

COTTONS AUCTION SALE – 15TH JULY 2026 (Version 1 – 15/07/2026)

1. It is assumed all bidders have inspected the Legal Packs available on our website prior to bidding and are fully aware of all terms and conditions including any Agents or Solicitors Fees/Costs and Disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property.
2. All buyers will be required to pay an Administration Fee of £1,500 including VAT payable on each Lot purchased whether purchasing prior, during or after auction, except for Lots with a purchase price of £10,000 or less, in which case the fee will be £450 including VAT.

Lot 8	27 NANSEN ROAD, SALTLEY	NOT OFFERED
Lot 17	1 FREER STREET, WALSALL The ground floor room to the rear left-hand corner of the building does not form part of the title and is not included the sale.	
Lot 19	1887 PERSHORE ROAD, COTTERIDGE The Property has electric heating and not gas fired central heating.	
Lot 25	BLACK LEES FARM, WOLVERHAMPTON ROAD	SOLD PRIOR
Lot 27	12 ALTON ROAD, BIRMINGHAM Completion for this property will be 20th August 2026	
Lot 29	70 VICTORIA ROAD, BRADMORE, WOLVERHAMPTON	NOT OFFERED
Lot 30	FGRS 27 VALLEY RD, 68 & 96 BANKSIDE CRES, 45 BONSALL RD, SUB STN The Substation in Valley Road is subject to a Lease expiring on 23 rd June 2059 and not 25/12/2031.	
Lot 36	APARTMENT 103, THE QUADRANT, 150, SAND PITS, BIRMINGHAM Completion will be 56 days from exchange of contracts	
Lot 41	25 LANGLEY GROVE, LANGLEY ROAD, BIRMINGHAM	SOLD PRIOR

IMPORTANT NOTICE

The auctioneers cannot give any guarantee that this Addendum represents a comprehensive list of all amendments and conditions included in individual sales contracts. Our website has been updated where possible to reflect addendum comments. All bidders are reminded that it is their responsibility to inspect the legal packs to satisfy themselves that they are fully aware of all terms and conditions including any Agents or Solicitors Fees/Costs and Disbursements for which they are responsible, Completion Dates, Information relating to any tenancies and other relevant matters that they will be obliged to comply with once they have successfully purchased the property. The auctioneers assume that by bidding for a property you have made all appropriate enquiries.

We require properties for our next Auction Sale on Wednesday 9th September 2026. Closing date for entries will be Friday 14th August 2026.