

COTTONS AUCTION SALE – 22ND APRIL 2026 (Version 1 - 21/04/2026)

1. It is assumed all bidders have inspected the Legal Packs available on our website prior to bidding and are fully aware of all terms and conditions including any Agents or Solicitors Fees/Costs and Disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property.
 2. All buyers will be required to pay an Administration Fee of £1,250 including VAT payable on each Lot purchased whether purchasing prior, during or after auction, except for Lots with a purchase price of £10,000 or less, in which case the fee will be £250 including VAT.
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| Lot 2 | 186A STEPHENSON AVENUE, WALSALL
The property will be re-offered in our auction on 3 rd June 2026. | NOT OFFERED |
| Lot 7 | 71 MIDDLETON ROAD, SHIRLEY, SOLIHULL | SOLD PRIOR |
| Lot 8 | 1869 & 1869A PERSHORE ROAD, COTTERIDGE
1869 Pershore Road (Café) the Lease expires on the 6th of December 2026 and not as stated in the catalogue. 1869A Pershore Road (Flat) the rental is £700 pcm (£8,400 per annum) and not as stated in the catalogue. Completion has been extended to 42 days from exchange of contracts. | |
| Lot 10 | 5 THE HEDGEROWS, SHORTBUTTS LANE, LICHFIELD | NOT OFFERED |
| Lot 13 | FLAT 7 GAIETY HOUSE, REGENT STREET, SMETHWICK
The Flat has electric heating. Form TA6 (11.4) in the legal pack incorrectly states there is gas heating at the property. | |
| Lot 15 | THE SHAMBLES, WEDNESBURY, WEST MIDLANDS
The Guide Price has been significantly reduced to a range of £120,000 - £130,000 | |
| Lot 16 | 21 BUCKINGHAM MEWS, SUTTON COLDFIELD | NOT OFFERED |
| Lot 17 | LAND (8 ACRES) POOLHOUSE ROAD, WOMBOURNE
The Guide Price has been reduced to a range of £140,000 - £150,000 | |
| Lot 21 | FGR 14 TIMOTHY ROAD, TIVIDALE, OLDBURY | SOLD PRIOR |
| Lot 22 | FGR 70 TITFORD ROAD, OLDBURY | SOLD PRIOR |
| Lot 28 | BLACK LEES FARM, WOLVERHAMPTON ROAD, SHARES HILL
The property will be re-offered in our auction on 3 rd June 2026. | NOT OFFERED |
| Lot 29 | 182 HIGH STREET, CHASETOWN, BURNTWOOD, STAFFORDSHIRE
The Guide Price has been reduced to range of £150,000 - £160,000 | |
| Lot 30 | 27 TAMERTON ROAD, BARTLEY GREEN, BIRMINGHAM | NOT OFFERED |
| Lot 35 | APARTMENT 103, THE QUADRANT, 150, SAND PITS, BIRMINGHAM
Completion will be 56 days from exchange of contracts. The auction legal pack has been updated to include the current EWS1 form for the property. | |

- Lot 38** **18 BARNSELY ROAD, EDGBASTON, BIRMINGHAM** **NOT OFFERED**
- Lot 39** **1 FREER STREET, WALSALL**
The Guide Price has been reduced to a range of £190,000 - £200,000.
The property being offered for sale is exactly as contained in the Land Registry title plan WM474404 a copy which is contained in the auction catalogue details. The ground floor room to the rear left hand corner of the building does not form part of the title and is therefore excluded from the sale. The Gross Internal Area for the Ground Floor has been adjusted and is now. 273.19 sq m (2,940 sq ft).
- Lot 42** **9 WILCOTE GROVE, BIRMINGHAM**
Both Flats are currently let at rentals of £600 per calendar month. Total Rental Income: £14,400 per annum
- Lot 43** **LAND ON THE NORTH SIDE FOCKBURY MILL LANE** **SOLD PRIOR**
- Lot 44** **33 BOTHA ROAD, BORDESLEY GREEN, 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 3rd June 2026. Closing date for entries will be Friday 8th May 2026.