

**COTTONS AUCTION SALE – 21<sup>ST</sup> OCTOBER 2026 (Version 1 – 21/10/2026)**

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 5            241 WARWARDS LANE, SELLY OAK**  
The guide price has been amended to £320,000

**Lot 7            31 LANGLEY HIGH STREET, OLDBURY, WEST MIDLANDS**  
Please note there will not be a rent increase from 25/12/2026 to £9,000 per annum as originally stated in the catalogue. The Guide Price has been reduced to a range of £130,000 - £140,000.

**Lot 12          675 TURNERS LANE, BRIERLEY HILL, WEST MIDLANDS**  
The Guide Price has been reduced to a range of £420,000 - £450,000 (+ 20% VAT)

**Lot 13          149 LEA VILLAGE, BIRMINGHAM**  
Completion has been extended to 42 days from exchange of contracts

**Lot 24          49 RECREATION STREET, LONG EATON, NOTTINGHAM                            SOLD PRIOR**

**Lot 25          FARM COTTAGES, MARKET STREET, PENKRIDGE, STAFFORD**  
The Guide Price has been reduced to a range of £160,000 - £170,000

**Lot 29          110 NORTHUMBERLAND ROAD, COVENTRY                                            NOT OFFERED**

**Lot 35          11 GREAT WESTERN COURT, THE AVENUE, ACOCKS GREEN**  
The Guide Price has been reduced to a range of £70,000 - £76,000

**Lot 38          56 MANOR AVENUE, GREAT WYRLEY, WALSALL**  
The Guide Price has been reduced to a range of £140,000 - £150,000

**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 9<sup>th</sup> December 2026. Closing date for entries will be Friday 13<sup>th</sup> November 2026.