COTTONS AUCTION SALE – 25TH FEBRUARY 2026 (Version 2 - 25/02/2026)

1. It is assumed all bidders have inspected the Legal Packs available on our website prior to bidding and are fully aware of all terms and conditions including any Agents or Solicitors Fees/Costs and Disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property.

2. All buyers will be required to pay an Administration Fee of £1,250 including VAT payable on each Lot purchased whether purchasing prior, during or after auction, except for Lots with a purchase price of £10,000 or less, in which case the fee will be £250 including VAT.

Lot 17 **LAND TO EAST OF WATFORD ROAD, COTTERIDGE.**
The Guide Price has been substantially reduced to a range of £110,000 - £115,000.
The Rent for Yard/Unit 1 is £3,900 per annum increasing the Total Rent to £15,900 per annum.

Lot 21 **57 STIRLING ROAD, EDGBASTON, BIRMINGHAM**
Flat Three: The Rent stated in the tenancy agreement is £425 pcm however this was increased to £500 pcm from April 2025 and we are in possession of a bank statement confirming this.

Lot 22 **14 TALGARTH COVERT, KING'S NORTON, BIRMINGHAM**
The Rent will be increased to £690 per calendar month (not £700 pcm). A copy of the S.13 Notice of Rent Increase dated 1st April 2026 is available on the Legal Pack.

Lot 29 **70 LINCOLN ROAD, ACOCKS GREEN, BIRMINGHAM**
A representative on behalf of Cottons visited the property on 20th February 2026 to inspect the accommodation and accordingly the property details have been updated.
The Rent is £700 per calendar month (£8,400 per annum) & not £895 pcm as stated in the original catalogue.

Lot 30 **488 WARWICK ROAD, TYSELEY**
Flat One (First Floor): The Rent is £500 per calendar month (Not £495 pcm)
Flat Two (Ground Floor Front): The Rent is £395 per calendar month (not £400 pcm)

Lot 31 **178/178A LONG STREET, ATHERSTONE**
The Rent is currently £500 per calendar month (Not £550 pcm) and is being increased to £675 pcm from 2 April 2026. A copy of the S.13 Notice of increase is available in the Legal Pack.

Lot 32 **29 LANGLEY HIGH STREET, OLDBURY** **NOT OFFERED**

IMPORTANT NOTICE

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

We require properties for our next Auction Sale on Wednesday 22nd April 2026. Closing date for entries will be Friday 27th March 2026.