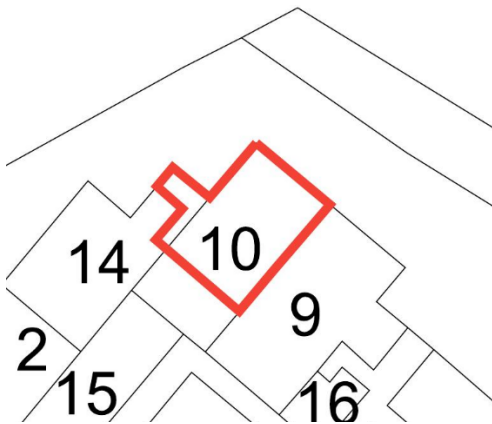


COTTONS AUCTION SALE – 9TH SEPTEMBER 2026 (Version 1 – 08/09/2026)

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 3 167 COLEBOURNE ROAD, BIRMINGHAM SOLD PRIOR

Lot 8 UNIT 10 PREMIER PARTNERSHIP ESTATE, BRIERLEY HILL
The Site plan has been revised to reflect the extent of property being sold and this plan along with revised contract is available for inspection in the Legal Pack.



Lot 11 284 BRADFORD ROAD, CASTLE BROMWICH
Completion has been extended to 56 days from exchange of contracts

Lot 13 45 FALSTAFF ROAD, COVENTRY NOT OFFERED
The property will be re-offered in our auction on 21st October 2026 when the Legal Pack is Available.

Lot 14 23 CLARENDON ROAD, EDGBASTON
Completion has been extended to 27th October 2026

Lot 15 17 NEW MEETING STREET, OLDBURY, WEST MIDLANDS SOLD PRIOR

Lot 20 149 LEA VILLAGE, BIRMINGHAM
Completion has been extended to 42 days from exchange of contracts

Lot 23 53 HAGLEY ROAD, RUGELEY, STAFFORDSHIRE NOT OFFERED
The property will be re-offered in our auction on 21st October 2026 when the Legal Pack is Available.

Lot 24 63 HAGLEY ROAD, RUGELEY, STAFFORDSHIRE NOT OFFERED
The property will be re-offered in our auction on 21st October 2026 when the Legal Pack is Available.

Lot 26	81 BEACONSFIELD, TELFORD, SHROPSHIRE The property will be re-offered in our auction on 21st October 2026 when the Legal Pack is Available.	NOT OFFERED
Lot 33	PRESTIGE WINDOWS LTD, VICAR STREET, DUDLEY The property will be re-offered in our auction on 21st October 2026 when the Legal Pack is Available.	NOT OFFERED
Lot 34	DONCASTER HOUSE, 244 COURT OAK ROAD, BIRMINGHAM Completion has been extended to 56 days from exchange of contracts	
Lot 35	278 BEACON STREET, LICHFIELD, STAFFORDSHIRE The property will be re-offered in our auction on 21st October 2026 when the Legal Pack is Available.	NOT OFFERED
Lot 36	11 WOODLANDS ROAD, SPARKHILL, BIRMINGHAM	SOLD PRIOR
Lot 40	45 & 47 GOLDTHORN ROAD, WOLVERHAMPTON	SOLD PRIOR
Lot 43	116 MARSHALL LAKE ROAD, SHIRLEY The extent of property being offered is exactly as detailed in the Land Registry Title Plan WM371963 and does not include garden land to rear of 118 Marshall Lake Road.	
Lot 44	118 MARSHALL LAKE ROAD, SHIRLEY The purchaser will be responsible for erection of a garden fence in accordance with the Land Registry Title Plan WK92384 separating the subject property from 116 Marshall Lake Road	

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 21st October 2026. Closing date for entries will be Friday 25th September 2026.