 4BT	Freehold Vacant Mixed Redevelopment Opportunity
19	62 Bridge Street, Evesham, Worcestershire WR11 4RY	Freehold Mixed-Use Investment
20	149 Lea Village, Birmingham B33 9SJ	Freehold Vacant Residential & Building Plot
21	26 Lancaster Place, Walsall WS3 3NE	Freehold Residential Investment
22	3 Queen Street, Cheslyn Hay, Walsall WS6 7HJ	Freehold Vacant Residential
23	53 Hagley Road, Rugeley, Staffordshire WS15 2AL	Freehold Vacant Residential
24	63 Hagley Road, Rugeley, Staffordshire WS15 2AL	Freehold Vacant Residential
25	58 Harden Close, Walsall WS3 1BU	Leasehold Vacant Residential
26	81 Beaconsfield, Telford, Shropshire TF3 1NH	Leasehold Vacant Residential
27	Fgrs 14 & 15 Cook Close, Knowle, Solihull, West Midlands B93 0JR	Freehold Ground Rents
28	Fgrs 1, 2, 3 & 4 Cook Close, Knowle, Solihull, West Midlands B93 0JR	Freehold Ground Rents
29	Garages, Land And Footpaths At Cook Close, Knowle, Solihull B93 0JR	Freehold Land, Verge & Yard Areas
30	220 Pineapple Road, Stirchley, Birmingham B30 2TY	Freehold Vacant Residential
31	27 Chapel Street, Halesowen, West Midlands B63 4RU	Freehold Vacant Residential
32	11 Great Western Court, The Avenue, Acocks Green, Birmingham B27 6NT	Leasehold Vacant Residential
33	Prestige Windows Ltd, Vicar Street, Dudley, West Midlands DY2 8RG	Freehold Vacant Industrial Premises
34	Doncaster House, 244 Court Oak Road, Birmingham B32 2EG	Freehold Vacant Retail Unit
35	278 Beacon Street, Lichfield, Staffordshire WS13 7BH	Freehold Residential Investment
36	11 Woodlands Road, Sparkhill, Birmingham B11 4EH	Freehold Vacant Residential
37	8 Pinfold Street, Wednesbury, West Midlands WS10 8SY	Freehold Mixed-Use Investment
38	20 Braithwaite Road, Sparkbrook, Birmingham B11 1LA	Freehold Residential Investment
39	74 Frederick Road, Selly Oak, Birmingham B29 6PB	Freehold Vacant Residential
40	45 & 47 Goldthorn Road, Wolverhampton WV2 4PJ	Freehold Vacant Residential
41	Colourway, Market Street, Whitland, Dyfed SA34 0AJ	Freehold Vacant Freehold Shop & Flat
42	89 Courtenay Road, Great Barr, Birmingham B44 8JB	Leasehold Vacant Residential
43	116 Marshall Lake Road, Shirley, Solihull, West Midlands B90 4PW	Freehold Vacant Former Care Home
44	118 Marshall Lake Road, Shirley, Solihull, West Midlands B90 4RA	Freehold Vacant Residential

Auctioneers:

Andrew J. Barden MRICS FNAVA,
Amy Bishop BSc (Hons), MRICS,
MARLA, MNAEA, John Day FRICS FNAVA,
Timothy Boot FRICS.

Valuers:

Ian M. Axon ANAVA, Stephen D. Sutton
B.Sc. (Est.Man.) FRICS, Dan O'Malley
BSc (Hons) MRICS FNAEA FNAVA,
MNAVA.

Auction Team:

Richard Longden B.Sc. (Hons.) MRICS,
Sharron Sheldon, Julie Murphy, Tina
Thornton, Dawn Prince, Nick Burton,
Keshia Herbert, Sameet Singh Plahe
BSc.

IMPORTANT NOTICE

All Bidders must register to bid by completing the online registration process on our website or completing and submitting the form contained on Page 5 of this catalogue, providing ID documents, proof of funds and then reserve the sum of £6,500 on your Payment Card (comprising of a Bidding Security of £5,000 and our Auction Administration Fee of £1,500) which shall be fully refunded in the event your bid is unsuccessful.

All Bidding Registrations should be received no later than 24 hours prior to the commencement of the Auction to allow sufficient time for processing. Please don't leave it too late.

Telephone Bids will be strictly on a first come first served basis.

We request any Bidder attending the Live Auction Room to register their bid prior to the auction day as detailed above. This will enable us to fasttrack your entry to the auction room and streamline the purchase procedure in the event your bid is successful. By registering prior you will also be authorised to bid online should you be unable to attend the auction for any reason thus enabling you to secure your purchase.

To discuss any matter please contact the Auction Team on: 0121 247 2233

Bidding Options

This will be a live auction held at Avery Fields Sports & Events Venue, 79 Sandon Rd, Birmingham B17 8DT. You have the option to bid in person by attending the venue on the day, bid online, bid by telephone or by proxy.

In Room Bidding

We request any Bidder attending the Live Auction Room to register their bid prior to the auction day by completing the online registration process on our website or completing and submitting the form contained on Page 6 of this catalogue, providing ID documents, proof of funds and then reserve the sum of £6,500 on your Payment Card (comprising of a Bidding Security of £5,000 and our Auction Administration Fee of £1,500), which shall be fully refunded in the event your bid is unsuccessful. This will enable us to Fastrack your entry to the auction room where your bidding number will be ready for your collection and streamline the purchase procedure in the event your bid is successful.

By registering prior you will also be authorised to bid online should you be unable to attend the auction for any reason thus enabling you to secure your purchase.

For those unable to register online, registration will be available in the auction room and full ID checks will be undertaken before you receive your bidding number.

Acceptable forms of Identification are:

- **Full UK Passport or Photo Driving Licence** (For identification) Plus
- **a Recent Utility Bill, Council Tax Bill or Bank Statement** (as proof of your residential address)

Please ensure have means to pay the deposit and our Auction Administration Fee which will be required before leaving the auction room. In Room Auction deposits may be paid by the following methods:

- **Card Payments**

- Please note that we accept Visa and Mastercard Personal Debit Cards
- Personal Credit Cards are NOT accepted
- Business or Corporate Cards are accepted, which are subject to a surcharge of 1.8%
- All Cards must be Chip & Pin enabled

If you fail to comply with these requirements, you will be unable to bid.

Online, Telephone & Proxy Bidding

All Bidders must register to bid by completing the online registration process on our website or completing and submitting the form contained on Page 6 of this catalogue, providing ID documents, proof of funds and then reserve the sum of £6,500 on your Payment Card (comprising of a Bidding Security of £5,000 and our Auction Administration Fee of £1,500), which shall be fully refunded in the event your bid is unsuccessful. All Bidding Registrations should be received no later than 24 hours prior to the commencement of the Auction to allow sufficient time for processing. Please don't leave it too late.

If your bid is successful you agree to pay the contractual auction deposit equating to 10% of the purchase price (subject to a minimum deposit of £5,000), by bank transfer within 24 hours of the auction and your bidding security payment (£5,000) will be credited against the deposit due. We request that you transfer moneys immediately following your purchase and a member of the auction team will contact you upon the fall of the hammer to arrange payment with you.

If you have registered and been authorised for a Telephone Bid we will call you when the lot you are interested in comes up and take live bids from you over the telephone. Telephone Bids will be strictly on a first come first served basis.

**If you need any help please contact the Auction Team on:
0121 247 2233**

Live Online Auction Buying Guide

Introducing Cottons Online Auctions

Our Live Online Auction is a new, innovative and pioneering platform for buying and selling property. It provides all the benefits synonymous with traditional room auctions, including: speed, certainty of sale and transparency but with the added advantage of being able to bid pressure-free from the comfort of your own home or office via the Internet, telephone or using a pre authorised proxy bid in order to secure a purchase.

You will be able to watch and listen to the Auction sale in real time via the 'watch live' stream on our Website.

A Straightforward Process From Start To Finish With Stress-Free Bidding From The Comfort Of Your Own Home Or Office.

REGISTRATION

We offer remote bidding services as follows:

- **By telephone** – we will call you from the auction room
- **By proxy** – the auctioneer bids on your behalf
- **By Internet** – follow the auction via our website and place bids online

In order to take part and bid at our Live Online Auction, you must submit your telephone, proxy or internet bid by completing the form contained in both our catalogue and our website, providing ID documents, proof of funds and the required payment all of which shall be refunded in full in the event your bid is unsuccessful. Once you submit your form, a member of our team will call you to guide you through the process, ensuring all ID documents satisfy our Anti Money Laundering checks and taking payment of your bidding security and once completed they will confirm your bidding approval. All internet bidders will be provided with a unique PIN number enabling them to log on to our bidding platform on the auction day. Unfortunately, any incomplete forms or forms not accompanied with the required documentation or payment will not be processed and you will be unable to bid.

ACCEPT TERMS

By completing your Bidding registration form you are deemed to accept all terms & conditions contained in both the auction catalogue and contents of the legal pack applicable to the lot you are interested in and in doing so, you instruct Cottons to bid on your behalf and acknowledge that if your bid is successful you are legally bound by the terms of the sale contract/conditions including payment of the auction deposit along with any fees which are the responsibility of the buyer and you must complete this transaction within the timescale specified.

BIDDING SECURITY

Upon completion of our anti money laundering checks, we require payment of £6,500 equating to £1,500 auction administration fee and £5,000 bidding security all of which shall be refunded in full if your bid is unsuccessful. If your bid is successful you agree to pay the contractual auction deposit equating to 10% of the purchase price by bank transfer within 24 hours of the auction and your bidding security payment (£5,000) will be credited against the deposit due. Payment must be in cleared funds, made by bank transfer into our account in order to complete your bidding and our bank details will be provided once we have processed your bidding form.

DUE DILIGENCE

Recommended due diligence before bidding

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand all of the documents contained within the legal pack, the auction marketing particulars, the auctioneer's terms and conditions and advice contained within the catalogue and any other associated documentation available online, and take proper legal advice accordingly. You should note in particular, any fees or costs which you will be responsible for if your bid is successful. Finally, in the event your bid is successful, you are the purchaser whereby you have entered into a legal binding contract and by bidding understand the legal importance of the contract you are entering into and the financial commitment that you will be liable for.

**If you need any help please contact the Auction Team on:
0121 247 2233**

Understand The Guide Price And Reserve Price

GUIDES & RESERVES

What is a Guide Price?

The Guide Price is an indication of the seller's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. It is not necessarily what the auctioneer expects to sell the lot for, and should not be taken as a valuation or estimate of sale price. The guide price can be adjusted by the seller at any time up to the end of the auction in light of the interest shown during the marketing period and bidders will be notified of this change on our website.

What is a Reserve Price?

The Reserve Price is the seller's minimum acceptable price at auction and is the minimum price that the Auctioneer is currently authorised by the vendor to sell the property for. Please note that Reserve may change throughout the course of marketing. Whilst the Reserve Price is confidential it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

What happens on the day of the auction?

Addendum

Before you bid it is essential that you check the Addendum on our website detailing any amendments or last minute changes to the catalogue particulars or legal pack contents, that may have been made. These changes will form part of the Contract.

Start of the Auction

The auction will start promptly at the time stated on our website. The auctioneer will make a number of announcements about the auction procedure before commencing with the sale in numerical lot order.

Bidding

- The auctioneer will announce each lot and refer to any Addendum comments (last minute changes).
- The current lot being offered will be displayed on the 'watch live' stream on our website, which will also display the last bid taken for the lot being offered.
- All lots will be offered for sale subject to an undisclosed reserve price. The auctioneer will invite a starting bid and once received, will regulate the bidding increments and the property will be 'knocked down' to the highest bidder, assuming that the reserve is met or exceeded.
- Please note that questions will not be taken by the auctioneer once the auction is in progress. If you do have any last minute queries, you should speak to a member of the auction team. Ultimately, our advice is, if you have any doubts, do not bid.

THE AUCTION DAY

On the fall of the hammer

When the hammer falls, if you are the highest bidder at or above the reserve price, you will have bought the lot. The properties offered for sale on our Online Auction Platform are sold on immediate, unconditional contracts. This means that the fall of the hammer constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction – usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.

The property is usually at your insurable risk from this point. Please ensure that you arrange your building insurance immediately after the sale.

Please Remember: Properties are not sold 'subject to contract', 'subject to finance' or 'subject to survey' when you buy at auction. They are sold unconditionally on the fall of the hammer. If you are the successful bidder, you or the named buyer are legally obliged to complete the sale.

FALL OF THE HAMMER

POST AUCTION

If you are the successful purchaser, we'll be in touch following the auction to discuss the next steps.

DEPOSIT

You agree to pay both the contractual auction deposit equating to 10% of the purchase price (subject to a minimum deposit of £5,000), along with the Buyers Administration Fee usually £1,500 (including Vat) by bank transfer within 24 hours of the auction ending. Your bidding security payment will be credited against the monies due. The contract/memorandum of sale will then be signed on your behalf by the auctioneer with copies being sent to both your solicitor and the seller's solicitor.

Proxy, Telephone & Internet Bidding

Bidders unable to attend the auction may appoint Cottons to act as agent and bid on their behalf. Please read all Conditions Of Sale (inside front cover of catalogue), Auction Buying Guide and Terms and Conditions of Proxy, Telephone & Internet Bids below. You must submit your telephone, proxy or internet bid by completing this form, providing certified ID documents and proof of funds. Once you submit your form, a member of our team will call you to confirm receipt and assist you with this process. Upon completion of our anti money laundering checks, we require payment of £6,500 equating to £1,500 auction administration fee and £5,000 bidding security all of which shall be refunded in full if your bid is unsuccessful.

Type of Bid (Please Tick)

Telephone ☐ Proxy ☐ Internet ☐

Bidder Information

Name: _____

Company Name
(if applicable) _____

Address: _____

Contact Number: _____

Contact Number:
For telephone bid
on auction day _____

Solicitor Information

Name: _____

Address: _____

Telephone Number: _____

Contact: _____

If your bid is successful you agree to pay the contractual auction deposit equating to 10% of the purchase price (subject to a minimum deposit of £5,000), by bank transfer within 24 hours of the auction and your bidding security payment (£5,000) will be credited against the deposit due. Only when we are satisfied with all documentation and payment has been received will you be approved for remote bidding. Any incomplete forms or forms not accompanied with required documentation or payment, will not be processed and you will be unable to bid.

LOT Details

LOT: _____

Address: _____

Max Bid
(Proxy Bid): _____

Max Bid
(Words) _____

Payment Details

Payment Required

£6,500

(Six Thousand, Five Hundred Pounds)

I confirm that I have read all Terms & Conditions. I hereby instruct Cottons to bid on my behalf and acknowledge that if my bid is successful I am legally bound by the terms of the sale contract/conditions including payment of the auction deposit along with any fees which are the responsibility of the buyer and I must complete this transaction within the timescale specified.

Signed: _____ Date: _____

If your bid is unsuccessful, due to Anti-Money Laundering regulations, we can only refund to the account from where the funds were received.

Please confirm your Bank Account details in boxes provided below. We may need to request further information from you for verification purposes.

Name of Account Holder: _____

Account No. Sort Code:

Remote Bidding Terms & Conditions

The form is to be completed in full, signed and returned to Cottons Chartered Surveyors, Cavendish House, 359 - 361 Hagley Road, Edgbaston, Birmingham, B17 8DL by post or email at auctions@cottons.co.uk (Tel: 0121 247 2233), no later than 24 hours prior to the Auction date. It is the bidders responsibility to ensure Cottons have received the signed bidding form and deposit, by ringing the telephone number above.

Please complete one form for each property you intend to bid for. Only when we are satisfied with all documentation and payment has been received will you be approved for remote bidding. Any incomplete forms or forms not accompanied with required documentation or payment, will not be processed and you will be unable to bid.

We will undertake an electronic ID check as part of our compliance with Anti Money Laundering regulations and will require two copies of your ID, a full UK Passport or Driving Licence and a recent utility bill or bank statement with your current address on. If you are bidding on behalf of somebody else, you will need to provide written authority from them instructing you to bid along with their full name, address and certified ID

The Bidder shall be deemed to have read the auction catalogue available in either hard copy or on our website, inspecting the Conditions of Sale, Auctioneer's Advice applicable to the auction sale, the Auction Buying Guide, the particulars sale for the relevant Lot/s and the Legal Documents/Pack including the Contract/Special Conditions of Sale. The Bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum and any addendum comments relating to the relevant Lot. The addendum is available on our website www.cottons.co.uk or at the Auction and is read by the Auctioneer prior to commencement of bidding.

The Proxy bidder appoints the auctioneer as agent and authorises the auctioneer to bid with his absolute discretion. The auctioneer will not bid on Proxy bids beyond the maximum authorised bid and neither can they control the eventuality where a bid equal to the maximum proxy bid is placed by another bidder. Any amendment to the bid must be made in writing prior to the auction, or placed into the hands of the auctioneer on the day of the auction. The Maximum bid price on Proxy bids must be an exact figure.

The Telephone bidder appoints the auctioneer as agent and authorises the auctioneer to bid with his absolute discretion. The Auctioneer's will attempt to contact the bidder approximately 5-10 minutes prior to the Lot being auctioned. In the event of non-

connection or break down of the telephone link during bidding and where clear instructions by the telephone bidder cannot be conveyed, we shall withdraw the telephone bid, and in this event the Auctioneer's accept no liability whatsoever and will not be held responsible for any loss, costs or damages incurred by the bidder.

Internet Bids - In the case of internet bidding, all bidders who have registered will be provided with a unique PIN number enabling them to log on to our bidding platform on the auction day and can commence bidding when the intended Lot is being offered, however should there be any interruption or suspension of internet services, the Auctioneer's accept no liability whatsoever and will not be held responsible for any loss, costs or damages incurred by the bidder.

Cottons make no charge for remote bidding services and reserve the right not to bid on behalf of any Telephone/Proxy/Internet bid for any reason whatsoever, and give no warranty, or guarantee and accept no liability for any bid not being made. In the event that the telephone, proxy or internet bid is successful the Auctioneer will sign the Contract/Memorandum of Sale on behalf of the Bidder (a Contract having been formed on the fall of the Auctioneers Hammer). If your bid is successful, your details will be given to the sellers solicitor and you will be contacted by the Auctioneers as soon as possible after the Lot has been auctioned.

If you wish to withdraw your bid, the Auctioneers require emailed/written notification by 17:30 on the day prior to the Auction Sale and only upon confirmation by the Auctioneers will your bid be withdrawn. If the bidder or someone on their behalf decides to attend the Auction and cancellation of the remote bid is not received, this remote bid is still in place and the Auctioneer will not take any responsibility if you are therefore bidding against your own remote bid.

The Auctioneer's or the Seller hold the right to withdraw or sell the Lot prior to Auction, even if a remote bid has been received and processed.

The Auctioneers reserve the right to advise the seller of any remote bids which been received.

If your bid is unsuccessful your Bidding Security will be returned in full as soon as practical after the auction, via BACS payment to the account details from where the payment was made and this process may take up to 5 working days.

**If you need any help please contact the Auction Team on:
0121 247 2233**

Auction Offer sheet

LOT No.

Property Address:

Offer Price:

Cash: £:

Mortgage:

Purchaser Details:

Name:

Company Name:

Address:

Postcode:

Email:

Tel:

Mobile:

Solicitors Details:

Name:

Postcode:

Company:

Email:

Offers Accepted Prior To Auction

If your offer is accepted you will be required to exchange on auction contracts and comply with the full auction conditions outlined in both our catalogue and relevant legal documents.

Please tick the boxes to confirm that you have:

- ☐ 1. Viewed the property you are making an offer for
☐ 2. Inspected the legal documents relating to the property you are making your offer for

1. A 10% deposit must be payable by cleared funds eg: Bankers Draft, Debit Card and you must be in a position to exchange contracts prior to the auction.
Please note that we accept Visa and Mastercard Personal Debit Cards. **Personal Credit Cards are NOT accepted.**
Business or Corporate Cards are accepted, which are subject to a surcharge of 1.8% All Cards must be Chip & Pin enabled
2. You will also be required to pay the buyers administration fee of £1,500 including VAT on each Lot purchased.
(£450 including VAT on Lots £10,000 and below)
3. We advise you to instruct your legal advisor to inspect the Legal Pack/Contract prior to you exchanging contracts. Most Legal Packs are available on our website www.cottons.co.uk or call the office for further information on 0121 247 2233. Where applicable you should also have viewed the property.
4. We will undertake an electronic ID check as part of our Anti Money Laundering regulations and will require two copies of your ID, a full UK Passport or Driving Licence and a recent utility bill or bank statement with your current address on.

If you intend to submit an offer prior to Auction, you MUST complete this form available from our Auction website or in hard copy from our office, the Auction Catalogue or our viewing representatives. Offers submitted in any other way will not be considered.
Please note that the Sellers intention is to sell their property on the Auction day and they are not under any obligation to accept any offers received prior to the sale. Neither is a Seller under any obligation to consider any offers with a specified timescale and may wish to consider interest received from the preauction marketing of their property before they accept or decline any offer.
The Auctioneers reserve the right to decline without reference to the seller any offer if less than either the provisional reserve or less than any third party offer which has already been declined.

Please note: not all lots are available for sale prior to the auction. Please check with the auction team on 0121 247 2233

We require properties for our next property auction **21 October 2026**

We require...

- Residential and Commercial, Vacant and Investment Properties.
- Land and Development Opportunities.
- Freehold Ground Rents.
- Deceased Estates.
- Properties requiring Repair and Refurbishment.
- Problem Properties with Structural Damage, Mineshafts,
- Problem Neighbours,
- Short Leaseholds, etc.
- Properties requiring a Fast, Straightforward and conclusive Sale.

Closing date for entries:
25 September 2026

Please call us to discuss including your
property and to arrange a free auction
appraisal 0121 247 2233

Important notice relating to: Fees / Costs / Charges payable by the buyer in addition to the purchase price

AUCTION ADMINISTRATION FEE

All buyers will be required to pay an Auction Administration Fee of £1,500 (Inclusive of 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 £450 (Inclusive of VAT).

ADDITIONAL FEES / COSTS / CHARGES

Additional Fees / Costs / Charges MAY be payable by the buyer in addition to the purchase price. These MAY include sellers search costs/disbursements, reimbursement of sellers solicitors & auctioneers costs, outstanding service charge, ground rent payments, rent arrears / apportionment of rent, Value Added Tax (VAT), Stamp Duty, etc. and all prospective purchasers are advised to inspect the Legal Documents including the Sale Contract / Special Conditions and seek their own independent legal advice as to the full cost of purchasing a specific property.

It is assumed all bidders have inspected the Legal Packs available on our website and in the Auction Room prior to bidding and are fully aware of all terms and conditions including any Fees / Costs / Charges 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.



Property Viewings

Vacant Properties

It is intended that viewings will take place where possible on the vacant properties contained in our catalogue and a schedule will be produced and uploaded to our website. The viewing schedule will contain dates/times when we will conduct viewings along with guidelines which must be strictly adhered to by all persons attending.

Investment Properties

Viewings of investment properties are by courtesy of the tenants in occupation and no attempt should be made to contact the tenants directly in the event that access is unavailable.

Viewing Guidelines

- Please arrive promptly for your appointment.
- On Arrival we shall require your name and telephone number and you will be unable to view if this information is not provided.
- You will be responsible for providing your own PPE if required.
- Where possible, we have included on our website internal photos and video tour for each property to assist you.
- Please be aware that many auction properties are often in disrepair and unsafe condition and all persons viewing any property must do so with the extreme caution and entirely at their own risk. By attending a viewing, you accept that neither the Seller nor the Auctioneer accept any liability for harm caused whilst viewing a property.

Deposit & Admin Fee

On the fall of the hammer the successful bidder will be deemed to have legal purchased the lot and will be required to pay a deposit representing 10% of the purchase price (subject to a minimum deposit of £5,000). In addition an Administration fee of £1,500 (inclusive of VAT) is payable on each lot purchased whether purchasing prior, during or after auction, except for lots with a purchase price of £10,000 or less then the fee will be £450 (inclusive of VAT). All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful.

In Room Auction Deposits may be paid by the following methods:

Card Payments

- Please note that we accept Visa and Mastercard Personal Debit Cards
- Personal Credit Cards are NOT accepted
- Business or Corporate Cards are accepted, which are subject to a surcharge of 1.8%
- All Cards must be Chip & Pin enabled

The Deposit and Auction Administration Fee must be paid before leaving the auction room.

Online, Telephone & Proxy Bidding Deposits:

If your bid is successful you agree to pay the contractual auction deposit equating to 10% of the purchase price by bank transfer within 24 hours of the auction and your bidding security payment (£5,000) will be credited against the deposit due. We request that you transfer moneys immediately following your purchase and a member of the auction team will contact you upon the fall of the hammer to arrange payment with you.

**If you need any help please contact
the Auction Team on 0121 247 2233**



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for our
forthcoming
auction on
the**

**21 Oct
2026**

LOT 1

Freehold Vacant Mid Terraced House with Potential, in Prime Student Area

*Guide Price: £190,000 - £195,000 (+Fees)

66 Hubert Road, Selly Oak, Birmingham, West Midlands B29 6DS

Property Description:

A traditional mid-terraced house of two storey brick construction surmounted by a pitched tile clad roof situated behind a walled fore court and forming part of the established residential Bournbrook district of Selly Oak, in a prime position to the University of Birmingham, abundance of shops and amenities on Bristol Road (B384) and approximately 150 metres from Selly Oak Train Station, 0.6 miles from Queen Elizabeth Hospital and 2.8 miles from Birmingham City Centre. The property requires some updating and offers scope for extension and development to increase the potential letting accommodation (subject to obtaining relevant planning consent).

Accommodation:

Ground Floor:

Front Reception Room: 3.46m (excluding bay) x 3.51m, Rear Reception Room: 3.78m x 3.51m, Kitchen: 2.47m x 1.81m, Bathroom with bath having shower over, wash basin and WC.

First Floor:

Stairs and Landing, Bedroom One: 3.79m x 3.48m, Bedroom Two: 3.48m x 3.51m.

Outside:

Front: Fore Court

Rear: Garden with Brick Built Outbuilding.

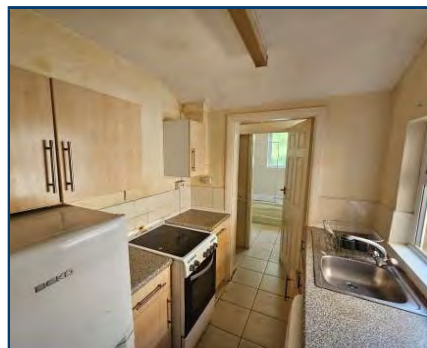
Council Tax: B

EPC Rating: D (66)

Legal Documents: Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.

Note: Completion will be 35 days from exchange of contracts



--- Legal Documents Online ---



Legal documents for our lots are now or will be available online. Where you see the icon on the website you will be able to download the documents.

Please note all Legal Packs are available on our website and all parties wishing to inspect a Legal Pack must register their correct details and password with the site. The Legal Packs are updated regularly during our marketing but documents may be added or changed during this period prior to the auction. Whilst we will endeavour to inform all persons registered for Legal Packs of any changes it is the responsibility of all bidders to re-check the Legal Packs for any changes prior to bidding and the Auctioneers/ Vendors accept no liability whatsoever for a bidder not adhering to this advise.

Service Provided By The Essential Information Group Ltd
www.eigroup.co.uk 0870 112 30 40

LOT 2
Freehold Vacant Three Bedroom Mid-Terraced House with Potential

*Guide Price: £140,000 - £150,000 (+Fees)

10 Upper Grosvenor Road, Handsworth, Birmingham, West Midlands, B20 3RY

Property Description:

An attractive bay fronted mid-terraced house, of part-rendered brick construction surmounted by a pitched tile-clad roof, set back from the road behind a walled fore garden, and providing generous and well-laid out accommodation with three good sized bedrooms, but requiring complete refurbishment and repair throughout.

The property provides significant potential to extend the existing accommodation including conversion of the loft space and prior to bidding all interested parties should discuss any proposals regarding the property with the local planning department at Birmingham City Council.

Upper Grosvenor Road forms part of an established and popular residential area located close to the on the border of Handsworth Wood and leads directly off Wellington Road (A4040) within approx. half a mile from Birchfield Road (A34) which provides direct access to the City Centre.

Accommodation:
Ground Floor:

Reception Hall, Lounge: 3.91m plus Bay Window x 3.77m, Rear Reception Room: 4.36m x 3.09m, Dining Room: 3.20m x 2.63m, Kitchen: 3.64m x 1.83m

First Floor:

Stairs and Gallery Landing, Bedroom One: 3.91m plus Bay Window x 3.86m, Bedroom Two: 4.31m x 4.30m, Bedroom Three: 3.32m x 2.59m (max), Bathroom: 2.54m x 2.12m with bath, pedestal wash basin and wc.

Outside:

Front: Walled fore garden
Rear: Yard, Brick Store and wc And Long Garden.

Council Tax: B
EPC Rating: D (57)
Legal Documents:

Available at www.cottons.co.uk

Viewings:

Refer to viewing schedule online.



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



LOT 3

Freehold Vacant Three Bedroom Semi-Detached House with Garage

*Guide Price: £210,000 - £230,000 (+Fees)

167 Colebourne Road, Moseley, Birmingham, West Midlands B13 0HB

Property Description:

A three bedroom semi-detached property of brick construction surmounted by a tiled roof set back from the road behind a lawned foregarden and driveway giving access to garage and allowing for off road parking. The property benefits from having UPVC double glazing and gas fired central heating. Colebourne Road is located off both Brook Lane and Trittiford Road

Rear: Patio area, lawned garden, green house and storage shed

Council Tax Band – C

EPC Rating – Commissioned (Refer to Legal Pack)

Legal Documents – Available at www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233

Accommodation:

Ground Floor

Entrance Porch, Entrance Hallway, Lounge: 4.10 x 3.18m, Dining Room: 4.28 x 3.18m, Kitchen: 3.15 x 2.43m with pantry cupboard door to Lean-to: 3.49 x 1.67m having plumbing for washing machine, Garage: 4.58 x 2.25m

First Floor

Landing, Bedroom 1: 4.13 x 3.02m, Bedroom 2: 4.28 x 3.18m, Bedroom 3: 1.60 x 2.41m having panelled bath with shower over, wash basin and separate WC

Outside:

Front: Lawned foregarden and driveway giving access to garage and allowing for off road parking



LEGAL PACKS

Once you have successfully bid for a property you have become the **legal purchaser and are duty bound** to complete within the contractual time scale.

It is therefore your responsibility to consult your legal advisor and to have inspected the legal documentation which has been prepared for each lot by the vendor's solicitors prior to the Auction.

The Legal Pack is available at the Auctioneers offices and website during the marketing period and in the auction room on the sale day. By bidding you are deemed by the Auctioneers to have satisfied yourself in respect of all matters relating to that property.

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LOT 4**Refurbished Freehold Vacant Three Bedroom Mid-Terrace House**

*Guide Price: £155,000 - £160,000 (+Fees)

29 Daisy Road, Edgbaston, Birmingham, West Midlands, B16 9DY**Property Description:**

A traditional mid-terraced house of three story brick construction surmounted by a pitched tile clad roof having been completely refurbished and modernised throughout benefiting from UPVC double glazed windows, recently installed front door and combi gas central heating system.

The property is located in an established residential area, popular with investors, on the outskirts of Birmingham City Centre situate close to Edgbaston Reservoir and approximately 1 mile North-west of Five Ways Train Station, 1.5 miles from Birmingham New Street Station and 2.9 miles South-east of Junction 1 of the M5.

Accommodation:**Ground Floor**

Front Reception Room: 3.35m x 3.13m, Rear Reception Room: 3.72m x 3.35m, Kitchen: 2.88m x 1.67m, Rear Lobby, Bathroom with bath having shower over, wash basin and WC.

First Floor

Stairs and Landing, Bedroom One: 3.31m x 3.13m, Bedroom Two: 2.97m x 1.83m, Shower Room with shower cubicle, wash basin and WC.

Second Floor

Stairs to Bedroom Three: 3.33m x 2.99m.

Outside:

Rear – Courtyard

Council Tax Band – B

EPC Rating – D

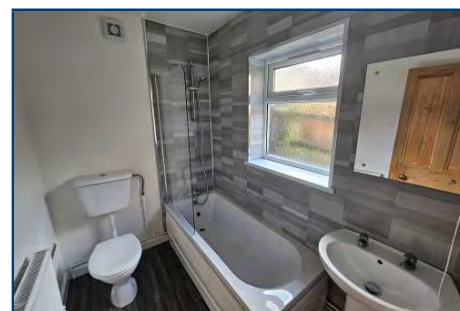
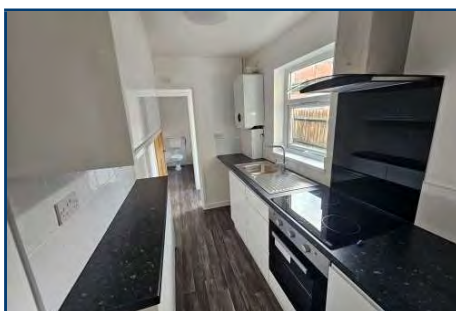
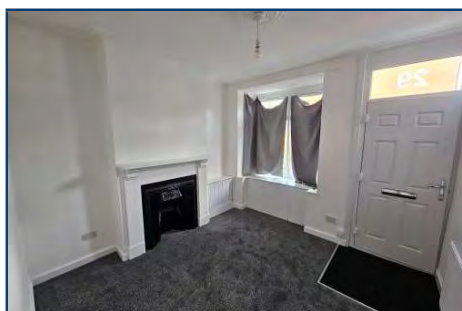
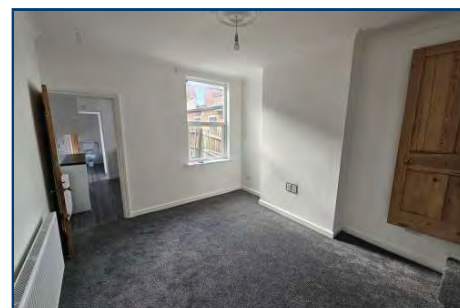
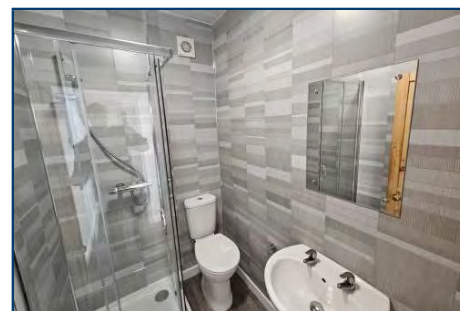
Legal Documents

Available at www.cottons.co.uk

Viewings

Via Cottons – 0121 247 2233

Note: Completion will be 35 days from exchange of contracts



LOT 5

Freehold Vacant Mid-Terrace House with Three Bedrooms

*Guide Price: £140,000 - £145,000 (+Fees)

15 Jakeman Road, Balsall Heath, Birmingham, West Midlands B12 9NT

Property Description:

A traditional mid-terraced three-bedroom house of two storey brick construction surmounted by a pitched tile clad roof, in need of some updating, however benefiting from uPVC double glazed windows, gas fired central heating and modern kitchen fitments.

The property is situated in Balsall Heath, conveniently within approximately 500 metres from Cannon Hill Park, 0.8 miles from Moseley Village Centres shops and amenities, 1.4 miles from Birmingham New Street Station and Birmingham City Centre.

Accommodation:

Ground Floor:

Front Reception Room: 3.42m (excluding Bay) x 3.65m, Rear Reception Room: 4.02m x 3.65m, Kitchen: 3.33m x 2.07m, Bathroom with bath, wash basin and WC.

First Floor:

Stairs and Landing, Bedroom One: 3.43m x 3.65m, Bedroom Two: 4.03m x 2.67m, Bedroom Three: 2.11m x 3.33m.

Outside:

Front: Fore court

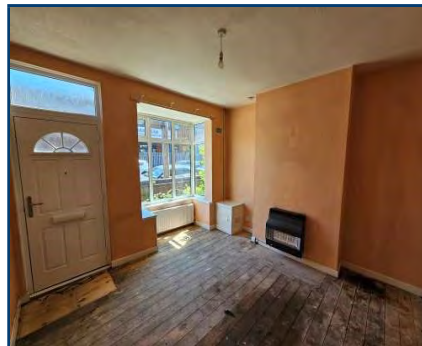
Rear: Garden with adjoining brick-built outbuilding.

EPC Rating: E (51)

Council Tax: B

Legal Documents: Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



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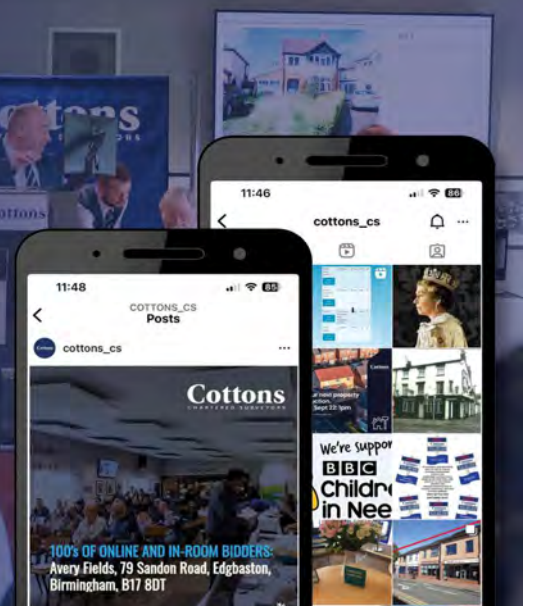
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LOT 6
Freehold Vacant Warehouse/Retail Premises with Redevelopment Potential

*Guide Price: £150,000 PLUS (+Fees)

1 Freer Street, Walsall, West Midlands, WS1 1QD

Property Description:

An attractive three-storey Victorian warehouse premises of brick construction, more recently used for retail, providing potential for redevelopment to residential apartments subject to obtaining planning consent. The property provides extensive accommodation over three floors including a rear single-story warehouse/workshop premises.

The property is situated in the north-eastern section of Freer Street, close to its junction with Bridge Street and forms part of Walsall Town Centre, being within walking distance to a wide variety of retail amenities bars and restaurants.

Planning History:

Records on Walsall Councils website detail that a combined planning application with an adjacent property known as 28 Bridge Street was submitted on 30th January 2024 (Ref:24/0188), for redevelopment to form twelve 1 and 2 bedroom apartments and the Architects drawings in relation to 1 Freer Street included 9 separate apartments with enclosed yard/amenity space.

Prior to bidding all interested parties should satisfy themselves in respect of any development potential and discuss any proposals with the Local Planning Department at Walsall Council.

Accommodation:
Ground Floor:

Reception Hall, Large Room, Rear Warehouse Unit

First Floor:

Stairs and Landing, Kitchen and Toilet, Large Room, Mezzanine Floor

Second Floor:

Five separate rooms with internal corridor

Gross Internal Area:

Ground Floor: 273.19 sq m (2,940 sq ft)

First Floor: 142.13 sq m (1,530 sq ft)

Second Floor: 142.34 sq m (1,532 sq ft)

Total Gross Internal Area: 557.66 sq m (6,002 sq ft) plus basement

Note: The property being offered for sale is exactly as contained in the Land Registry title plan WM474404 and 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.

EPC Rating: D (98)

Legal Documents:

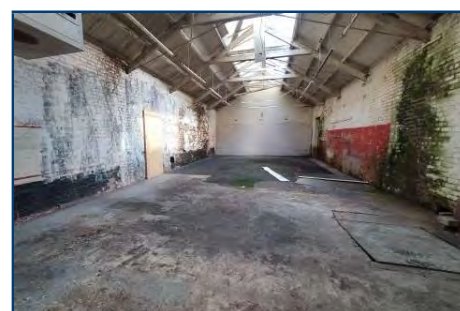
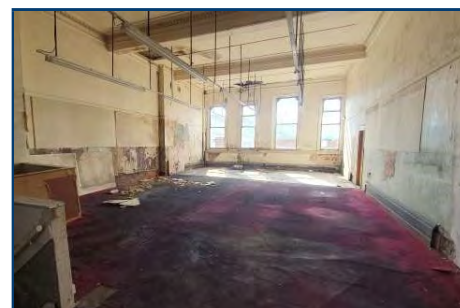
Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.

Note: The Car Park is Not Included in the sale.



LOT 7

Freehold Vacant Detached Bungalow With Potential

*Guide Price: £250,000 - £275,000 (+Fees)

20 Bakers Lane, Sutton Coldfield, West Midlands, B73 6XD



Property Description:

A detached bungalow occupying a good sized plot of rendered brick construction surmounted by a pitched tile clad roof set back from the road behind a lawned foregarden and driveway and benefitting from well laid out accommodation which includes three bedrooms, gas fired central heating and off road car parking. The property requires refurbishment and modernisation throughout and provides scope for loft conversion subject to obtaining planning consent/building regulation approval.

Bakers Lane forms part of an established and popular residential area and the property is located between the junctions of Sutton Oak Road and Chester Road North (A452) within a third of a mile from access to Sutton Park and approximately 3 miles from Sutton Coldfield Town Centre.

Accommodation:

Ground Floor

Porch, Reception Hall, Lounge: 3.65m x 3.65m, Kitchen: 3.38m x 2.44m, Bedroom One: 3.69m x 3.69m, Bedroom Two: 3.63m x 3.63m, Lobby, Bedroom Three: 2.98m x 2.73m, Utility Cupboard: 2.32m x 1.07m, Bathroom: 2.74m x 1.88m with bath, wash basin and WC

Outside:

Front: A walled and lawned foregarden with full length paved driveway to Free Standing Garage: 6.78m x 2.35m (max)

Rear: Paved yard, good sized part lawned garden and 2 integral stores

Council Tax Band – E

EPC Rating – E

Legal Documents – Available at www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



LOT 8

Long Leasehold (928 years unexpired) Vacant Industrial/Workshop Unit
 *Guide Price: £55,000 - £60,000 (Plus 20% VAT) (+Fees)

Unit 10 Premier Partnership Estate, Leys Road, Brierley Hill, West Midlands DY5 3UP

Property Description:

An industrial/workshop unit forming a part of an established industrial estate and offered in a presentable and refurbished condition, benefitting from a recently replaced profile clad roof, internal redecoration, three phase rewired electrics and Cat 5 cabling.

Premier Partnership Estate is located off The Leys which in turn leads off Leys Road (B4180) and the property is located approximately 2 miles to the north of Stourbridge Town Centre and 3 miles to the Southwest of Dudley Town Centre.

Accommodation:

Ground Floor:

Rectangular Workshop Unit: 69.97 sq m (753.15 sq ft) with electric, roller shutter door providing vehicular access, Inner Hall Toilet with wc and wash basin

Leasehold Information

Lease Term: 950 years from 11 February 2004

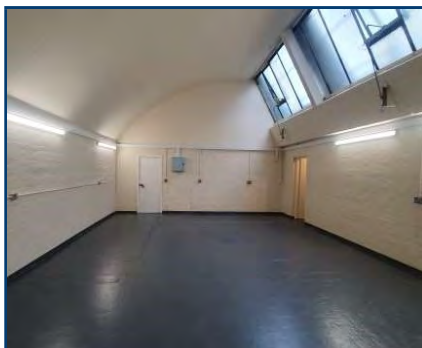
Ground Rent: £1.00 per annum

Service Charge: £49 plus VAT per calendar month for communal maintenance, lighting and 24 hour security.

EPC Rating: D (95)

Legal Documents: Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



For identification purposes only. Refer to the Legal Pack for the exact boundaries.

LEGAL PACKS

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LOT 9

Freehold Investment - Three Bedroom Mid Terraced House *Guide Price: £120,000 - £140,000 (+Fees)

27 Nansen Road, Saltley, Birmingham, West Midlands B8 3LD

Property Description:

A traditional mid terrace house of brick construction surmounted by a tile clad roof situated at the junction set back from the road behind a walled foregarden. The property benefits from having gas fired central heating and UPVC double glazing. Nansen road is located of Highfield road and the property is within walking distance to the Alum Rock road which contains a wide range of shops and amenities. The property is currently let on an Assured Periodic Tenancy at a current rental of £800 per calendar month (£9,600 per annum).

Accommodation:

Ground Floor

Entrance Hallway, Lounge: (3.25m x 3.30m),

Dining Room: (3.30m x 3.28m), Kitchen: (3.57m x 1.78m), Bathroom (1.72m x 1.74m) having panelled bath, separate W/C and wash basin (1.15m x 1.21m), Stairs

First Floor

Landing, Bedroom 1: (3.28m x 3.30m), Bedroom 2: (3.30m x 2.38m), Bedroom 3: (2.69m x 1.77m).

Outside:

Front: Walled foregarden

Rear: Paved garden.

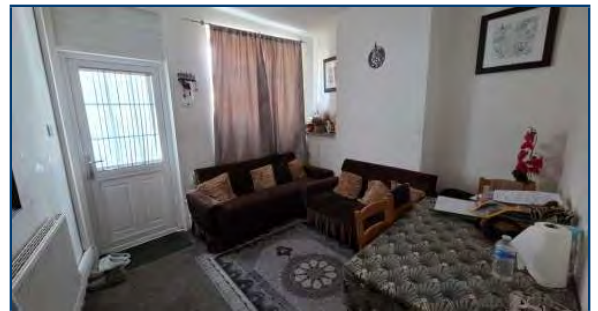
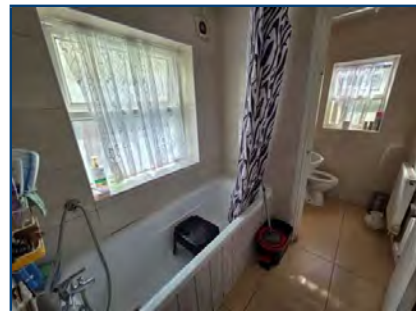
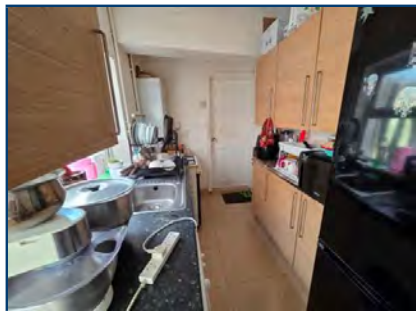
Council Tax Band – A

EPC Rating – D

Legal Documents – Available at

www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



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* as of 9/11/2023

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in **property finance**

Capital raised via a Mortgage or Bridging Finance will be secured against the property.

LOT 10
Freehold Vacant End Terraced House with Three Bedrooms

*Guide Price: £140,000 - £146,000 (+Fees)

80 Earlswood Court, Handsworth Wood, Birmingham, West Midlands B20 2DP
Property Description:

A freehold vacant end terraced house of two-storey brick construction surmounted by a pitched tile clad roof, set back behind a lawned fore garden and benefitting from mostly UPVC double glazed windows, gas fired central heating and three bedrooms.

The property forms part of a cul de sac located directly off Handsworth Wood Road, forming part of a popular and well regarded residential area and conveniently within 1 mile to the North of Soho Road (A41) which provides access to a wide range of local retail amenities and 2 ½ miles to the South of the Scott Arms Shopping Centre located at Great Barr.

Accommodation:
Ground Floor:

Porch, Reception Hall with store, Cloakroom with wc, Kitchen: 2.98m x 2.76m, Lounge: 4.86m x 4.73m

First Floor:

Stairs and Landing, Bedroom One: 3.39m x 3.02m, Bedroom Two: 4.09m x 3.04m, Bedroom Three: 2.49m x 1.73m, Bathroom: 1.74m x 1.69m with bath having shower over, pedestal wash basin and wc

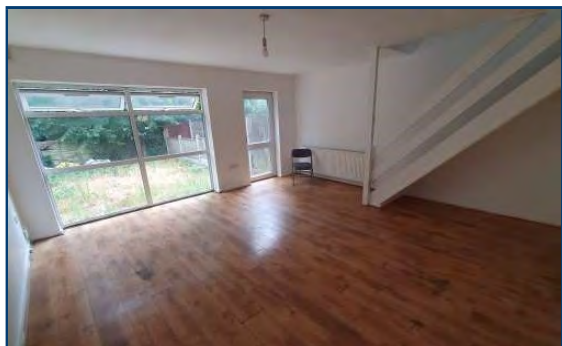
Outside:

Front: Lawned fore garden, resident's car parking area. Rear: Pedestrian side access and lawned garden

Council Tax: B
EPC Rating: D (68)

Legal Documents: Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



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LOT 11

Freehold Vacant Three Bedroom Semi-Detached House with Potential *Guide Price: £300,000 - £330,000 (+Fees)

284 Bradford Road, Castle Bromwich, Birmingham, West Midlands, B36 9AB



Property Description:

A traditional semi-detached house of two story brick construction surmounted by a pitched tile clad roof occupying a large plot, set back behind a foregarden/driveway and offering generous and well laid out family accommodation benefitting from UPVC double glazed windows, gas fired central heating and off road car parking.

The property is offered for sale in presentable condition providing potential to substantially extend the existing accommodation to the rear and vertically into the roof space, subject to obtaining relevant planning consent/building regulation approval from the Planning Department at Solihull Metropolitan Borough Council. In addition the property offers extensive ground floor accommodation with shower room and three/four reception rooms providing scope for conversion to further bedroom accommodation.

Bradford Road forms part of a well regarded and sought after residential area located within approximately 6 miles to the East of Birmingham City Centre and within 1 mile from the M6 Motorway (Junction 5).

Accommodation:

Ground Floor

UPVC double glazed porch, Reception Hall, Shower Room: 1.90m x 1.54m with glazed shower enclosure, pedestal wash basin, WC, Front Reception Room: 4.04m (into bay window) x 3.65m, Living Room opening into Dining Room: 6.05m x 4.16m (maximum), Kitchen: 4.53m x 2.30m with a range of modern fitted units, Rear Sitting Room: 4.38m x 2.58m.

First Floor

Stairs and Landing, Bedroom One: 4.21m (into bay window) x 3.66m, Bedroom Two: 2.75m x 2.75m,

Bedroom Three: 4.15m x 3.18m, Shower Room: 2.94m x 1.84m with walk-in glazed shower enclosure, pedestal wash basin, WC

Outside:

Front: Lawned foregarden and tarmac driveway providing off road car parking, shared pedestrian side access to kitchen entrance
Rear: Paved patio and a generous sized lawned garden

Council Tax Band – D

EPC Rating – D

Legal Documents:

Available at www.cottons.co.uk

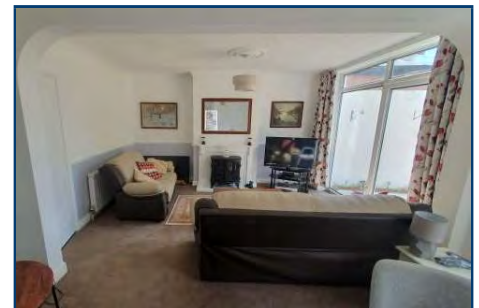


This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



Viewings

Via Cottons – 0121 247 2233



LOT 12

Freehold Investment - Two Bedroom Mid-Terraced Property

*Guide Price: £90,000 - £100,000 (+Fees)

27 Tamerton Road, Bartley Green, Birmingham, West Midlands B32 3HF

Property Description:

A mid-terraced house of non traditional construction surmounted by a pitched tile clad roof benefitting from double glazed windows and gas fired central heating and set back from the road behind a lawned foregarden. Tamerton Road forms part of a residential estate and is located via Modbury Avenue off Jiggins Lane which in turn leads of Stonehouse Lane. The property is currently let on an Assured Shorthold Tenancy at a rental of £575 pcm (£6,900 per annum).

Accommodation:

Ground Floor Entrance Porch, Reception Hall, Through Lounge: (6.39x3.65m), Kitchen: (3.18x2.72m)

First Floor

Landing, Bedroom 1: (2.79x5.21m), Bedroom 2: (3.53x3.92m), Shower Room with shower cubicle, wash basin and WC

Outside:

Front: Lawned foregarden with shared entry access to rear

Rear: Brick built store and lawed garden

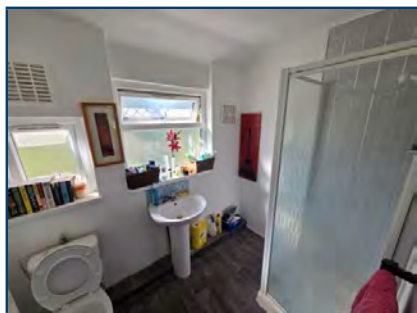
Council Tax Band – A

EPC Rating – E

Legal Documents – Available at

www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



LOT 13

Long Leasehold Ground Floor Flat With Two Bedrooms

*Guide Price: £70,000 - £76,000 (+Fees)

By Instruction of Coventry City Council

45 Falstaff Road, Coventry, West Midlands CV4 9RX

Property Description:

A ground floor flat forming part of a three-storey purpose built development and providing well laid out accommodation, benefitting from gas fired central heating (The heating system has not been tested and is not currently operational, buyers should rely on their own investigation), UPVC double glazed windows, two bedrooms, security door entry system but requiring some modernisation and upgrading.

The property is set within communal lawned gardens in a cul de sac which leads off the main section of Falstaff Road and which leads via Bushbury Avenue and Tile Hill Lane (B4101) off Fletchamstead Highway (A45). The property forms part of an established and popular residential area located approximately 3 miles west of Coventry City Centre and within less than a mile from open countryside located to the east.

Accommodation:

Ground Floor:

Communal Entrance, Flat Entrance Hall, Store Room: 1.55m x 0.97m, Lounge: 4.83m x 3.82m, Kitchen: 3.78m x 2.57m, Inner Hall, Bedroom One: 4.19m x 3.12m, Bedroom Two: 3.48m x 2.85m,

Bathroom: 2.54m x 1.83m with panel bath with shower over, wash basin and wc.

Outside: Communal Gardens and resident's car parking

Leasehold Information:

Lease Term: 125 years from 22nd October 1990

Ground Rent: £10 per annum

Service Charge: Refer to Legal Pack

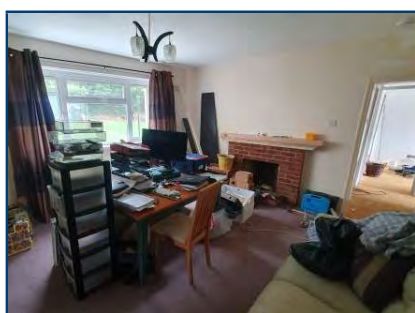
Council Tax: A

EPC Rating: C (70)

Legal Documents:

Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



LOT 14

Freehold Residential Investment Opportunity – Six Flats
*Guide Price: £600,000 - £650,000 (+Fees)

23 Clarendon Road, Edgbaston, Birmingham, Birmingham, B16 9SD



Property Description:

A residential investment opportunity comprising of a traditional freehold detached former dwelling house of three storey brick construction, surmounted by a pitched tile clad roof, long established as a flat conversion and containing six separate self-contained flats, each benefiting from separate gas and electricity meters, mains fitted fire panel and emergency lighting and UPVC double glazed windows (except store room). Each flat provides well laid out accommodation, offered in well maintained condition, many with modern kitchen and shower room fittings and the majority of external walls have been internally insulated.

Clarendon Road forms part of a popular and highly regarded residential area and comprises a no through road accessed from Vernon Road, which in turn leads of Portland Road (B1425) and the property lies conveniently within approximately 1 1/4 mile to the West of Birmingham City Centre.

Tenancy Information:

All flats (except flat 2) are currently let on assured periodic tenancies at the following rentals:

Flat 1: £670 per calendar month
Flat 2: Currently Vacant with a potential rent of £850 per calendar month
Flat 3: £650 per calendar month
Flat 4: £600 per calendar month
Flat 5: £625 per calendar month
Flat 6: £760 per calendar month

Total Current Rental Income: £3,305 p.c.m. (£39,660 per annum)

Total Current Rental Income (when fully let): £4,155 p.c.m. (£49,860 per annum) approx.

Accommodation:

Ground Floor:

Communal Hallway with Fire Panel and meter cupboards

Flat 1: Lounge: 5.16m x 4.89m, Kitchen and Inner Hall: 6.03m x 2.10m (max) with newly fitted range of units, Bedroom: 4.29m x 2.78m (max), Bathroom: 3.02m x 1.73m with panel bath, pedestal wash basin and wc, Heating: Gas Fired Central Heating

Flat 2: External Side Gated Access, Large Reception Hall, Bedroom: 4.01m x 3.51m, Lounge: 4.03m x 3.76m, Inner Hall, Shower Room: 2.02m x 1.92m with glazed shower enclosure, vanity wash basin and wc, Kitchen: 2.97m x 2.17m with range modern fitted units, Heating: Gas Fired Central Heating

First Floor:

Landlords Store: Entrance Hall, Toilet with wc, Store Room: 3.17m x 3.13m

Flat 3: Entrance Hall, Kitchen (L-shaped): 3.09m x 2.79m (max), Lounge: 5.15m x 5.02m, Bedroom: 3.53m x 3.02m Bathroom: 1.88m x 1.75m with panel bath, pedestal wash basin and wc, Heating: Electric Storage Heaters

Flat 4: Reception Hall, Lounge/Kitchen/Diner: 5.02m x 4.02m (max) with range of modern fitted units, Bedroom: 3.97m x 3.69m, Shower Room: 2.69m x 1.725m with glazed shower enclosure, vanity wash basin and wc, Heating: Gas Fired Central Heating

Second Floor:

Stairs and Landing

Flat 5: Reception Hall, Living Kitchen: 4.67m x 3.72m with range of modern fitted units, Bedroom: 3.81m x 3.55m, Bathroom: 2.79m x 1.75m with panel bath, pedestal wash basin and wc, Heating: Electric Storage Heaters

Flat 6: Reception Hall, Open Plan Lounge/Kitchen/Diner: 5.05m x 4.74m with range of modern fitted units, Shower Room (L-shaped): 3.03m x 2.21m (max) , with glazed shower enclosure, pedestal wash basin and wc, Bedroom One: 3.15m x 2.26m, Bedroom Two: 3.15m x 2.24m, Heating: Independent Electric Heaters

Outside:

Front: Lawned fore garden and driveway providing off road car parking
Rear: Yard with brick store and paved garden area

Council Tax: Each Flat - Band A

EPC Rating: Flat 1: Commissioned, Flat 2: C (73), Flat 3: Commissioned, Flat 4: C (76), Flat 5: D (64), Flat 6: D (64)

Legal Documents:

Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



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LOT 15

Leasehold Vacant Semi-Detached House

*Guide Price: £100,000 - £110,000 (+Fees)

17 New Meeting Street, Oldbury, West Midlands B69 4DG

Property Description:

A semi-detached house of brick construction surmounted by a tile clad roof set back from the road behind a lawned foregarden and driveway providing off road parking. The property benefits from having UPVC double glazing and electric heating. New Meeting Street is located off Queen Street and the property is within walking distance from Oldbury Town Centre providing a wide range of shops and amenities.

Accommodation:

Ground Floor

Entrance Hallway, Lounge: (4.42m x 3.57m), Kitchen: (3.57m x 2.49m), Stairs

First Floor

Landing, Bedroom 1: (3.84m x 3.60m), Bedroom 2: (3.00m x 1.87m), Bathroom (2.17m x 1.63m) having panel bath with shower over, wash basin, and WC.

Outside:

Front: Walled foregarden

Rear: Paved garden.

Council Tax Band – B

EPC Rating - Commissioned

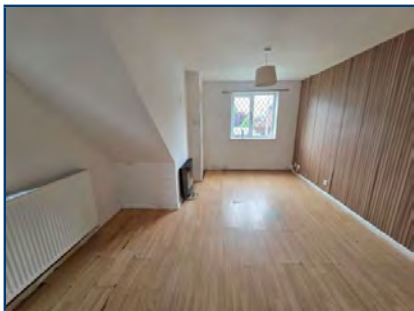
Leasehold Information:

Lease Term: 99 Years from 29/09/1985

Ground Rent: £40 rising to £90 per annum

Legal Documents – Available at www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



LOT 16

Leasehold Vacant City Centre Flat (Includes all Furniture and Appliances)

*Guide Price: £66,000 - £72,000 (+Fees)

Flat 134 Cleveland Tower, Holloway Head, Birmingham, West Midlands B1 1UE

Property Description:

A well laid out purpose built flat constructed around 1970 situated on the 18th floor of a prominent block forming part of 'The Sentinels' located at the junction of Holloway Head and Bristol Street and enjoying superb views over the west and north eastern parts of the City and beyond.

The development itself occupies a central location close to such landmark buildings as the Mailbox and Beetham Towers/Radisson Hotel and benefits from convenient access to both the central shopping area which includes the Bullring and to Broad Street which provides a wide range of leisure and entertainment facilities.

The property benefits from UPVC double glazed windows and electric heating.

Please Note:

The flat will be sold with all fixtures, furniture, furnishings, white goods and electrical items (SOLD AS SEEN).

Accommodation:

Ground Floor

Communal Entrance with security door entry system and resident concierge. Lift Access to 18th Floor,

18th Floor

Communal Landing, Reception Hall with Store Cupboard, Living Room: 5.78m x 3.09m with Balcony: 6.65m x 1.18m, Kitchen: 3.57m x 1.91m, Bedroom: 5.05m x 2.63m and Shower Room 1.93m x 1.87m with shower cubicle, wash basin and WC.

Leasehold Information

Term: 125 years from 22nd April 1982.

Ground Rent: £10 per annum.

Service Charge: Refer to Legal Pack

Council Tax Band A

EPC Rating C

Legal Documents Available at www.cottons.co.uk

Viewings Refer to Viewing Schedule Online



*Guide Price: £300,000 - £330,000 (+Fees)

A photograph of a two-story brick building with a red double-headed arrow above the roofline, indicating the roof's extent. The building has a dark grey roof with several chimneys and dormer windows. The ground floor features a shopfront with large windows and a red door. The upper floor has several windows. The building is situated on a street corner, with other buildings visible in the background.

The map shows a residential area with several buildings. A red outline highlights a specific building complex. The buildings are labeled with numbers: 365, 366, 367, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500. The distance from the study site to the river is 124.7m.

369 STOCKFIELD ROAD

371 STOCKFIELD ROAD

373 STOCKFIELD ROAD

The image shows the interior of a cafe. On the left, there is a large green living wall with a chalkboard menu integrated into it. The menu lists items like 'Cappuccino', 'Latte', 'Smoothie', and 'Sandwich'. A long white counter with a dark wood top runs along the center of the room. Behind the counter, there is a service area with more chalkboards and a menu. To the right, there are tables and chairs, and a wooden wall with a menu board. The ceiling is made of wood, and the floor is dark.

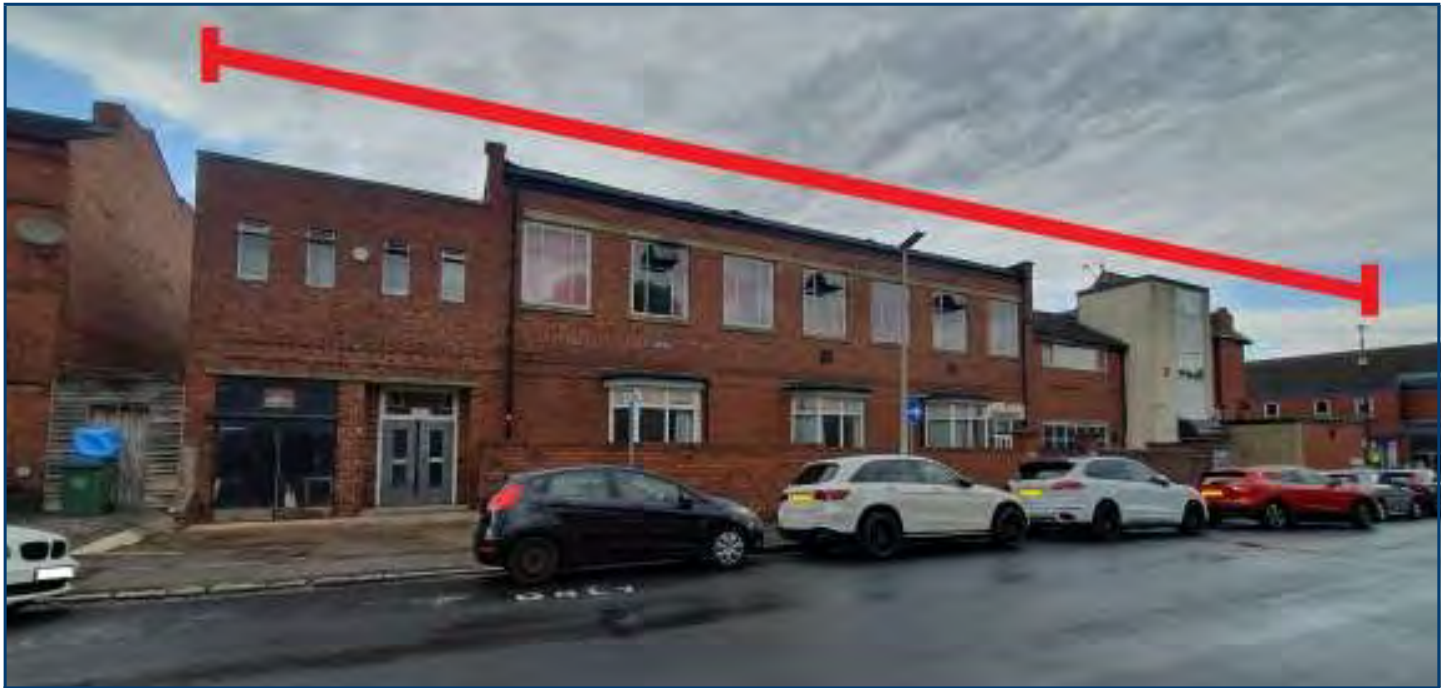
373 STOCKFELD ROAD

LOT 18

Freehold Vacant Mixed Redevelopment Opportunity

*Guide Price: £800,000 - £850,000 (+Fees)

Former Corks Social Club, 558 Bearwood Road, Smethwick, West Midlands, B66 4BT



Property Description:

A freehold vacant former social club prominently situated at the junction of Bearwood Road and Sherwood Road and having planning consent for redevelopment of the existing accommodation to comprise 4 x four-bedroom townhouses, 2 x two-bedroom apartments and a retail unit fronting Bearwood Road.

The property is of part 2/3 storey brick construction surmounted by a range of pitched and flat roofs, the front elevation being set back behind a walled fore garden and significantly extending to the rear with frontage to Sherwood Road, which following redevelopment will be dominated by four traditional style townhouses. The development will perfectly complement the Bearwood suburb which is popular and well regarded, and predominantly containing a range of traditional terraced housing, and is located directly off Bearwood High Street which contains a wide range of retail amenities and services.

The property is conveniently located with a regular bus service passing by and is within 4 miles to the West of Birmingham City Centre, 1½ miles from Harborne and 3 miles from the M5 motorway (junction 2) and benefits from a range of wooded parks and leisure amenities around Bearwood, all within less than 1 mile.

Planning:

Planning consent was granted by Sandwell Metropolitan Borough Council dated 28th November 2025 (Reference: DC/25/70660) for proposed change of use from social club to four townhouses, two self-contained flats and one commercial unit, demolition of cellar, creation of second floor to rear, fenestration alterations and landscaping.

Proposed Accommodation:

Commercial/Retail Unit: L-shaped Retail Shop with Commercial store

Total Area: 154m² (1657 sq ft)

Apartment 1: Entrance Hall, Open Plan Living/Dining Room, Kitchen, Study, Two bedrooms, Shower Room

Total Area: 90m² (968 sq ft)

Apartment 2: Entrance Hall, Open Plan Living/Dining Room/Kitchen, Utility Room, Cloakroom with wc, Stairs to Second Floor, Two bedrooms, Shower Room

Total Area: 77m² (828 sq ft)

Townhouse 1: (two storey) Hallway, Living Room, Dining Kitchen, Garden Room, Four Bedrooms with Bathroom and Ensuite Shower Room

Total Area: 142m² (1528 sq ft)

Townhouse 2: (three storey) Hallway, Living Room, Dining Kitchen, Four Bedrooms, Study, Four Bath/Shower Rooms.

Total Area: 157m² (1689 sq ft)

Townhouse 3: (three storey) Hallway, Living Room, Dining Kitchen, Four Bedrooms, Study, Four Bath/Shower Rooms.

Total Area: 155m² (1668 sq ft)

Townhouse 4: (three storey) Hallway, Living Room, Dining Kitchen, Four Bedrooms, Study, Four Bath/Shower Rooms.

Total Area: 160m² (1722 sq ft)

Total Current Total Gross Internal Area: 769.92m² (8287 sq ft)

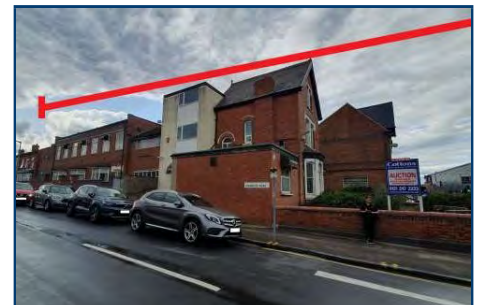
Note: Full planning details with architect's plans are available for inspection on Sandwell MBC website

EPC Rating: C (70)

Legal Documents:

Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



LOT 19
Freehold Mixed Use Investment - Retail/Restaurant and Three Flats

*Guide Price: £230,000 - £250,000 (+Fees)

62 Bridge Street, Evesham, Worcestershire, WR11 4RY

Property Description:

An opportunity to purchase a mixed-use investment property comprising a substantial three storey period-built premises located in the heart of Evesham Town Centre and comprising a ground floor former restaurant premises which is currently sub-divided into a front retail shop and rear commercial kitchen facility, along with three self-contained flats located to the first and second floors over. The property forms part of the historic market town of Evesham located on the banks of the River Avon and Bridge Street is located off High Street within the town Centre conservation area, containing a variety of retail services and amenities, bars and restaurants.

Evesham is located within approximately 15 miles from both Stratford upon Avon and Worcester City Centre, and approximately 30 miles to the south of Birmingham City Centre.

Tenancy Information:

Front Retail Shop – currently vacant

Rear Kitchen – currently vacant

Flat 1 – Let on an assured periodic tenancy at a rental of £725 per calendar month

Flat 2 – Let on an assured periodic tenancy at a rental of £425 per calendar month

Flat 3 – Let on an assured periodic tenancy at a rental of £575 per calendar month

Total Current Rental Income: £1,725.00 per calendar month (£20,700 per annum)

Accommodation:
Ground Floor:

Front Retail/Restaurant Premises: 40.77 sq m (438 sq ft), Rear Dining Room: 18.70 sq m (201 sq ft)

Corridor to Hall and Lobby, Two Toilets each with wc and wash basin.

Rear Kitchen Section: Pedestrian Side Access to commercial Kitchen: 17.79sq. m (191sq.ft), Inner

Hall, Two Toilets, each with wc and wash basin,

Store Room: 6.71 sq m (72 sq ft), Preparation

Room: 8.01 sq m (86 sq ft)

Note: The ground floor premises have shared services and could be merged again to form a restaurant premises or other suitable uses.

Flat Accommodation: Communal Entrance, Stairs to First Floor

First Floor: Landing Area

Flat 1:

Entrance Hall, Dining Area: 5.22m x 2.33m, Lounge: 4.37m x 3.14m, Kitchen: 3.04m x 2.08m with range of units, Shower Room: 2.06m x 2.02m with glazed shower enclosure pedestal wash basin and wc, Inner Hall, Bedroom One: 3.28m x 2.37m, Bedroom Two: 4.37m x 2.75m, Heating: Gas Fired Central Heating

Flat 3:

Lounge: 2.20m x 1.87m plus 4.39m x 3.56m, Kitchen: 2.67m x 1.74m with range of units, Inner Hall to Bathroom: 2.37m x 2.12m with panel bath having shower attachment, pedestal wash basin and wc, Bedroom: 3.74m x 2.35m, Heating: Gas Fired Central Heating

Flat 2:

Hallway and Stairs to second floor, Landing, Shower Room: 2.24m x 2.31m with restricted height, glazed shower enclosure, pedestal wash basin and wc, Bedroom One: 4.79m x 2.79m, Bedroom Two: 3.44m x 2.72m, Lounge: 3.88m x 3.28m, Kitchen: 2.45m x 2.29m (max) with range of units and Breakfast Area: 3.04m x 1.67m. Heating: Gas Fired Central Heating.

Outside:

Front: Pedestrian side access to small rear yard

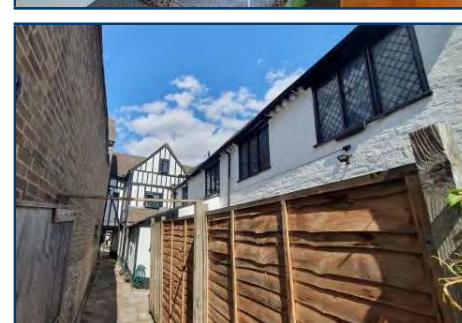
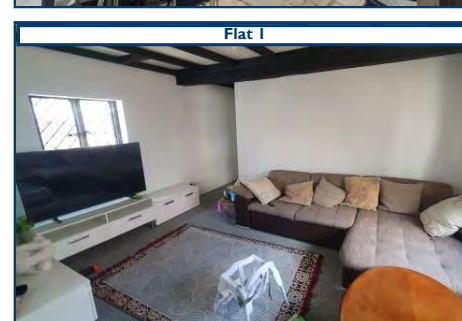
Council Tax: A

EPC Rating: Ground Floor - D (62), Flat 1: D (63), Flat 2: D (67), Flat 3: D (63)

Legal Documents:

Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



LOT 20

Freehold Vacant Detached House and Building Plot to Rear

*Guide Price: £350,000 - £380,000 (+Fees)

149 Lea Village, Birmingham, West Midlands, B33 9SJ



Property Description:

A substantial three bedroom detached property of rendered brick construction surmounted by a tiled roof set back from the road behind a block paved foregarden allowing for off road parking for numerous vehicles. The property is offered for sale in presentable condition and benefits from UPVC double glazing, gas fired central heating and modern kitchen and bathroom fittings. The property further benefits from having Planning Permission granted for a two story extension to the side providing an additional bedroom and living accommodation.

The property occupies part of a substantial L shaped plot and planning permission has been granted for a two bedroom detached property to the rear of the plot accessed via Moodyscroft Road. The property is located on Lea Village on the junction with Moodyscroft Road.

Accommodation:

Ground Floor

Entrance Hallway with WC, Lounge: 4.92 x 3.61m, Kitchen/Diner: 3.76 x 6.01m, Extension/Sun Room: 2.56 x 5.96m, Stairs

First Floor

Bedroom 1: 4.10 x 3.64m, Bedroom 2: 3.75 x 3.61m, Bedroom 3: 2.39 x 1.96m, Bathroom having panelled bath with shower cubicle, wash basin and WC: 2.68 x 2.23m

Outside:

Front: Block paved foregarden allowing for off road parking for numerous vehicles and access to garage

Rear: "L" shaped garden with building plot accessed via Moodyscroft Road

Planning 1:

Planning Consent was granted by Birmingham City Council on the 8th of December 2025 (Ref: 2025/05771/PA) for the erection of 2 storey and single story side extension that will provide additional living accommodation and utility area to the ground floor and a further bedroom and en-suite shower room to the first floor

Planning 2:

Planning Consent was granted by Birmingham City Council on the 29th of July 2025 (Ref: 2025/00432/PA) for the erection of 1 dwelling house with associated parking to the rear accessed via Moodyscroft Road with the proposed accommodation of:

Ground Floor

Having Entrance Hallway, Kitchen, Lounge, WC, Store, Stairs

First Floor:

Bedroom 1, Bedroom 2 and Family Bathroom

A copy of both Planning Consents and Architects Drawings are located within the Legal Pack

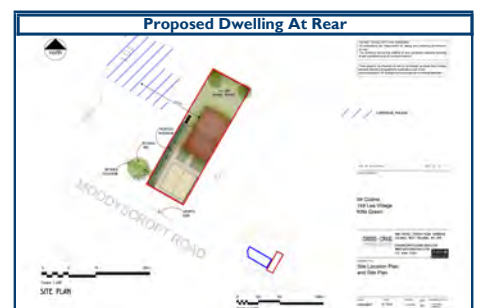
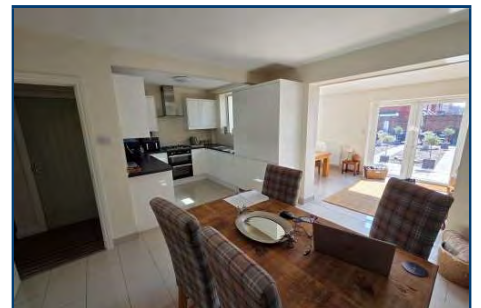
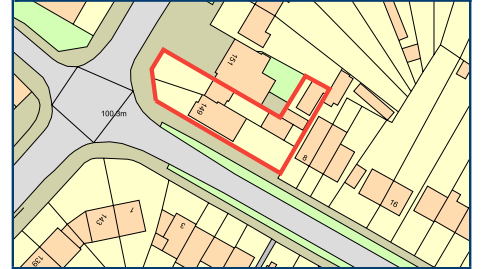
Council Tax Band – C

EPC Rating – D

Legal Documents – Available at www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233

This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact site boundaries



LOT 21

Freehold Investment - Two Bedroom Semi-Detached House.

*Guide Price: £92,000 - £98,000 (+Fees)

26 Lancaster Place, Walsall, West Midlands WS3 3NE

Property Description:

A two bedroom semi-detached property surmounted by a tiled clad roof set back from the road behind a lawned foregarden. The property benefits from having UPVC double glazing and electric heating. The property is located on Lancaster Place which in turn is found off Field Road and the property is within approximately a miles distance from Bloxwich Town Centre. The property was let on an Assured Shorthold Tenancy Agreement dated 26/04/2013 and produces a rental of £440 pcm (£5,280 per annum).

Accommodation:

Ground Floor

Entrance Porch, Entrance Hallway, Lounge: (3.81x4.19m), Dining Room: (2.95x2.02m),

Kitchen: (2.65x2.95m), Stairs

First Floor

Landing, Bedroom 1: (3.23x4.85m), Bedroom 2: (3.96x2.67m), Shower Room: (1.73x2.00m) having shower cubicle, wash basin and WC

Outside:

Front: Lawned foregarden

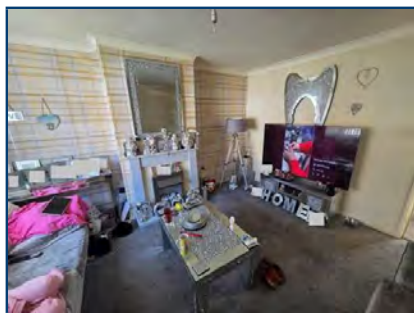
Rear: Patio and lawned garden with side lean-to

Council Tax Band – A

EPC Rating – E

Legal Documents – Available at
www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



LOT 22

Freehold Vacant Semi-Detached House with Three Bedrooms

*Guide Price: £120,000 - £128,000 (+Fees)

3 Queen Street, Cheslyn Hay, Walsall, West Midlands WS6 7HJ

Property Description:

The double-fronted semi-detached house of two-storey, predominantly brick construction, surmounted by a pitched tile clad roof, providing well-laid out accommodation with three bedrooms, but requiring modernisation and refurbishment throughout.

Queen Street forms part of a well-regarded and established residential area and leads directly off High Street (B4156) and forms part of the popular commuter village of Cheslyn Hay which is located approximately 1 mile from the M6-Toll motorway, (Junctions T8 & T7) and a similar distance from Landywood Railway Station in Great Wyrley.

Accommodation:

Ground Floor:

Entrance Hall, Dining Kitchen: 5.50m x 3.08 (max), Rear Entrance Hall, Cloakroom/Utility with wc, Through Lounge: 5.5m x 3.46m (max). Dilapidated Conservatory.

First Floor:

Stairs and Landing, Bedroom One: 4.03m x 3.7m (max), Bedroom Two: 3.47m x 3.00m, Bedroom Three: 2.52m x 2.42m, Bathroom: 2.14m x 1.73m with bath, wash basin and wc

Outside:

Front: Paved fore garden with potential for off road car parking, side access to rear

Rear: Overgrown garden and brick stores

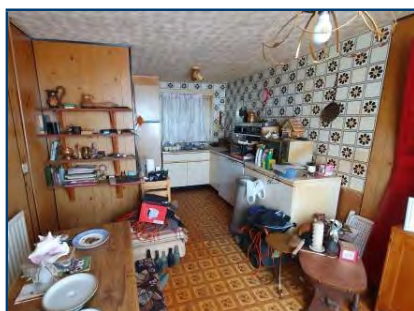
Council Tax: B

EPC Rating: E (47)

Legal Documents:

Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.

LOT 23

Freehold Vacant Mid-Terraced House with Three Bedrooms

*Guide Price: £65,000 - £75,000 (+Fees)

By Instruction Of Cannock Chase District Council

53 Hagley Road, Rugeley, Staffordshire WS15 2AL

Property Description:

A traditional cottage style terraced house of two-storey brick construction surmounted by a pitched tile clad roof, set back from the road behind a lawned fore garden and benefitting from rear vehicular access off James Warner Close, providing scope for provision of a secure parking space or garage. The property provides well laid out accommodation including three bedrooms, and benefits from UPVC double glazed windows and doors and gas fired central heating, but requires repair and refurbishment.

Hagley Road is located to the West of Rugeley Town Centre which is within approximately ¼ mile from Rugeley Town Centre And the property is located on the edge of Cannock Chase Area of Outstanding Natural Beauty.

Accommodation:

Ground Floor:

Reception Hall, Dining room: 3.72m x 3.11m opening to Lounge: 3.73m x 3.72m, Lobby with Store, Kitchen: 3.41m x 2.49m, Shower Room: 2.55m x 1.36m with glazed shower enclosure, pedestal wash basin, separate toilet off with wc

First Floor:

Stairs and Landing, Bedroom One: 4.75m x 3.12m, Bedroom Two: 3.72m x 2.86m, Bedroom Three: 2.50m x 2.45m

Outside:

Front: Lawned fore garden

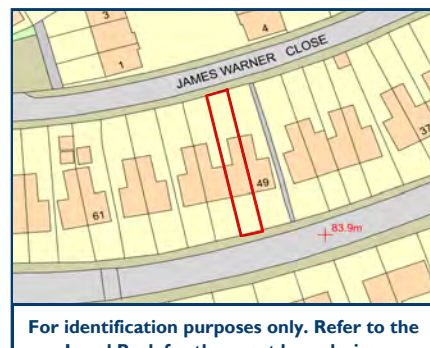
Rear: Yard with store containing central heating boiler, large garden with pedestrian gated access to James Warner Close and providing potential for creation of off-road car parking

Council Tax: A

EPC Rating: C (69)

Legal Documents: Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



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Service Provided By The Essential Information Group Ltd
www.eigroup.co.uk 0870 112 30 40

LOT 24
Freehold Vacant Semi-Detached House with Three Bedrooms

*Guide Price: £75,000 - £85,000 (+Fees)

By Instruction Of Cannock Chase District Council
63 Hagley Road, Rugeley, Staffordshire WS15 2AL
Property Description:

A traditional cottage style semi-detached house of two-storey brick construction surmounted by a pitched tile clad roof, set back from the road behind a lawned fore garden with mature hedge and benefitting from rear vehicular access off James Warner Close, providing scope for provision of a secure parking space or garage.

The property provides well laid out accommodation including three bedrooms, and benefits from UPVC double glazed windows and gas fired central heating, but requires repair and refurbishment throughout.

Hagley Road is located within approximately ¼ mile to the West of Rugeley Town Centre and the property is located on the edge of Cannock Chase being an Area of Outstanding Natural Beauty.

Accommodation:
Ground Floor:

Reception Hall, Lounge: 3.73m x 3.12m, Rear Sitting Room: 3.73m x 3.72m, Lobby with Store, Kitchen: 3.44m x 2.49m, Rear Lobby, Bathroom: 2.27m x 1.51m with panel bath, pedestal wash basin and wc

First Floor:

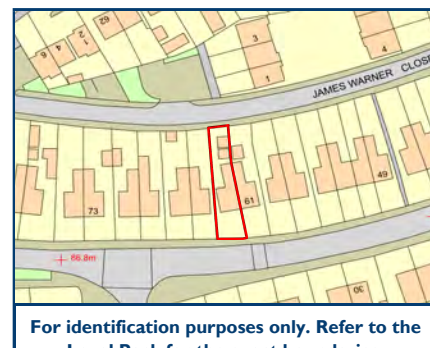
Stairs and Landing, Bedroom 1: 4.78m x 3.12m, Bedroom Two: 3.74m x 2.92m, Bedroom 3: 3.47m x 2.55m

Outside:

Front: Lawned fore garden, pedestrian side access to rear
 Rear: Paved/concrete yard and garden with potential for off road parking/erection of garage with vehicular access off James Warner Close

Council Tax: A

EPC Rating: D (61)

Legal Documents: Available at www.cottons.co.uk
Viewings: Refer to viewing schedule online.


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LEGAL PACKS

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LOT 25

Leasehold Vacant Maisonette with Two Bedrooms & Garage

*Guide Price: £35,000 - £40,000 (+Fees)

58 Harden Close, Walsall, West Midlands WS3 1BU

Property Description:

A purpose built two-bedroom maisonette situated on the first floor of a two storey block, set back behind a lawned foregarden and benefitting from electric heating and double glazing throughout, but requiring modernisation and upgrading.

The property forms part of an established residential area and is located at the head of Harden Close being a cul de sac situated off Harden Road and conveniently located approximately 1½ miles north of Walsall town centre.

Accommodation:

Ground Floor

Entrance Hall, Stairs leading to:

First Floor

Lounge: 5.4m x 3.32m with storage cupboard, Kitchen: 3.36m x 1.82m, Bedroom One: 3.51m x 3.32m, Bedroom Two: 2.87m x 2.41m, Bathroom: 1.75m x 1.66m having bath with electric shower over, pedestal wash basin, WC.

Outside:

Rear Garden and Brick Built garage

Leasehold Information

Lease Term: 99 years from 31 December 1970

Ground Rent: Refer to Legal Pack

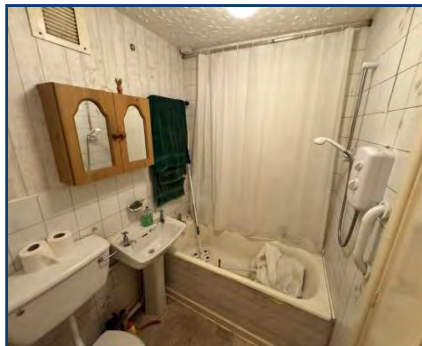
Council Tax: A

EPC Rating: D (66)

Legal Documents: Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.

Note: The property is sold as seen including all existing furniture and contents.



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LOT 26

Leasehold Vacant Two-Bedroom Flat

*Guide Price: £50,000 - £55,000 (+Fees)

81 Beaconsfield, Telford, Shropshire TF3 1NH

Property Description:

A well laid out two-bedroom flat the situated on the second floor of a three-storey purpose-built development forming part of a residential area located off Brookside Avenue which leads via Holmer Farm Road off Queensway (A442) which provides access to the M54 motorway, junction 5.

The property offers generous accommodation and benefits from UPVC double glazed windows and gas-fired central heating.

Accommodation:

Ground Floor:

Communal Entrance Hall, Stairs to:

Second Floor

Landing, Flat Reception Hall with door entry phone and three store cupboards, Bedroom One: 3.61m x 3.26m (max), Bedroom Two: 4.21m x 2.97m, Lounge: 4.16m x 2.98m, Dining Kitchen: 4.32m x 2.69m, Bathroom with panel bath having shower attachment, pedestal wash basin, separate toilet with wc

Outside:

Communal parking and gardens

Gross Internal Area: 69.45 sq m (747 sq ft)

Leasehold Information

Lease Term: 99 years from 23 February 2017

Ground Rent: £10.00 per annum

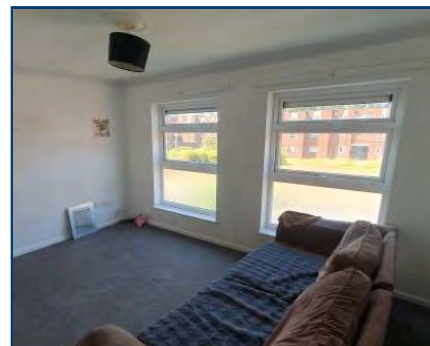
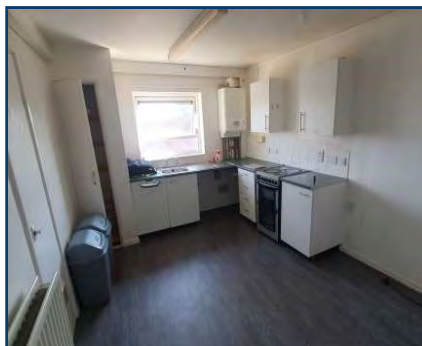
Service Charge: Currently £832 per annum

Council Tax: A

EPC Rating: C (72)

Legal Documents: Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



LOT 27

Freehold Ground Rent Investment secured upon a pair of Maisonettes

*Guide Price: £16,000 - £20,000 (+Fees)

Fgrs 14 & 15 Cook Close, Knowle, Solihull, West Midlands B93 0JR

Property Description:

A Freehold Ground Rent investment opportunity secured upon two maisonettes contained within a detached two storey block of brick construction with pitched tile clad roof, located in a cul de sac overlooking open space and set back behind a fore garden.

Cook Close forms part of a highly regarded residential area and leads off Kenilworth Road which connects directly to Knowle High Street containing range of shops and amenities.

Leasehold Information

14 Cook Close

The property is subject to a long lease for a term of 99 years (less 3 days) which commenced on 25th March 1976, at a ground rent of £45 per annum.

15 Cook Close

The property is subject to a long lease which commenced in March 1976 and has since been extended from 6th October 2011 expiring 22 March 2110, at a ground rent of £45 per annum.

Total Ground rent income: £90 per annum

Legal Documents:

Available via www.cottons.co.uk

Viewings: Not Applicable



LOT 28

A Freehold Ground Rent Investment secured upon Four Maisonettes

*Guide Price: £18,000 - £22,000 (+Fees)

FGR's, 1, 2, 3 & 4 Cook Close, Knowle, Solihull, West Midlands B93 0JR

Property Description:

A Freehold Ground Rent investment opportunity secured upon four maisonettes contained within a detached two storey block of brick construction with pitched tile clad roof, located in a cul de sac overlooking open space and set back behind a fore garden.

Cook Close forms part of a highly regarded and established residential area and leads off Kenilworth Road which connects directly to Knowle High Street containing a wide range of retail amenities, bars and restaurants.

Leasehold Information

1 Cook Close

The property is subject to a long lease for a term of 99 years (less 3 days) which commenced on 25th March 1976 at a ground rent of £45 per annum.

2 Cook Close:

The property is subject to a long lease which originally commenced on 25th March 1976 and has since been extended from 9th December 2011



expiring 22 March 2110, at a ground rent of £45 per annum.

3 Cook Close:

The property is subject to a long lease which commenced on 28th March 1979 and has since been extended from 30 April 2013 expiring 24 March 2112, at a ground rent of £45 per annum.

4 Cook Close:

The property is subject to a long lease which commenced on 13th November 2007 expiring 25 March 2125, at a ground rent of £45 per annum.

Total Ground Rent Income: £180 per annum

Legal Documents Available via www.cottons.co.uk

Viewings Not Applicable



LOT 29

Freehold Land, Verge and Yard Areas forming part of a Residential Estate

*Guide Price: £1,000 - £1,500 (+Fees)

Land, Verge & Yard Areas at, Cook Close, Knowle, Solihull, West Midlands B93 0JR

Property Description:

Various parcels of Land, Verge and Yard Areas located in a residential cul de sac known as Cook Close identified by the areas outlined red on the catalogue plan. Cook Close forms part of a highly regarded residential area and leads off Kenilworth Road which connects directly to Knowle High Street containing range of shops and amenities.

Notes

1. All interested parties should refer to the legal pack including the Land Registry Title documents and plan for confirmation of the full extent of the land included in the Freehold Title along with any third party rights of way that may exist.
2. The land excludes the lock up garages and part of the parking area to the front of 17 - 19 Cook Close which are all shaded red on the catalogue plan.
4. The Postcode is for Identification only.

Legal Documents

Available at www.cottons.co.uk

Viewings

External Only



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LOT 30

Freehold Vacant Three Story Five Bedroom Semi-Detached House with Garage

*Guide Price: £360,000 - £390,000 (+Fees)

220 Pineapple Road, Stirchley, Birmingham, West Midlands, B30 2TY



Property Description:

A three story semi-detached property of brick construction surmounted by a tiled roof set back from the road behind a lawned garden and driveway giving access to garage and allowing for off road parking. The property offers substantial accommodation including three reception rooms, three bathrooms and five bedrooms. The property offers potential to extend subject to obtaining the correct planning and further benefits from having majority UPVC double glazing, gas fired central heating and a dilapidated stable located to the rear of the property. The property is located on Pineapple Road between the junctions of Cartland Road and Vicarage Road and the property is within approximately walking distance to Pineapple Station giving direct access to Birmingham City Centre and the property is within close proximity to Camp Hill School

Accommodation:

Ground Floor

Entrance Porch, Entrance Hallway, Lounge: 4.52 x 3.81m, Rear Reception Room: 6.31 x 3.79m, WC: 1.82 x 2.05m having WC and wash basin, Breakfast Room: 2.85 x 3.82m with pantry cupboard: 0.89 x 1.84m, Kitchen: 2.00 x 2.23m, Lean-to: 4.19 x 1.79m having plumbing for washing machine and sink unit, Wet Room with shower: 1.45 x 1.23m

First Floor

Landing, Bedroom 1: 3.67 (max) x 6.58m (max), Bedroom 2: 4.25 x 3.80m, Bedroom 3: 2.40 x 4.45m, Bathroom having bath, wash basin and WC: 2.21 x 2.96m, Stairs

Second Floor

Bedroom 4: 3.26 x 3.80m, Bedroom 5: 3.67 x 3.79m, Store Room: 1.19 x 2.98m

Outside:

Rear: Brick built store and WC, Garage: 5.59 x 3.09m, Lawned garden and Dilapidated stable

Front: Lawned foregarden, driveway giving access to garage and providing off road parking

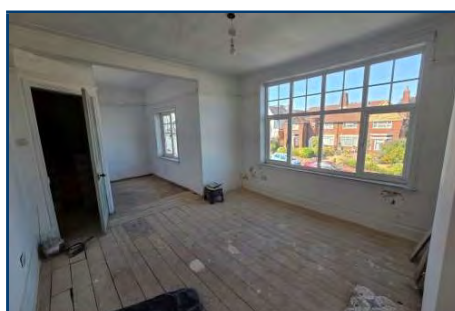
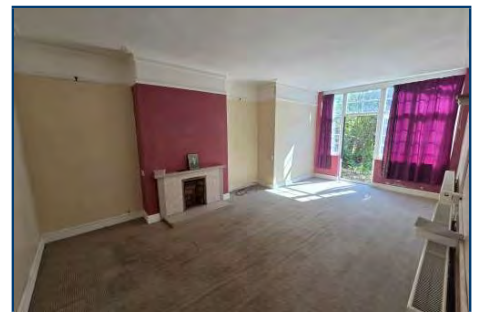
Council Tax Band – D

EPC Rating – Commissioned (Refer to Legal Pack)

Legal Documents – Available at

www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



LOT 31**Freehold Vacant Four Bedroom Detached House**

*Guide Price: £220,000 - £240,000 (+Fees)

27 Chapel Street, Halesowen, West Midlands, B63 4RU**Property Description:**

A four bedroom detached property of part rendered brick construction surmounted by a tiled clad roof set back from the road behind a small foregarden. The property benefits from having UPVC double glazing and gas fired central heating along with a car port allowing for off road parking. The property is located on Chapel Street which in turn is found off both Cross Street and Highfield Lane and the property is within approximately a miles distance from the main shopping area located in Halesowen.

Accommodation:**Ground Floor**

Dining Room: (3.80x2.52m), Lounge: (3.80x7.15m), Kitchen: (2.80x3.50m), Utility Room: (2.00x2.60m), Laundry Room: (2.60x2.45m), WC, Stairs

First Floor

Bedroom 1: (3.85x3.55m) with walk-in wardrobe: (1.95x1.92m), En-suite Shower Room: (1.95x1.50m) having shower cubicle, wash basin and WC, Bedroom 2: (3.80x3.55m),

Bedroom 3: (2.82x2.60m), Bedroom 4: (2.81x2.55m), Family Bathroom having panelled bath with shower over, wash basin, WC: (2.00x2.60m)

Outside:

Front: Small foregarden with access to car port/garage measuring 2.00x7.40m

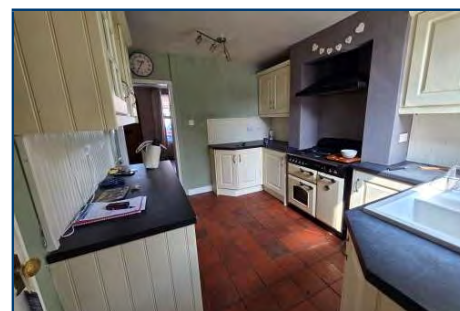
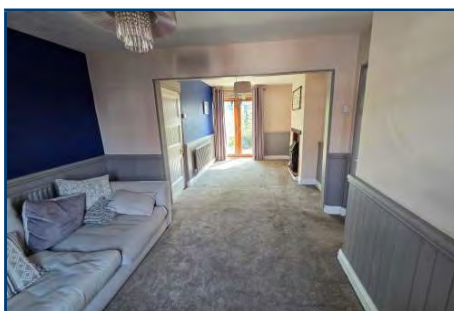
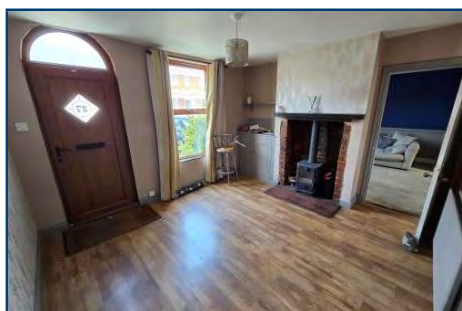
Rear: Garden

Council Tax Band – D

EPC Rating – E

Legal Documents – Available at www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



LOT 32

Leasehold (128 years Unexpired) Vacant Flat with Two Bedrooms
*Guide Price: £90,000 - £95,000 (+Fees)

Apartment 11 Great Western Court, The Avenue, Acocks Green, Birmingham, West Midlands B27 6NT

Property Description:

A first-floor two-bedroom flat contained within a modern purpose built three storey development with a pitched tile roof, benefiting from uPVC double glazing and electric heaters.

The property is situated on The Avenue, near the junction with Yardley Road (B4146), in an established and popular residential area, conveniently located approximately 100 metres from Acocks Green Train Station, 380 metres from Acocks Green Shopping centre, 2 miles from Heartlands Hospital, 3.1 miles from Solihull Town Centre and 4 miles from Birmingham City Centre.

Accommodation

Ground Floor: Secure Communal Entrance and Stairs to:

First Floor: Landing.

Flat Hallway, Living Area: 4.27m x 3.18m, Kitchen Area: 3.18m x 1.77m, Bedroom One: 3.99m x 2.91m with En-Suite Shower Room with Shower Cubicle, Wash Basin and WC, Bedroom Two: 3.92m x 2.39m, Bathroom with Bath, Wash Basin and WC.

Outside: Secure gated car park with allocated parking space.

Leasehold Term: 150 years from 1st January 2005.

Ground Rent: £293.14 per annum.

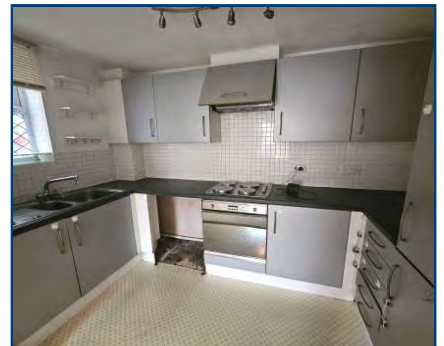
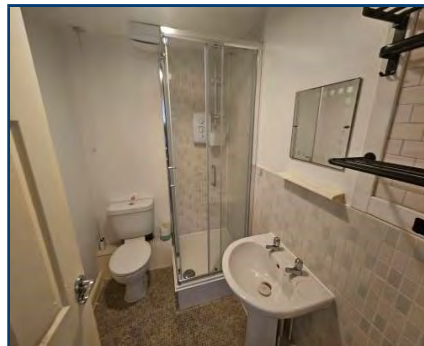
Service Charges: Please refer to the legal pack.

EPC Rating: B

Council Tax Band: B

Legal Documents: Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



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LOT 33
Freehold Vacant Industrial Premises with Potential for Alternative Use

*Guide Price: £450,000 - £480,000 (+Fees)

Premises known as Hadleys Original Prestige Windows, Vicar Street, Dudley, West Midlands, DY2 8RG

Property Description:

A substantial industrial premises with showroom that has been occupied a UPVC window manufacturing company for many years, prominently situated at the junction of Vicar Street and Bath Street, occupying an irregular shaped site and set back behind a Tarmacadamed customer/staff car park. The property comprises of three portal framed bays with vehicular roller shutter access through a secure palisade fenced yard off Bath Street and has a single-storey brick-built addition to the front elevation providing office and ancillary accommodation.

The property provides extensive and well laid out accommodation and extending to an area of 802.72 m² (8619 sq ft) and may be suitable for a variety of alternative uses subject to planning consent. The office accommodation benefits from UPVC double glazed windows and gas-fired central heating and the main workshop benefits from gas-fired blower heating.

The property is located in a mixed-use area within circa 1/2 mile to the south and Dudley Town Centre.

Accommodation:

Office Block/Ancillary Accommodation:
71.26m² (767 sq ft)

comprising of Reception, Open Plan Office, Manager's Office, Staff Kitchen, Shower Room, Ladies Toilets.

Main Workshop Buildings with Ancillary Accommodation:

comprising Showroom, Sales Offices,

Workshop 1: (12.01m x 8.81m) Gents Toilets, Storeroom 1, Storeroom 2,

Workshop 2: (26.4m x 9.23m plus 9.33m x 4.59m) with vehicular roller shutter access and

Mezzanine Storage: 29.69 m² (319 sq ft)

Workshop 3: 21.38m x 7.37m (min), Storeroom 3

Outside: Tarmacadamed fore court providing staff and customer car parking. The perimeter of the workshop areas are securely palisade fenced with a secure gated side yard off Bath Street providing loading, storage and access to workshops.

Gross Internal Area:

Workshops and Offices: 802.72 m² (8619 sq ft)

Mezzanine: 29.69 m² (319 sq ft)

Total Site Area: 0.39 acres (1,579 m²)

EPC Rating: E (109)

Legal Documents:

Available at www.cottons.co.uk

Viewings:

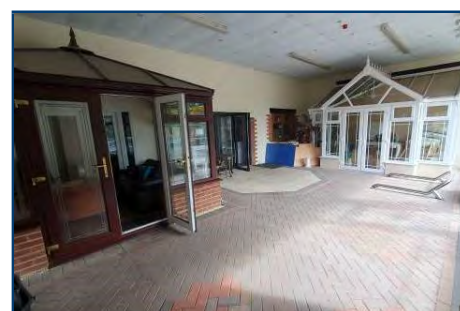
Via Cottons - 0121 247 2233

Completion Date:

Two Months from date of Exchange



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



LOT 34

Freehold Vacant Retail Unit in a Prominent Position

*Guide Price: £230,000 - £250,000 (+Fees)

244 Court Oak Road, Harborne, Birmingham, West Midlands, B32 2EG



Property Description:

A two-storey commercial property fronting Court Oak Road forming part of a parade benefiting from a high volume of pedestrian and the vehicular passing trade. The property is mid-terraced and of two-story traditional brick construction, surmounted by a pitched, tile-clad roof, rear garden with additional access via a pedestrian walkway from both Court Oak Road and Queens Park Road.

The property benefits from UPVC double glazed windows. The first floor may have the potential to convert to residential accommodation having access from both the main building and an external staircase to the rear, subject to obtaining the correct planning. The property is located in a parade of similar units located opposite the Court Oak Public House in Harborne.

Accommodation:

Ground Floor: - Retail Area (8.88m x 4.06m), Kitchen (2.58m x 2.17m), Door To Rear, Stairs

First Floor: - Office 1 (4.63m x 4.13m), Office 2 (3.44m x 1.80m), Office 3 (3.44m x 2.19m),

Shower Room having Shower Cubicle, Wash Basin and WC (2.82m x 2.15m).

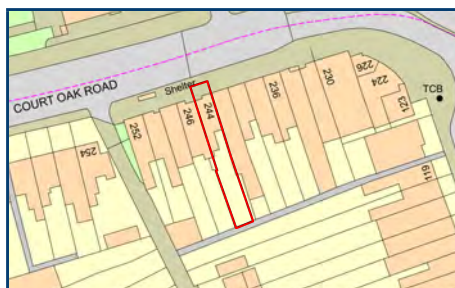
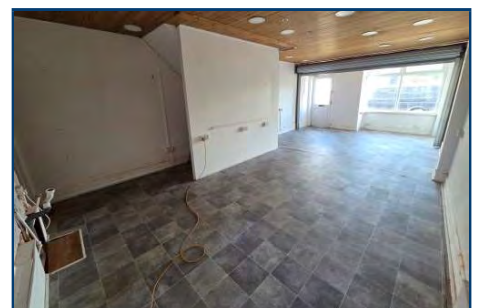
Outside: - Rear: Garden and separate access to first floor via a external staircase, the garden is also accessed via a pedestrian walkway from both Court Oak Road and Queens Park Road.

EPC Rating - D

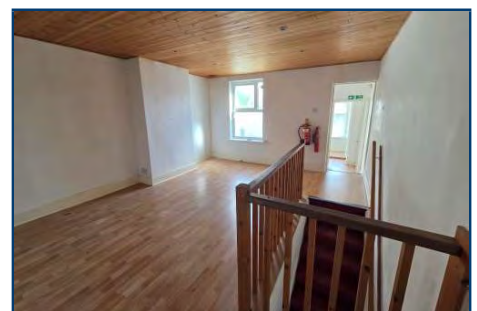
Legal Documents

Available at www.cottons.co.uk

Viewings - Via Cottons - 0121 247 2233



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



LOT 35
Freehold Investment - Four Bedroomed Semi-Detached House

*Guide Price: £260,000 - £280,000 (+Fees)

278 Beacon Street, Lichfield, Staffordshire, WS13 7BH

Property Description:

A traditional semi-detached house of two-storey brick construction surmounted by a pitched tile clad roof providing extensive and well laid out accommodation including three reception rooms, four bedrooms and occupying a large rectangular plot extending to an area of 0.14 acres (549 sq m). The property benefits from newly installed UPVC double-glazed windows and external doors, along with a new gas-fired central heating system and further benefits from off road car parking.

The property forms part of the historic and highly regarded city of Lichfield located within 3/4 mile to the North-West Lichfield City Centre which provides a wealth of retail amenities, bars and restaurants, including Lichfield Gothic Cathedral famous for having three distinct spires.

Tenancy Information:

The property is let on an assured tenancy at a current rental of £1,200 per calendar month (£14,400 per annum) and the current tenant has resided at the property for 25 years, having succeeded family members who originally took up occupation circa 1960's.

Accommodation:
Ground Floor:

Porch, Reception Hallway/Room: (L-shaped) 4.82m (max) x 3.71m with feature fireplace, Front Sitting Room: 4.64 into bay window x 3.62 (max), Kitchen: 2.68m x 3.36m, Side Entrance Hall, Toilet with wc, Dining Room: 3.34m x 2.75m with walk in pantry, Rear Sitting Room: 5.43m (max) x 3.51m

First Floor:

Stairs and Landing, Bedroom One: 3.83m x 3.57m, Bedroom Two: 3.78m x 2.75m, Bedroom Three: 4.34m x 3.53m, Bedroom Four: 3.76m x 2.76m with store,

Bathroom: 2.4m x 1.85m with panel bath, pedestal wash basin and wc.

Outside:

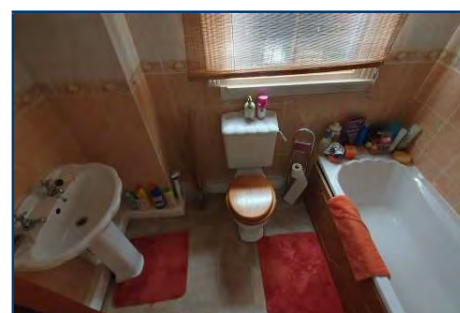
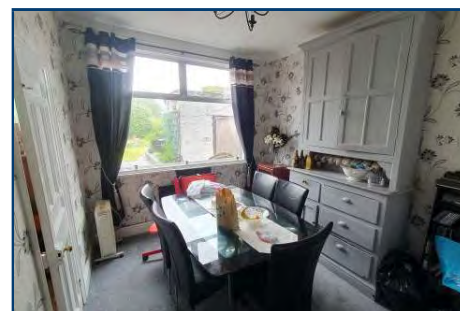
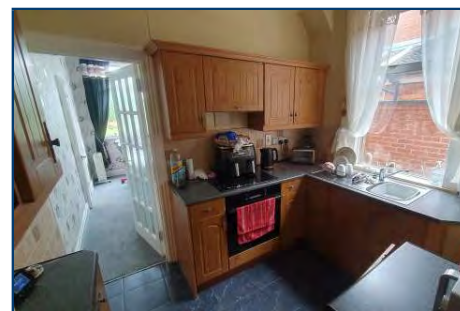
Front: Fore garden and driveway providing off road car parking, side pedestrian access to rear
 Rear: Patio and a long lawned garden

Council Tax: D
EPC Rating: D (57)
Legal Documents:

Available at www.cottons.co.uk


Viewings:

Via Cottons - 0121 247 2233



LOT 36

Freehold Vacant Three Story Four Bedroom House

*Guide Price: £230,000 - £250,000 (+Fees)

11 Woodlands Road, Sparkhill, Birmingham, West Midlands, B11 4EH



Property Description:

A freehold vacant three story end terrace property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property benefits from having substantial accommodation, gas fired central heating, however, does require some modernisation and improvement. Woodland Road is located off both Yardley Wood Road and Springfield Road the latter being accessed off Stratford Road which provides a wide range of shops and amenities and being within half a miles distance.

Accommodation:

Ground Floor

Entrance Hallway, Lounge/Kitchen (8.43m x 3.65m), Dining Room (4.43m x 3.20m), Utility Room (4.43m x 3.20m), Conservatory/Sun Room (4.86m x 2.78m), Stairs

First Floor

Bedroom 1 (3.77m x 5.41m), Bedroom 2 (3.76m x 3.60m), Bedroom 3 (3.95m x 3.19m) and Bathroom (1.98m x 2.27m), Separate wc, Stairs

Second Floor

Bedroom 4 (6.66m x 5.41m).

Outside:

Front: Walled Foregarden

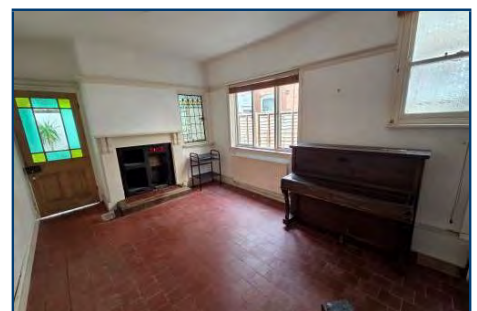
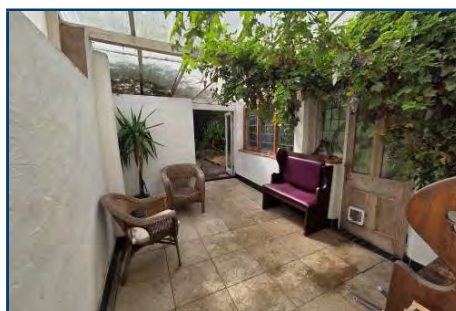
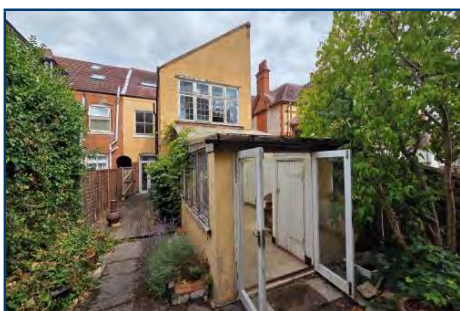
Rear: Substantial Lawned garden

Council Tax Band – C

EPC Rating – E

Legal Documents – Available at www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



LOT 37
Freehold Mixed-Use Investment (Shop and 5 Flats) in a Prominent Position

*Guide Price: £230,000 - £250,000 (+Fees)

8 Pinfold Street, Wednesbury, West Midlands, WS10 8SY

Property Description:

A prominently located mixed-use part vacant part investment property comprising of a barbers shop to the ground floor, along with five self-contained flats to the rear and first floors. The property is situated fronting Pinfold Street and forming part of the busy Shopping Centre in Darlaston, benefiting from a high volume of pedestrian and vehicular passing trade.

The property is mid-terraced and of two-storey traditional brick construction, surmounted by a pitched, tile-clad roof, each part is separately metered for electric with the Flat accommodation benefiting from UPVC double glazed windows, and gas-fired central heating. The Ground floor retail shop is let on a lease and three of the five flats are currently let on periodic tenancy agreements, a schedule of rents are detailed below.

Tenancy Information

Barbers Shop: £450 pcm (£5,400 pa).

Flat 1: £560 pcm (£6,720 pa).

Flat 2: £600 pcm (£7,200 pa).

Flat 3: £564 pcm (£6,768 pa).

Flat 4: Vacant

Flat 5: Vacant

Total Current Rental Income: £2,174 pcm (£26,088 pa).

Accommodation:
Ground Floor

Barbers Shop: (6.57 x 2.83m)

Side Communal Entrance with Reception Hall,

Flat 3: Lounge/Bedroom (4.18m x 3.86m), Kitchen: (3.31m x 3.88m), Shower Room having shower cubicle, wash basin and wc: (0.99 x 2.16m)

Flat 4: Accessed via rear yard, Lounge/Kitchen (6.38m x 3.98m), Shower Room having shower cubicle, wash basin and wc: (1.24m x 2.59m)

First Floor

Flat 2: Kitchen (3.89m x 3.43m), Lounge (3.85m x 2.87m), Bedroom (2.34m x 3.85m), Shower Room having shower cubicle, wash basin and WC: (1.99m x 1.40m)

Flat 3: Lounge/Bedroom (4.15m x 4.14m), Kitchen, with Shower Room off having shower cubicle, wash basin and separate WC: (3.57m x 3.96m)

Flat 5: Accessed via rear yard and external staircase, Lounge/Kitchen (6.38m x 3.98m), Shower Room having shower cubicle, wash basin and WC: (1.24m x 2.59m)

Outside:

Front: Access to Retail shop and separate side access to rear flats

Rear: Yard Area and access to Flats 4 and 5.

Council Tax Bands:

Flats 1-5 - A

EPC

Retail Shop: B

Flat 1, 2, 5: D

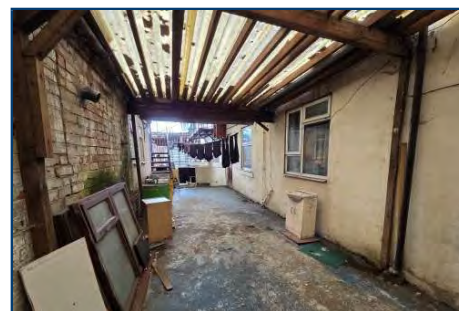
Flat 3, 4 - C

Legal Documents

Available at www.cottons.co.uk

Viewings

Via Cottons - 0121 247 2233


Flat 2

Flat 2


LOT 38

Freehold Investment Semi-Detached House Split into Two Self Contained Flats

*Guide Price: £270,000 - £290,000 (+Fees)

20 Braithwaite Road, Sparkbrook, Birmingham, West Midlands, B11 1LA



Property Description:

A substantial traditional three storey semi-detached former house of brick construction, surmounted by a pitched tile clad roof, situated behind a fore court. The property offers extensive accommodation, originally constructed as a spacious family home, and has since been converted into two large self-contained flats. Each flat benefits from UPVC double glazed windows and has a gas central heating system.

The property forms part of an established residential area and Braithwaite Road leads off Sampson Road and provides direct access to Stratford Road (A34) which contains a wide variety of local retail shops and services, and the property is conveniently within less than one mile from Birmingham City Centre.

Rental Information:

Flat 1: Let on an Assured Periodic Tenancy Agreement producing a rental of £1,020 per calendar month (£12,240 per annum).

Flat 2: Let on an Assured Periodic Tenancy Agreement producing a rental of £1,020 per calendar month (£12,240 per annum).

Total Rental £24,480 per annum.

Accommodation:

Vestibule and Communal Hallway

Flat 1

Ground Floor Large Reception Hall, Toilet, Living Room: (4.49m x 3.97m), Dining Room: (3.64m x 3.5m), Kitchen (2.75m x 2.31m)

First Floor Stairs and Landing, Bedroom 1: (3.5m x 3.23m), Bedroom 2: (4.49m into wardrobes x 2.36m), Bathroom with wash basin and W.C.

Flat Two

Ground Floor Living Room: (4.93m x 3.89m), Inner Hallway.

First Floor Stairs and Landing, Bedroom 3: 3.81m x 1.72m with en-suite W.C. with wash basin, Kitchen: 2.88m x 2.63m.

Second Floor Stairs and Landing, Bedroom 1: (4.49m x 2.4m), Bedroom 2: (4.07m x 2.97m), L shaped Storeroom: 2.94sq.m, Bathroom with wash basin and W.C.

Outside:

Front – Walled forecourt

Rear – Good sized lawned garden

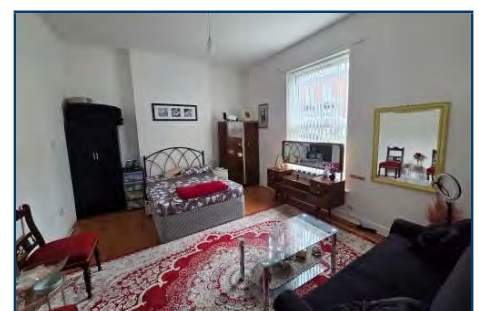
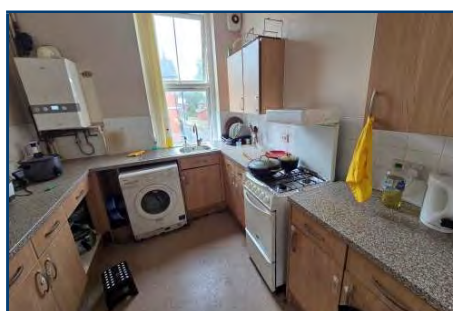
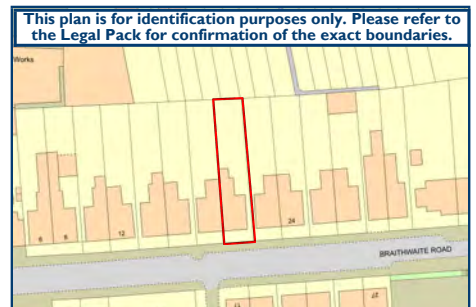
Council Tax Band – Both Flat A

EPC Rating Flat 1 – E, Flat 2 – C

Viewings: Via Cottons - 0121 247 2233

Legal Documents: Available at

www.cottons.co.uk



LOT 39
Freehold Vacant Mid-Terraced House with Three Bedrooms

*Guide Price: £160,000 - £170,000 (+Fees)

74 Frederick Road, Selly Oak, Birmingham, West Midlands B29 6PB
Property Description:

A traditional mid-terraced house of two-storey rendered brick construction surmounted by a pitched tile clad roof, and set back from the road behind a lawned fore garden with mature privet hedge. The property provides well laid out accommodation benefitting from three bedrooms, UPVC double glazed windows and gas-fired central heating but requires modernisation and refurbishment throughout.

The property forms part of a popular and established residential area and Frederick Road is located between Bristol Road (A38) and Gibbins Road and is conveniently within less than 500m from Selly Oak Park and within ½ mile from both Selly Oak Railway Station and Selly Oak Retail Park.

Accommodation:
Ground Floor:

Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Dilapidated lean-to.

First Floor:

Stairs and Landing, Three Bedrooms and Bathroom

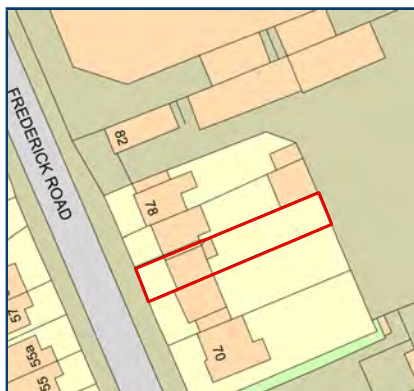
Outside:

Front: Lawned fore garden with pedestrian entry access to rear
 Rear: Garden

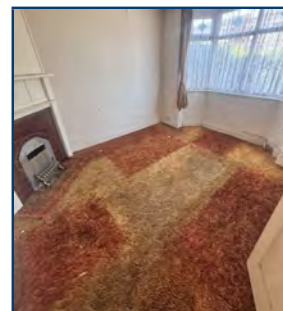
Council Tax: B
EPC Rating: Commissioned
Legal Documents:

Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



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LOT 40

Two Refurbished Freehold Vacant Terraced Houses (Offered as One Lot)

*Guide Price: £265,000 - £275,000 (+Fees)

45 & 47 Goldthorn Road, Wolverhampton, West Midlands, WV2 4PJ



Property Description:

A pair of traditional two storey mid-terrace houses, held on one freehold title and both of traditional brick construction surmounted by a pitched tile roofs and each having both undergone a extensive refurbishment throughout and offered for sale in much improved and modernised condition.

The properties each benefit from uPVC double glazed windows, recently installed new front doors and gas central heating systems.

The properties are conveniently situated in the Blakenhall area of Wolverhampton, along Goldthorn Road between Penn Road (A49) and Goldthorn Hill (A4039) in an established and popular residential area, located approximately 1 mile from Wolverhampton City Centre, 1.3 miles from Wolverhampton Train Station, 5.3 miles from Junction 10 of the M6 and 11.9 miles from Birmingham City Centre.

Accommodation:

45 Goldthorn Road

Ground Floor

Storm Porch, Hallway, Front Reception Room: 3.17m x 3.05m, Rear Reception Room with store room off: 4.19m max x 3.3m, re-Fitted Modern Kitchen: 2.96m x 2.88m.

First Floor

Stairs and Landing, Bedroom One: 4.19m x 2.77m, Bedroom Two: 3.17m x 3.08m, Re-fitted Modern Bathroom with bath having shower over and wc.

Outside:

Front - Courtyard.
Rear - Garden.

47 Goldthorn Road

Ground Floor

Storm Porch, Hallway, Front Reception Room: 3.19m x 3.03m, Rear Reception Room with store room off: 4.22m max x 3.05m, Re-fitted Modern Kitchen: 2.98m x 2.79m.

First Floor

Stairs and Landing, Bedroom One: 3.24m x 3.04m, Bedroom Two: 2.96m x 2.93m, Re-fitted Modern Bathroom with bath having shower over and WC.

Outside:

Front - Courtyard.
Rear - Garden.

Council Tax: Both Band A

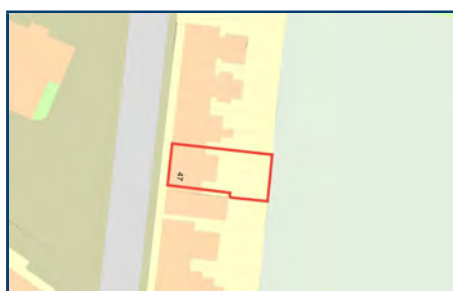
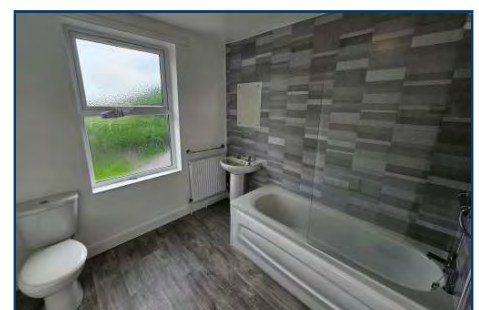
EPC Rating: No.45: D (68), No.47: D (65)

Legal Documents:

Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.

Note: Completion will be 35 days from exchange of contracts.



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



LOT 41
Freehold Vacant Retail Shop and Flat in Town Centre Location

*Guide Price: £110,000 - £120,000 (+Fees)

Colourway, Market Street, Whitland, Dyfed, SA34 0AJ

Property Description:

An attractive double fronted end of terrace premises of two-storey solid wall construction surmounted by a pitched tile clad roof and comprising of a ground floor retail shop/former banking premises along with a well-laid out flat to the first floor, particularly suited to both investors and owner/occupiers.

The property provides generous and well laid out accommodation benefiting from a gas-fired central heating along with rear car parking with freestanding garage. The property is located at the centre of Whitland which offers good facilities including junior and secondary schools, a range of independent retailers and restaurants along with a main line train station providing access to London Paddington, Fishguard and with direct link to the ferry crossing to Rosslare Island.

Access to the M4 motorway via the A40 is within approximately 30 miles. The property enjoys excellent access to the beautiful Pembrokeshire coastline with popular destinations Narberth, Saundersfoot and Tenby.

Accommodation:
Ground Floor:

Retail Shop: Entrance Hall: 2.4 m² (26 sq ft), Main Retail Area: 39.36 m² (4.23 sq ft) including the former banking safe, Manager's Office: 21.09 m² (227 sq ft), Safe Room: 10.88 m² (117 sq ft), Rear Office: 13.57 m² (146 sq ft), Separate Toilet with wc and Pantry Room

Flat Accommodation: Rear access Stairs to : **First Floor**

Front Landing, Living Room: 5.3m x 3.2m, Dining Kitchen: 4m x 2.9m with range of fitted units and rear door to access stairs down to rear garden area, Bathroom: 3.5m x 2.9m with roll top bath, separate shower cubicle, wash basin and wc, Bedroom One: 3.2m x 3.47m, Bedroom Two: 3.9m x 3.5m with steps out to Balcony.

Outside:

Rear vehicular access over car park to parking space, freestanding garage and good-sized garden area.

Note: The property details have been provided by the joint auction agent Morgan & Davies

Council Tax: A

EPC Rating: Commissioned

Legal Documents:

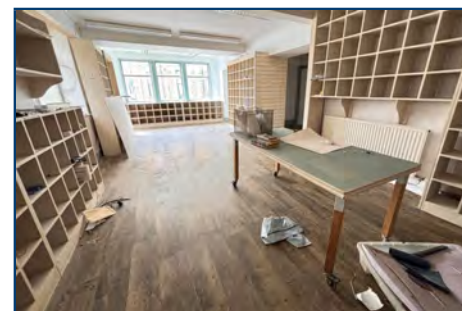
Available at www.cottons.co.uk

Viewings:

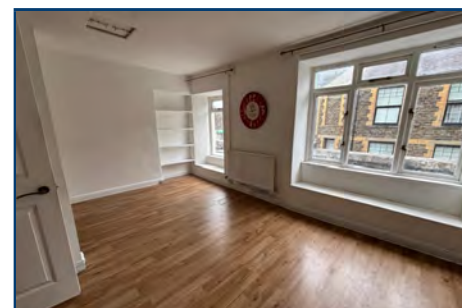
Thursday 3/9/2026 from 11:00 until 12:00

Monday 7/9/2026 from 13:00 until 14:00

Refer to viewing schedule online.



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



LOT 42

Leasehold Vacant Semi-Detached House with Two Bedrooms

*Guide Price: £50,000 - £60,000 (+Fees)

89 Courtenay Road, Great Barr, Birmingham, West Midlands, B44 8JB



Property Description:

A traditional semi-detached house of two-storey brick construction surmounted by a hipped tile clad roof, which we understand was replaced in 2020. The property benefits from two bedrooms, mostly UPVC double glazed windows, off road parking to the front and rear garage accessed by right of way, but requires modernisation and improvement throughout.

Courtenay Road forms part of a popular and established residential area and leads off Birdbrook Road which in turn leads off Aldridge Road and which connects with both Queslett Road and Walsall Road (A34).

Accommodation:

Ground Floor:

Porch, Entrance Area, Through Lounge/Dining Room: 6.49m x 2.93m, Kitchen: 3.28m x 1.93m

First Floor:

Stairs and Landing, Bedroom One (L-shaped): 4.07m x 3.68m (max), Bedroom Two: 3.08m x 2.72m (max), Bathroom: 1.99m x 1.98m having panelled corner bath, pedestal wash basin and wc

Outside:

Front: Lawned fore garden and driveway providing off road car parking

Rear: Pedestrian side access, patio, predominantly lawned garden with summer house, pond and a rear section with dilapidated garage accessed by a vehicular right of way

Lease Term:

99 years from 29th September 1935
Ground rent: £5.50 per annum

Council Tax: B

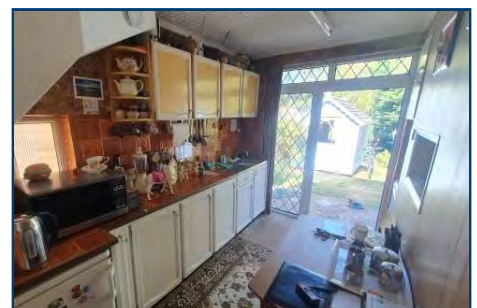
EPC Rating: Commissioned

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Refer to viewing schedule online.



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



LOT 43
Freehold Vacant Former Care Home with Redevelopment Potential

*Guide Price: £650,000 - £680,000 (+Fees)

By Instruction of the Joint LPA Receivers
116 Marshall Lake Road, Shirley, Solihull, West Midlands, B90 4PW

Property Description:

A redevelopment opportunity comprising a former 29 Bed Care Home, occupying a substantial corner plot extending to an area of 0.34 acres (1,384 sq m) and prominently situated at the junction of Marshall Lake Road and Cranmore Road.

The property is of two storey brick construction surmounted by a pitched tile clad roof and is in dilapidated condition having suffered from fire damage and vandalism with significant repair and refurbishment required to return the property to a habitable condition.

The property forms part of a highly regarded mixed use area containing a range of good quality residential dwelling houses and is situated directly opposite Sears Retail Park which includes M & S, Next and Boots Chemist, conveniently within 1/4 mile of Stratford Road (A34) which provides direct access to Shirley Shopping Centre and the M42 Motorway (Junction 4).

Planning:

Planning consent was granted for change of use from residential to Nursing Home for the elderly on 6th January 1986 and therefore the current C2 use (Residential Care Home) is duly established.

The site provides scope for demolition and redevelopment of the existing premises and may be suitable for a variety of residential or commercial uses, and all interested parties must satisfy themselves prior to bidding by contacting the local planning department at Solihull Council to discuss any proposed redevelopment schemes.

Accommodation

Due to significant fire damage the accommodation is deemed unsafe for internal inspection, however site access will be available prior to the auction and all interested parties should refer to the viewing schedule online.

Note: The adjacent semi-detached house known as 118 Marshall Lake Road will be offered for sale as a separate auction Lot and all interested parties should refer to the title plans for each property which will identify the exact site boundaries for each Lot.

Council Tax: G

EPC Rating: N/A

Legal Documents:

 Available at www.cottons.co.uk
Viewings:

Refer to viewing schedule online.



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



LOT 44

Freehold Vacant Semi Detached House with Three Bedrooms

*Guide Price: £160,000 - £180,000 (+Fees)

By Instruction of the Joint LPA Receivers

118 Marshall Lake Road, Shirley, Solihull, West Midlands B90 4RA

Property Description:

A traditional semi-detached house of two-storey brick construction surmounted by a hipped tile clad roof, set back behind a lawned fore garden and driveway and accessed from Marshall Lake Road by a vehicular service road.

The property forms part of a highly regarded mixed use area containing a range of good quality residential homes and is situated directly opposite Sears Retail Park providing access to a range of premium retail amenities including M&S and Next.

Accommodation:

At the time of preparing the catalogue particulars the property has not been inspected internally, and we have relied on our external inspection along with historical details available at Rightmove.co.uk. Prior to bidding, all interested parties should satisfy themselves in respect of the accommodation.

Ground Floor: Reception Hall, Front Reception Room, opening to Rear Reception Room, opening to Kitchen

First Floor: Stairs and Landing, Three Bedrooms and Bathroom

Outside:

Front: Lawned fore garden and driveway with lean to side garage

Rear: Enclosed decked patio and further lawned garden area

Note: The purchaser will be responsible for erection of a garden fence in accordance with the Land Registry Title Plan separating the subject property from 116 Marshall Lake Road

Council Tax: C

EPC Rating: D (62)

Legal Documents: Available at www.cottons.co.uk

Viewings: Refer to viewing schedule online.



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EPC's

Energy performance certificate (EPC)

Current EPC rating: **D** | Current date: 14 September 2021 | Valid until: 14 September 2028

Property type: **Midland Terraced and Professional Services**
Total floor area: **654 square metres**

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is **D**.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **E**
If typical of the building stock: **D**

1 FREER STREET

Energy performance certificate (EPC)

Current EPC rating: **B** | Current date: 17 May 2021 | Valid until: 17 May 2028

Property type: **Midland Terraced and Professional Services**
Total floor area: **451 square metres**

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is **B**.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **A**
If typical of the building stock: **B**

8 PINFOLD STREET

Energy performance certificate (EPC)

Current EPC rating: **D** | Current date: 17 August 2021 | Valid until: 17 August 2028

Property type: **Adapted Residential and Commercial Buildings**
Total floor area: **265 square metres**

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is **D**.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **E**
If typical of the building stock: **D**

62 BRIDGE STREET

Energy performance certificate (EPC)

Current EPC rating: **D** | Current date: 18 March 2021 | Valid until: 18 March 2028

Property type: **Midland Terraced and Professional Services**
Total floor area: **127 square metres**

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is **D**.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **E**
If typical of the building stock: **D**

178 ROBIN HOOD LANE

Energy performance certificate (EPC)

Current EPC rating: **D** | Current date: 18 March 2021 | Valid until: 18 March 2028

Property type: **Midland Terraced and Professional Services**
Total floor area: **278 square metres**

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is **D**.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **E**
If typical of the building stock: **D**

239 HIGH STREET

Energy performance certificate (EPC)

Current EPC rating: **D** | Current date: 17 May 2021 | Valid until: 17 May 2028

Property type: **Adapted Residential and Commercial Buildings**
Total floor area: **84 square metres**

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is **D**.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **E**
If typical of the building stock: **D**

244 COURT OAK ROAD

Energy performance certificate (EPC)

Current EPC rating: **B** | Current date: 17 May 2021 | Valid until: 17 May 2028

Property type: **Adapted Residential and Commercial Buildings**
Total floor area: **32 square metres**

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is **B**.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **A**
If typical of the building stock: **B**

369-371 STOCKFIELD ROAD

Energy performance certificate (EPC)

Current EPC rating: **D** | Current date: 18 August 2021 | Valid until: 18 August 2028

Property type: **Offices and Workshop Buildings**
Total floor area: **47 square metres**

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is **D**.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **E**
If typical of the building stock: **D**

369-373 STOCKFIELD ROAD

Energy performance certificate (EPC)

Current EPC rating: **C** | Current date: 18 March 2021 | Valid until: 18 March 2028

Property type: **Adapted Residential and Commercial Buildings**
Total floor area: **32 square metres**

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is **C**.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **D**
If typical of the building stock: **C**

369-373 STOCKFIELD ROAD

Energy performance certificate (EPC)

Current EPC rating: **C** | Current date: 18 August 2021 | Valid until: 18 August 2028

Property type: **Offices and Workshop Buildings**
Total floor area: **32 square metres**

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is **C**.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **D**
If typical of the building stock: **C**

FORMER CORKS SOCIAL CLUB

Energy performance certificate (EPC)

Current EPC rating: **C** | Current date: 18 August 2021 | Valid until: 18 August 2028

Property type: **Offices and Workshop Buildings**
Total floor area: **42 square metres**

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is **C**.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **D**
If typical of the building stock: **C**

H SUITE

Energy performance certificate (EPC)

Current EPC rating: **E** | Current date: 18 August 2021 | Valid until: 18 August 2028

Property type: **Offices and Workshop Buildings**
Total floor area: **738 square metres**

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is **E**.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **F**
If typical of the building stock: **E**

PRESTIGE WINDOWS LTD

Energy performance certificate (EPC)

Current EPC rating: **D** | Current date: 18 August 2021 | Valid until: 18 August 2028

Property type: **Offices and Workshop Buildings**
Total floor area: **65 square metres**

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is **D**.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **E**
If typical of the building stock: **D**

UNIT 10 PREMIER INDUSTRIAL EST

ENERGY PERFORMANCE CERTIFICATE

The EPC was commissioned on: 25.8.26

This will be added to the Legal Pack and available on our website

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Sale Memorandum

The seller agrees to sell and the buyer agrees to buy the lot for the price. This agreement is subject to the conditions so far as they apply to the lot.

We acknowledge receipt of the deposit _____

Date

Name and address of seller

Name and address of buyer

The lot

The price (excluding any VAT)

Deposit paid

Signed by the buyer

Signed by us as agent for the seller

The buyer's conveyancer is

Name

Address

Contact

Common Auction Conditions for Auction of Real Estate in England & Wales 4th Edition

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

Glossary

The glossary gives special meanings to certain words used in both sets of conditions.

Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two part notice to bidders in the auction catalogue, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions.

Sale Conditions

The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

This glossary applies to the auction conduct conditions and the sale conditions.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or reenacted by the date of the auction or the contract date (as applicable); and
- where the following words printed in bold black type appear in bold blue type they have the specified meanings.

Actual completion date

The date when completion takes place or is treated as taking place for the purposes of apportionment and calculating interest.

Addendum

An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the auction.

Agreed completion date

Subject to condition G9.3:

- (a) the date specified in the special condition; or
- (b) if no date is specified, 20 business days after the contract date; but if that date is not a business day the first subsequent business day.

Approved financial institution

Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the auctioneers.

Arrears

Arrears of rent and other sums due under the tenancies and still outstanding on the actual completion date.

Arrears schedule

The arrears schedule (if any) forming part of the special conditions.

Auction

The auction advertised in the catalogue.

Auction conduct conditions

The conditions so headed, including any extra auction conduct conditions.

Auctioneers

The auctioneers at the auction.

Business day

Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer

The person who agrees to buy the lot or, if applicable, that person's personal representatives: if two or more are jointly the buyer their obligations can be enforced against them jointly or against each of them separately.

Catalogue

The catalogue to which the conditions refer including any supplement to it.

Completion

Unless otherwise agreed between seller and buyer (or their conveyancers) the occasion when both seller and buyer have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

Condition

One of the auction conduct conditions or sales conditions.

Contract

The contract by which the seller agrees to sell and the buyer agrees to buy the lot.

Contract date

The date of the auction or, if the lot is not sold at the auction:

- (a) the date of the sale memorandum signed by both the seller and buyer; or
- (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

Documents

Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the special conditions relating to the lot.

Financial charge

A charge to secure a loan or other financial indebtedness (not including a rent charge).

General conditions

That part of the sale conditions so headed, including any extra general conditions.

Interest rate

If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)

Lot

Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

Old arrears

Arrears due under any of the tenancies that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.

Particulars

The section of the catalogue that contains descriptions of each lot (as varied by any addendum).

Practitioner

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

Price

The price that the buyer agrees to pay for the lot.

Ready to complete

Ready, willing and able to complete: if completion would enable the seller to discharge all financial charges secured on the lot that have to be discharged by completion, then those outstanding financial charges do not prevent the seller from being ready to complete.

Sale conditions

The general conditions as varied by any special conditions or addendum.

Sale memorandum

The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

Seller

The person selling the lot. If two or more are jointly the seller their obligations can be enforced against them jointly or against each of them separately.

Special conditions

Those of the sale conditions so headed that relate to the lot.

Tenancies

Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

Tenancy schedule

The tenancy schedule (if any) forming part of the special conditions.

Transfer

Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our) The auctioneers.

Your (and your)

Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer.

Auction conduct conditions

A1 Introduction

A1.1 Words in bold blue type have special meanings, which are defined in the Glossary.

A1.2 The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disappplied or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 Our role

A2.1 As agents for each seller we have authority to:

- (a) prepare the catalogue from information supplied by or on behalf of each seller;
- (b) offer each lot for sale;
- (c) sell each lot;
- (d) receive and hold deposits;
- (e) sign each sale memorandum; and
- (f) treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.

A2.2 Our decision on the conduct of the auction is final.

A2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.

A2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.

A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

A3.2 We may refuse to accept a bid. We do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction.

A3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the seller may fix the final reserve price just before bidding commences.

A4 The particulars and other information

A4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

A4.2 If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have not been prepared by a conveyancer and are not intended to form part of a legal contract.

A4.3 The particulars and the sale conditions may change prior to the auction and it is your responsibility to check that you have the correct versions.

A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This condition A5 applies to you if you make the successful bid for a lot.

A5.2 You are obliged to buy the lot on the terms of the sale memorandum at the price you bid plus VAT (if applicable).

A5.3 You must before leaving the auction:

- (a) provide all information we reasonably need from you to enable us to complete the sale memorandum (including proof of your identity if required by us);
- (b) sign the completed sale memorandum; and
- (c) pay the deposit.

A5.4 If you do not we may either:

- (a) as agent for the seller treat that failure as your repudiation of the contract and offer the lot for sale again: the seller may then have a claim against you for breach of contract; or
- (b) sign the sale memorandum on your behalf.

A5.5 The deposit:

- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the seller, but otherwise is to be held as stated in the sale conditions; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to us on an approved financial institution. The extra auction conduct conditions may state if we accept any other form of payment.

A5.6 We may retain the sale memorandum signed by or on behalf of the seller until the deposit has been received in cleared funds.

A5.7 If the buyer does not comply with its obligations under the contract then:

- (a) you are personally liable to buy the lot even if you are acting as an agent; and
- (b) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

A5.8 Where the buyer is a company you warrant that the buyer is properly constituted and able to buy the lot.

A6 Extra Auction Conduct Conditions

A6.1 Despite any special condition to the contrary the minimum deposit we accept is £2000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

A6.2 The deposit will be held by the auctioneers as agents for the seller unless the sale is subject to VAT when it will be held as stakeholder.

Words in bold blue type have special meanings, which are defined in the Glossary.

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

G1. The lot

G1.1 The lot (including any rights to be granted or reserved, and any exclusions from it) is described in the special conditions, or if not so described the lot is that referred to in the sale memorandum.

G1.2 The lot is sold subject to any tenancies disclosed by the special conditions, but otherwise with vacant possession on completion.

G1.3 The lot is sold subject to all matters contained or referred to in the documents, but excluding any financial charges: these the seller must discharge on or before completion.

G1.4 The lot is also sold subject to such of the following as may affect it, whether they arise before or after the contract date and whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents:

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and
- (i) anything the seller does not and could not reasonably know about.

G1.5 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the seller against that liability.

G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the contract date but the buyer must comply with them and keep the seller indemnified.

G1.7 The lot does not include any tenant's or trade fixtures or fittings.

G1.8 Where chattels are included in the lot the buyer takes them as they are at completion and the seller is not liable if they are not fit for use.

G1.9 The buyer buys with full knowledge of:

- (a) the documents, whether or not the buyer has read them; and
- (b) the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.

G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

G2. Deposit

G2.1 The amount of the deposit is the greater of:

- (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
- (b) 10% of the price (exclusive of any VAT on the price).

G2.2 The deposit

- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
 - (b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.
- G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if

applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.

G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.

G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.

G3. Between contract and completion

G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:

- (a) produce to the buyer on request all relevant insurance details;
 - (b) pay the premiums when due;
 - (c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
 - (d) at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;
 - (e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim; and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.
- G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.

G4. Title and identity

G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.

G4.2 If any of the documents is not made available before the auction the following provisions apply:

- (a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
- (b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
- (c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.
- (d) If title is in the course of registration, title is to consist of certified copies of:
 - (i) the application for registration of title made to the land registry;
 - (ii) the documents accompanying that application;
 - (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iv) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.
- (e) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer.

G4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide):

- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and
 - (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.
- G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.
- G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.
- G4.6 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.

G5. Transfer

G5.1 Unless a form of transfer is prescribed by the special conditions:

- (a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and
- (b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.

G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.

G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.

G6. Completion

G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.

G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.

G6.3 Payment is to be made in pounds sterling and only by:

- (a) direct transfer to the seller's conveyancer's client account; and
- (b) the release of any deposit held by a stakeholder.

G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

G6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.

G6.6 Where applicable the contract remains in force following completion.

G7. Notice to complete

G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.

G7.2 The person giving the notice must be ready to complete.

G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:

- (a) terminate the contract;
- (b) claim the deposit and any interest on it if held by a stakeholder;
- (c) forfeit the deposit and any interest on it;
- (d) resell the lot; and
- (e) claim damages from the buyer.

G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:

- (a) terminate the contract; and
- (b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.

G8. If the contract is brought to an end

If the contract is lawfully brought to an end:

- (a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and
- (b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

G9. Landlord's licence

G9.1 Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies.

G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.

G9.4 The seller must:

- (a) use all reasonable endeavours to obtain the licence at the seller's expense; and
- (b) enter into any authorised guarantee agreement properly required.

G9.5 The buyer must:

- (a) promptly provide references and other relevant information; and
- (b) comply with the landlord's lawful requirements.

G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.

G10. Interest and apportionments

G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.

G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:

- (a) the buyer is liable to pay interest; and
 - (b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - (c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.

G11. Arrears

Part 1 Current rent

G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.

G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.

G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.

Part 2 Buyer to pay for arrears

G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.

G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.

G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.

Part 3 Buyer not to pay for arrears

G11.7 Part 3 of this condition G11 applies where the special conditions:

- (a) so state; or
 - (b) give no details of any arrears.
- G11.8 While any arrears due to the seller remain unpaid the buyer must:
- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
 - (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
 - (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
 - (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;
 - (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender or forfeit any tenancy under which arrears are due; and
 - (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
- G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

G12. Management

G12.1 This condition G12 applies where the lot is sold subject to tenancies.

G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.

G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy) and:

- (a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;
- (b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and
- (c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

G13. Rent deposits

G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.

G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:

- (a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;
- (b) give notice of assignment to the tenant; and
- (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14. VAT

G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.

G15. Transfer as a going concern

G15.1 Where the special conditions so state:

- (a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
- (b) this condition G15 applies.

G15.2 The seller confirms that the seller

- (a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and
- (b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:

- (a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;
- (b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;
- (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- (d) it is not buying the lot as a nominee for another person.

G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:

- (a) of the buyer's VAT registration;
- (b) that the buyer has made a VAT option; and
- (c) that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.

G15.5 The buyer confirms that after completion the buyer intends to:

- (a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and
 - (b) collect the rents payable under the tenancies and charge VAT on them.
- G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:
- (a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;
 - (b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and
 - (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.

G16. Capital allowances

G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.

G16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.

G16.4 The seller and buyer agree:

- (a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and
- (b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17. Maintenance agreements

G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.

G17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.

G18. Landlord and Tenant Act 1987

G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.

G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19. Sale by practitioner

G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.

G19.2 The practitioner has been duly appointed and is empowered to sell the lot.

G19.3 Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.

G19.4 The lot is sold:

- (a) in its condition at completion;
- (b) for such title as the seller may have; and
- (c) with no title guarantee; and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

G19.5 Where relevant:

- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
- (b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.

G20. TUPE

G20.1 If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.

G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:

- (a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.
- (b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.
- (c) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.

(d) The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

G21. Environmental

G21.1 This condition G21 only applies where the special conditions so provide.

G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.

G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

G22. Service Charge

G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.

G22.2 No apportionment is to be made at completion in respect of service charges.

G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:

- (a) service charge expenditure attributable to each tenancy;
- (b) payments on account of service charge received from each tenant;
- (c) any amounts due from a tenant that have not been received;
- (d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.

G22.4 In respect of each tenancy, if the service charge account shows that:

- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.

G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- (a) the seller must pay it (including any interest earned on it) to the buyer on completion; and
- (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

G23. Rent reviews

G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.

G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.

G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.

G23.4 The seller must promptly:

- (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

G24. Tenancy renewals

G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.

G24.4 Following completion the buyer must:

- (a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
- (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.

G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25. Warranties

G25.1 Available warranties are listed in the special conditions.

G25.2 Where a warranty is assignable the seller must:

- (a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
- (b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.

G25.3 If a warranty is not assignable the seller must after completion:

- (a) hold the warranty on trust for the buyer; and
- (b) at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

G26. No assignment

The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer's interest under this contract.

G27. Registration at the Land Registry

G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:

- (a) procure that it becomes registered at Land Registry as proprietor of the lot;
- (b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
- (c) provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:

- (a) apply for registration of the transfer;
- (b) provide the seller with an official copy and title plan for the buyer's new title; and
- (c) join in any representations the seller may properly make to Land Registry relating to the application.

G28. Notices and other communications

G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.

G28.2 A communication may be relied on if: (a) delivered by hand; or (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.

G28.3 A communication is to be treated as received: (a) when delivered, if delivered by hand; or (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

G29. Contracts (Rights of Third Parties) Act 1999 No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

G30. Extra General Conditions

G30.1 If a cheque for all or part of the deposit is not cleared on first presentation, the auctioneers are under no obligation to represent the cheque, but should they do so (at their sole discretion) then the buyer will pay to the auctioneers a fee of £100 plus VAT, such payment being due whether or not the cheque ultimately clears.

G30.2 Vacant possession of the lot shall be given to the buyer on completion except where stated in the special conditions. The buyer accepts that vacant possession of the whole or any part of the lot offered with vacant possession notwithstanding that:

- (a) there may be furniture fittings or effects remaining at the lot in which case the buyer shall not be entitled to require the removal of such items or delay completion on the grounds that the existence of such items does not constitute vacant possession; and
- (b) that all or part of the lot whether comprising a house, part of a house, flat or flats may not legally be used for immediate residential occupation.

G30.3 The buyer will pay to the auctioneers a Buyers Administration Fee of £450 inclusive of VAT (£1500 for transactions of less than £10,000). If for any reason this sum is not paid on exchange of contracts then it will be payable to the seller's solicitors on completion in addition to the purchase price.

G30.4 Any description of the lot which includes reference to its use does not imply or warrant that it may be legally used for that purpose.

G30.5 If the buyer is unable to provide adequate means of identification in the auction room either for himself or for the contractual buyer (if this is different) the auctioneers may retain the sale memorandum signed by or on behalf of the seller until such identification is produced and in the absence of its production may (as agents for the seller) treat this as the buyers repudiation of the contract and re-offer the lot for sale.

G30.6 The auctioneers shall be under no financial liability in respect of any matters arising out of the auction or the particulars of any lot or any of the conditions relating to any lot. No claims shall be made against the auctioneers by the buyer in respect of any loss or damage or claim actually or allegedly suffered by or made against the buyer by reason of the buyer entering into the contract.

G30.7 The auctioneers have undertaken their best endeavours to satisfy themselves as to the bona fides of the seller and that he is the beneficial owner but we give no warranty.

LEGAL PACKS

Once you have successfully bid for a property you have become the legal purchaser and are duty bound to complete within the contractual time scale.

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