

A stylized '100' in a vibrant pink-to-purple gradient, with a small 'TH' to the right. The numbers are bold and modern, with thin lines extending from the top and bottom of the '1' and '0's.

— ANNIVERSARY —
CENTENARY YEAR 2024
COTTONS

Cottons
CHARTERED SURVEYORS

AUCTION CATALOGUE

Wednesday 11 September 2024: 1pm



0121 247 2233 | auctions@cottons.co.uk
www.cottons.co.uk

Important notice to be read by all bidders

Condition of Sale

Each Property/Lot will, unless previously withdrawn, be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors. These conditions are available for inspection prior to the auction sale at the Vendors Solicitors and Auctioneers offices and online at www.cottons.co.uk and will also be available for inspection in the sale room on the day of the auction, but they will NOT then be read.

The purchaser shall be deemed to bid upon these terms whether they have inspected the conditions or not

Auctioneers Advice

If your bid is successful, you will have entered into a binding contract to purchase that particular Lot. It is therefore important that you consider the following:

1. It is important for you to view the property and satisfy yourself as to the condition, obtaining any Surveyors reports you may feel appropriate. Viewing arrangements for each Lot are shown in the catalogue. Inspection of investment properties, is by courtesy of the tenant(s) and full consideration should be given to their occupancy.
2. It is assumed that interested parties have carefully inspected the relevant properties and made appropriate pre-contract searches and enquiries. You are advised to instruct your legal adviser to make these enquiries on your behalf. It is strongly recommended that prospective purchasers check the Auction particulars to satisfy themselves of the accuracy of all measurements, descriptions, statements etc and to confirm for their own purpose, any fixtures, fittings or contents present in the property, which are to be included or excluded from the sale. All measurements and areas referred to in these particulars are approximate only. Neither the Auctioneers nor the Vendor(s) are responsible for errors in description of any Lot or for any fault or defect, giving no warranty whatsoever, the buyers being held to have satisfied themselves as to the condition and description of the Lots before bidding. All information relating to investment properties has been provided by the vendors or agents acting on their behalf and whilst deemed to be accurate the auctioneers can provide no guarantees to this effect. All interested parties must satisfy themselves that the tenancy information contained within the auction catalogue is correct and bid on this basis.
3. The Auctioneers and/or Vendor(s) reserves the right to sell or withdraw any lot prior to the auction sale and cannot be held responsible for any abortive costs, losses or damages of a prospective purchaser. We would strongly recommend that you telephone on the day prior to the auction sale to confirm that the property you are interested in, is still for sale.
4. Some lots may be subject to last minute changes or corrections given on the day of the auction by way of addendum.
5. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary fittings, drains and any other pipework, appliances, heating systems and electrical fittings. Prospective purchasers are advised to undertake their own investigations.
6. It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.

7. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.
8. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property they have purchased under the terms of the auction contract. The Auctioneers can arrange through their special "Auction Block Policy" insurance cover for 28 days from the auction date. This insurance is subject to receipt of instructions from the purchaser within 30 minutes of the sale, and subject to normal underwriting criteria.
9. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity is required, so ensure that you bring with you a Driving Licence, Passport or other acceptable form of identification.
10. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.
11. **If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.**
12. The Auctioneers reserve the right to photograph successful bidders for security purposes.
13. The successful bidder will be required to pay an Administration Fee of £1,250 (inclusive of VAT), in addition to the 10% deposit (subject to a minimum deposit of £5,000), being payable on each lot purchased whether purchasing prior, during or after auction, except for Lots with a purchase price of £10,000 or less, then the fee will be £250 (inclusive of VAT).
14. Value Added Tax: It is the responsibility of all bidders to inspect the legal packs and make their own enquiries relating to whether or not VAT will be charged in addition to the purchase price for a particular Lot.
15. If you have never been to an auction or require more information about a particular Lot, you are welcome to contact our office with any enquiries which you may have. 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 Auctioneers 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. The auctioneers assume that by bidding for a property you have made all appropriate enquiries.
16. Under the provisions of the general data protection regulations (GDPR), please review our privacy policy located on our website www.cottons.co.uk/contact/ if you require any clarification upon how we hold data.

IMPORTANT NOTICE

All Bidders must arrive at the Auction with the required Identification Documents and an appropriate means of Deposit Payment. Full details are outlined below. If you fail to comply with these requirements, we will be unable to register you for Bidding.

Proceeds of Crime Act 2002/ Money Laundering Regulations 2003

Money Laundering Regulations were introduced by the Government from 1st March 2004 governing the way in which auction deposits are taken.

To comply with this Act, we require all purchasers to pay their deposit by any of the following methods:

- **Bank/Building Society Draft**
- **Personal/Company Cheque (All cheques must be accompanied by a Bank/Building Society statement showing proof of funds)**
- **Card Payments**
- **Please note that we accept Visa and Mastercard Personal Debit Cards**
- **Personal Credit Cards are NOT accepted**
- **Business or Corporate Cards are accepted, which are subject to a surcharge of 1.8%**
- **All Cards must be Chip & Pin enabled**

All purchasers are requested to ensure that cleared funds are available on the day of the auction which may entail a transfer of funds to their bank account three days before the auction.

ID

All purchasers will be required to provide proof of both their Identity and Current Address. We require that all parties intending to bid for any properties, must bring with them the following items:

- **Full UK Passport or Photo Driving Licence (for identification)**
- **Either a Recent Utility Bill, Council Tax Bill or Bank Statement (as proof of your residential address)**

Third Party Bidding

If bidding on behalf of a third party, the bidder must provide the name and address of that third party on whose behalf they are bidding, together with required identification documents for both the successful bidder and for the third party, together with the third party's written authority under which the bid has been made.

If bidding for a company evidence of the company's incorporation, directorships and required identification documents for the authorised officer together with written authority to bid should be provided.

The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid and pay the auctioneer's administration fee before leaving the auction room.

If you have questions regarding deposit payment or relating to the documentation required, then please do not hesitate to contact the auction department prior to the sale day.

MISREPRESENTATION ACT

The Auctioneers for themselves and for the Vendors or Lessors of the property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of any offer or contract.
2. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of the Auctioneers has authority to make any or give any representation or warranty whatever in relation to these properties.

DEFINITION

Definition of Guide Prices

The guide price is an indication of the seller's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. The guide price can be adjusted by the seller at any time up to the day of the auction in light of the interest shown during the marketing period and bidders will be notified of this change on our website and by the auctioneer prior to the lot being offered.

Definition of Reserve Price

The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. It is usual, but not always the case that a provisional reserve is agreed between the seller and the auctioneer at the start of marketing and the Final Reserve Price will be agreed between the auctioneer and the seller prior to the auction sale. Whilst the reserve price is confidential it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

Cottons

CHARTERED SURVEYORS

A Collective Auction Sale of 42 Lots

Comprising a range of Residential and Commercial, Vacant and Investment Properties, Freehold Ground Rents, Land and Development Opportunities by kind instructions of a variety of Vendors including Joint LPA Receivers, Solicitors, Joint Property Agents, Companies and Private Clients

Auctioneers:

Andrew J. Barden MRICS FNAVA, John Day FRICS FNAVA, Kenneth F. Davis FRICS.

Valuers:

Ian M. Axon ANAVA, Stephen D. Sutton B.Sc. (Est.Man.) FRICS, Dan O'Malley BSc (Hons) MRICS FNAEA FNAVA, Jason Coombes BA MARLA MNAVA.

Auction Team:

Richard Longden B.Sc. (Hons.) MRICS, Julie Murphy, Sharron Sheldon, Tina Thornton, Charlotte Smith, Dawn Prince, Andrew Smith, Nick Burton, Mark Judd.

Order of sale

LOT	ADDRESS	TENURE
1	79 Green Lane, Small Heath, Birmingham B9 5BU	Freehold Vacant Residential
2	56 Maxwell Road, Wolverhampton WV2 1DP	Freehold Residential Investment
3	Units 1-4 Grafton Road, West Bromwich, West Midlands B71 4EH	Freehold Vacant Industrial Premises
4	Flat 6, Kensington Court, Foxwood Grove, Birmingham B37 6HP	Leasehold Residential Investment
5	14 Gilgal, Stourport-on-severn, Worcestershire DY13 9AL	Freehold Residential Investment
6	15 Gilgal, Stourport-on-severn, Worcestershire DY13 9AL	Freehold Residential Investment
7	33 Carmelite Road, Coventry, West Midlands CV1 2BX	Freehold Vacant Residential
8	47 Carmelite Road, Coventry, West Midlands CV1 2BX	Freehold Residential Investment
9	168 Humber Avenue, Coventry, West Midlands CV1 2AR	Freehold Residential Investment
10	41 Northfield Road, Coventry, West Midlands CV1 2BS	Freehold Residential Investment
11	Flat 2, 17 Portland Place East, Leamington Spa, Warwickshire CV32 5ES	Leasehold Residential Investment
12	27 Warwick Crest, Arthur Road, Edgbaston, Birmingham B15 2LH	Leasehold Vacant Residential
13	99 Park Road, Netherton, Dudley, West Midlands DY2 9DD	Freehold Vacant Residential
14	8 Sheen Road, Great Barr, Birmingham B44 9PH	Freehold Vacant Residential
15	127 College Road, Moseley, Birmingham B13 9LJ	Freehold Residential Investment
16	36-40 High Street, Sedgley, Dudley, West Midlands DY3 1RN	Freehold Mixed Use Investment
17	Flat 36 Downing House, Willow Way, Chelmsley Wood, Birmingham B37 7PN	Leasehold Residential Investment
18	22 Booth Street, Wednesbury, West Midlands WS10 8JB	Freehold Residential Investment
19	Land And Buildings At 81 Broadway, Oldbury, West Midlands B68 9DP	Freehold Vacant Residential
20	Former Nursery, 162 High Street, Chasetown, Burntwood, WS7 3XG	Freehold Vacant Former Nursery Premises
21	Land Fronting Webb Street, Bilston, West Midlands WV14 8XL	Freehold Land with Potential
22	330 Wolverhampton Road West, County Bridge, Willenhall WV13 2RN	Freehold Vacant Residential
23	Land R/o 121 & 123 Highfields Road, Burntwood, Staffordshire WS7 4QS	Freehold Building Plot
24	16 Colmore Road, Kings Heath, Birmingham B14 7PE	Freehold Vacant Residential
25	469 Bearwood Road, Smethwick, West Midlands B66 4DH	Freehold Vacant Retail Premises
26	292 Rocky Lane, Great Barr, Birmingham B42 1NQ	Freehold Residential Investment
27	1 Burford Gardens, Evesham, Worcestershire WR11 3AJ	Leasehold Residential Investment
28	45 Limberlost Close, Handsworth Wood, Birmingham B20 2NU	Leasehold Vacant Residential
29	16 Jenkins Close, Bilston, West Midlands WV14 0HL	Leasehold Vacant Residential
30	144 Wiggin Street, Ladywood, Birmingham B16 0AH	Freehold Residential Investment
31	17 Church Square, Oldbury, West Midlands B69 4DX	Freehold Former Bank & 2 Bed Flat Investment
32	Land At Stanley Matthews Way, Stoke-on-trent ST4 4EG	Eight Parcels of Freehold Land
33	Land Adjoining Hillmorton Road, Rugby, Warwickshire CV22 5ED	Freehold Land
34	Land @ Vista Green, Kings Norton, Birmingham B38 9PD	Freehold Ground Rent Portfolio
35	13 & 13a Walsall Road, Willenhall, West Midlands WV13 2EG	Freehold Vacant Residential
36	6 Dogkennel Lane, Halesowen, West Midlands B63 3BY	Freehold Vacant Residential
37	Flat 3, 19 Lysways Street, Walsall, West Midlands WS1 3AG	Leasehold Vacant Residential
38	2 Dobbs Mill Close, Selly Park, Birmingham B29 7NQ	Freehold Residential Investment
39	Land Adj 56 Runcorn Road, Sparkbrook, Birmingham B12 8RQ	Freehold Land
40	101 Leamore Lane, Walsall, West Midlands WS2 7BY	Freehold Vacant Residential
41	2 & 2a Beauchamp Avenue, Handsworth Wood, Birmingham B20 1DR	Freehold Vacant Retail & Flat Investment
42	42 Harbury Road, Balsall Heath, Birmingham B12 9NQ	Freehold Vacant Residential

IMPORTANT NOTICE

All Bidders must register to bid by completing the online registration process on our website or completing and submitting the form contained on Page 5 of this catalogue, providing ID documents, proof of funds and then reserve the sum of £6,250 on your Payment Card (comprising of a Bidding Security of £5,000 and our Auction Administration Fee of £1,250) which shall be fully refunded in the event your bid is unsuccessful.

All Bidding Registrations should be received no later than 24 hours prior to the commencement of the Auction to allow sufficient time for processing. Please don't leave it too late.

Telephone Bids will be strictly on a first come first served basis.

We request any Bidder attending the Live Auction Room to register their bid prior to the auction day as detailed above. This will enable us to fastrack your entry to the auction room and streamline the purchase procedure in the event your bid is successful. By registering prior you will also be authorised to bid online should you be unable to attend the auction for any reason thus enabling you to secure your purchase.

To discuss any matter please contact the Auction Team on: 0121 247 2233

If you need any help please contact the Auction Team on: 0121 247 2233

Bidding Options

This will be a live auction held at Avery Fields Sports & Events Venue, 79 Sandon Rd, Birmingham B17 8DT. You have the option to bid in person by attending the venue on the day, bid online, bid by telephone or by proxy.

In Room Bidding

We request any Bidder attending the Live Auction Room to register their bid prior to the auction day by completing the online registration process on our website or completing and submitting the form contained on Page 6 of this catalogue, providing ID documents, proof of funds and then reserve the sum of £6,250 on your Payment Card (comprising of a Bidding Security of £5,000 and our Auction Administration Fee of £1,250), which shall be fully refunded in the event your bid is unsuccessful. This will enable us to Fastrack your entry to the auction room where your bidding number will be ready for your collection and streamline the purchase procedure in the event your bid is successful.

By registering prior you will also be authorised to bid online should you be unable to attend the auction for any reason thus enabling you to secure your purchase.

For those unable to register online, registration will be available in the auction room and full ID checks will be undertaken before you receive your bidding number.

Acceptable forms of Identification are:

- **Full UK Passport or Photo Driving Licence** (For identification) Plus
- **a Recent Utility Bill, Council Tax Bill or Bank Statement** (as proof of your residential address)

Please ensure have means to pay the deposit and our Auction Administration Fee which will be required before leaving the auction room. In Room Auction deposits may be paid by the following methods:

• Card Payments

- Please note that we accept Visa and Mastercard Personal Debit Cards
- Personal Credit Cards are NOT accepted
- Business or Corporate Cards are accepted, which are subject to a surcharge of 1.8%
- All Cards must be Chip & Pin enabled

If you fail to comply with these requirements, you will be unable to bid.

Online, Telephone & Proxy Bidding

All Bidders must register to bid by completing the online registration process on our website or completing and submitting the form contained on Page 6 of this catalogue, providing ID documents, proof of funds and then reserve the sum of £6,250 on your Payment Card (comprising of a Bidding Security of £5,000 and our Auction Administration Fee of £1,250), which shall be fully refunded in the event your bid is unsuccessful. All Bidding Registrations should be received no later than 24 hours prior to the commencement of the Auction to allow sufficient time for processing. Please don't leave it too late.

If your bid is successful you agree to pay the contractual auction deposit equating to 10% of the purchase price (subject to a minimum deposit of £5,000), by bank transfer within 24 hours of the auction and your bidding security payment (£5,000) will be credited against the deposit due. We request that you transfer moneys immediately following your purchase and a member of the auction team will contact you upon the fall of the hammer to arrange payment with you.

If you have registered and been authorised for a Telephone Bid we will call you when the lot you are interested in comes up and take live bids from you over the telephone. Telephone Bids will be strictly on a first come first served basis.

**If you need any help please contact the Auction Team on:
0121 247 2233**

Live Online Auction Buying Guide

Introducing Cottons Online Auctions

Our Live Online Auction is a new, innovative and pioneering platform for buying and selling property. It provides all the benefits synonymous with traditional room auctions, including: speed, certainty of sale and transparency but with the added advantage of being able to bid pressure-free from the comfort of your own home or office via the Internet, telephone or using a pre authorised proxy bid in order to secure a purchase.

You will be able to watch and listen to the Auction sale in real time via the 'watch live' stream on our Website.

A Straightforward Process From Start To Finish With Stress-Free Bidding From The Comfort Of Your Own Home Or Office.

REGISTRATION

We offer remote bidding services as follows:

- **By telephone** - we will call you from the auction room
- **By proxy** - the auctioneer bids on your behalf
- **By Internet** - follow the auction via our website and place bids online

In order to take part and bid at our Live Online Auction, you must submit your telephone, proxy or internet bid by completing the form contained in both our catalogue and our website, providing ID documents, proof of funds and the required payment all of which shall be refunded in full in the event your bid is unsuccessful. Once you submit your form, a member of our team will call you to guide you through the process, ensuring all ID documents satisfy our Anti Money Laundering checks and taking payment of your bidding security and once completed they will confirm your bidding approval. All internet bidders will be provided with a unique PIN number enabling them to log on to our bidding platform on the auction day. Unfortunately, any incomplete forms or forms not accompanied with the required documentation or payment will not be processed and you will be unable to bid.

ACCEPT TERMS

By completing your Bidding registration form you are deemed to accept all terms & conditions contained in both the auction catalogue and contents of the legal pack applicable to the lot you are interested in and in doing so, you instruct Cottons to bid on your behalf and acknowledge that if your bid is successful you are legally bound by the terms of the sale contract/conditions including payment of the auction deposit along with any fees which are the responsibility of the buyer and you must complete this transaction within the timescale specified.

BIDDING SECURITY

Upon completion of our anti money laundering checks, we require payment of £6,250 equating to £1,250 auction administration fee and £5,000 bidding security all of which shall be refunded in full if your bid is unsuccessful. If your bid is successful you agree to pay the contractual auction deposit equating to 10% of the purchase price by bank transfer within 24 hours of the auction and your bidding security payment (£5,000) will be credited against the deposit due. Payment must be in cleared funds, made by bank transfer into our account in order to complete your bidding and our bank details will be provided once we have processed your bidding form.

DUE DILIGENCE

Recommended due diligence before bidding

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand all of the documents contained within the legal pack, the auction marketing particulars, the auctioneer's terms and conditions and advice contained within the catalogue and any other associated documentation available online, and take proper legal advice accordingly. You should note in particular, any fees or costs which you will be responsible for if your bid is successful. Finally, in the event your bid is successful, you are the purchaser whereby you have entered into a legal binding contract and by bidding understand the legal importance of the contract you are entering into and the financial commitment that you will be liable for.

**If you need any help please contact the Auction Team on:
0121 247 2233**

Understand The Guide Price And Reserve Price

GUIDES & RESERVES

What is a Guide Price?

The Guide Price is an indication of the seller's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. It is not necessarily what the auctioneer expects to sell the lot for, and should not be taken as a valuation or estimate of sale price. The guide price can be adjusted by the seller at any time up to the end of the auction in light of the interest shown during the marketing period and bidders will be notified of this change on our website.

What is a Reserve Price?

The Reserve Price is the seller's minimum acceptable price at auction and is the minimum price that the Auctioneer is currently authorised by the vendor to sell the property for. Please note that Reserve may change throughout the course of marketing. Whilst the Reserve Price is confidential it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

What happens on the day of the auction?

Addendum

Before you bid it is essential that you check the Addendum on our website detailing any amendments or last-minute changes to the catalogue particulars or legal pack contents, that may have been made. These changes will form part of the Contract.

Start of the Auction

The auction will start promptly at the time stated on our website. The auctioneer will make a number of announcements about the auction procedure before commencing with the sale in numerical lot order.

Bidding

- The auctioneer will announce each lot and refer to any Addendum comments (last minute changes).
- The current lot being offered will be displayed on the 'watch live' stream on our website, which will also display the last bid taken for the lot being offered.
- All lots will be offered for sale subject to an undisclosed reserve price. The auctioneer will invite a starting bid and once received, will regulate the bidding increments and the property will be 'knocked down' to the highest bidder, assuming that the reserve is met or exceeded.
- Please note that questions will not be taken by the auctioneer once the auction is in progress. If you do have any last-minute queries, you should speak to a member of the auction team. Ultimately, our advice is, if you have any doubts, do not bid.

THE AUCTION DAY

On the fall of the hammer

When the hammer falls, if you are the highest bidder at or above the reserve price, you will have bought the lot. The properties offered for sale on our Online Auction Platform are sold on immediate, unconditional contracts. This means that the fall of the hammer constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction – usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.

The property is usually at your insurable risk from this point. Please ensure that you arrange your building insurance immediately after the sale.

Please Remember: Properties are not sold 'subject to contract', 'subject to finance' or 'subject to survey' when you buy at auction. They are sold unconditionally on the fall of the hammer. If you are the successful bidder, you or the named buyer are legally obliged to complete the sale.

FALL OF THE HAMMER

POST AUCTION

If you are the successful purchaser, we'll be in touch following the auction to discuss the next steps.

DEPOSIT

You agree to pay both the contractual auction deposit equating to 10% of the purchase price (subject to a minimum deposit of £5,000), along with the Buyers Administration Fee usually £1250 (including Vat) by bank transfer within 24 hours of the auction ending. Your bidding security payment will be credited against the monies due. The contract/memorandum of sale will then be signed on your behalf by the auctioneer with copies being sent to both your solicitor and the seller's solicitor.

Proxy, Telephone & Internet Bidding

Bidders unable to attend the auction may appoint Cottons to act as agent and bid on their behalf. Please read all Conditions Of Sale (inside front cover of catalogue), Auction Buying Guide and Terms and Conditions of Proxy, Telephone & Internet Bids below. You must submit your telephone, proxy or internet bid by completing this form, providing certified ID documents and proof of funds. Once you submit your form, a member of our team will call you to confirm receipt and assist you with this process. Upon completion of our anti money laundering checks, we require payment of £6,250 equating to £1,250 auction administration fee and £5,000 bidding security all of which shall be refunded in full if your bid is unsuccessful.

If your bid is successful you agree to pay the contractual auction deposit equating to 10% of the purchase price (subject to a minimum deposit of £5,000), by bank transfer within 24 hours of the auction and your bidding security payment (£5,000) will be credited against the deposit due. Only when we are satisfied with all documentation and payment has been received will you be approved for remote bidding. Any incomplete forms or forms not accompanied with required documentation or payment, will not be processed and you will be unable to bid.

Type of Bid (Please Tick)

Telephone Proxy Internet

Bidder Information

Name: _____

Company Name
(if applicable) _____

Address: _____

Contact Number: _____

Contact Number:
For telephone bid
on auction day _____

Solicitor Information

Name: _____

Address: _____

Telephone Number: _____

Contact: _____

LOT Details

LOT: _____

Address: _____

Max Bid (Proxy Bid): _____ Max Bid (Words) _____

Payment Details

Payment Required

£6,250
(Six Thousand, Two Hundred & Fifty Pounds)

I confirm that I have read all Terms & Conditions. I hereby instruct Cottons to bid on my behalf and acknowledge that if my bid is successful I am legally bound by the terms of the sale contract/conditions including payment of the auction deposit along with any fees which are the responsibility of the buyer and I must complete this transaction within the timescale specified.

Signed: _____ Date: _____

If your bid is unsuccessful, due to Anti-Money Laundering regulations, we can only refund to the account from where the funds were received.

Please confirm your Bank Account details in boxes provided below. We may need to request further information from you for verification purposes.

Name of Account Holder: _____

Account No. Sort Code: / /

Remote Bidding Terms & Conditions

The form is to be completed in full, signed and returned to Cottons Chartered Surveyors, Cavendish House, 359 - 361 Hagley Road, Edgbaston, Birmingham, B17 8DL by post or email at auctions@cottons.co.uk (Tel: 0121 247 2233), no later than 24 hours prior to the Auction date. It is the bidders responsibility to ensure Cottons have received the signed bidding form and deposit, by ringing the telephone number above.

Please complete one form for each property you intend to bid for. Only when we are satisfied with all documentation and payment has been received will you be approved for remote bidding. Any incomplete forms or forms not accompanied with required documentation or payment, will not be processed and you will be unable to bid.

We will undertake an electronic ID check as part of our compliance with Anti Money Laundering regulations and will require two copies of your ID, a full UK Passport or Driving Licence and a recent utility bill or bank statement with your current address on. If you are bidding on behalf of somebody else, you will need to provide written authority from them instructing you to bid along with their full name, address and certified ID

The Bidder shall be deemed to have read the auction catalogue available in either hard copy or on our website, inspecting the Conditions of Sale, Auctioneer's Advice applicable to the auction sale, the Auction Buying Guide, the particulars sale for the relevant Lot/s and the Legal Documents/Pack including the Contract/Special Conditions of Sale. The Bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum and any addendum comments relating to the relevant Lot. The addendum is available on our website www.cottons.co.uk or at the Auction and is read by the Auctioneer prior to commencement of bidding.

The Proxy bidder appoints the auctioneer as agent and authorises the auctioneer to bid with his absolute discretion. The auctioneer will not bid on Proxy bids beyond the maximum authorised bid and neither can they control the eventuality where a bid equal to the maximum proxy bid is placed by another bidder. Any amendment to the bid must be made in writing prior to the auction, or placed into the hands of the auctioneer on the day of the auction. The Maximum bid price on Proxy bids must be an exact figure.

The Telephone bidder appoints the auctioneer as agent and authorises the auctioneer to bid with his absolute discretion. The Auctioneer's will attempt to contact the bidder approximately 5-10 minutes prior to the Lot being auctioned. In the event of non-

connection or break down of the telephone link during bidding and where clear instructions by the telephone bidder cannot be conveyed, we shall withdraw the telephone bid, and in this event the Auctioneer's accept no liability whatsoever and will not be held responsible for any loss, costs or damages incurred by the bidder.

Internet Bids - In the case of internet bidding, all bidders who have registered will be provided with a unique PIN number enabling them to log on to our bidding platform on the auction day and can commence bidding when the intended Lot is being offered, however should there be any interruption or suspension of internet services, the Auctioneer's accept no liability whatsoever and will not be held responsible for any loss, costs or damages incurred by the bidder.

Cottons make no charge for remote bidding services and reserve the right not to bid on behalf of any Telephone/Proxy/Internet bid for any reason whatsoever, and give no warranty, or guarantee and accept no liability for any bid not being made. In the event that the telephone, proxy or internet bid is successful the Auctioneer will sign the Contract/Memorandum of Sale on behalf of the Bidder (a Contract having been formed on the fall of the Auctioneers Hammer). If your bid is successful, your details will be given to the sellers solicitor and you will be contacted by the Auctioneers as soon as possible after the Lot has been auctioned.

If you wish to withdraw your bid, the Auctioneers require emailed/written notification by 17:30 on the day prior to the Auction Sale and only upon confirmation by the Auctioneers will your bid be withdrawn. If the bidder or someone on their behalf decides to attend the Auction and cancellation of the remote bid is not received, this remote bid is still in place and the Auctioneer will not take any responsibility if you are therefore bidding against your own remote bid.

The Auctioneer's or the Seller hold the right to withdraw or sell the Lot prior to Auction, even if a remote bid has been received and processed.

The Auctioneers reserve the right to advise the seller of any remote bids which been received.

If your bid is unsuccessful your Bidding Security will be returned in full as soon as practical after the auction, via BACS payment to the account details from where the payment was made and this process may take up to 5 working days.

If you need any help please contact the Auction Team on:
0121 247 2233

Auction Offer sheet

LOT No.

Property Address:

Offer Price:

Cash: £:

Mortgage:

Purchaser Details:

Name:

Company Name:

Address:

Postcode:

Email:

Tel:

Mobile:

Solicitors Details:

Name:

Postcode:

Company:

Email:

Offers Accepted Prior To Auction

If your offer is accepted you will be required to exchange on auction contracts and comply with the full auction conditions outlined in both our catalogue and relevant legal documents.

Please tick the boxes to confirm that you have:

- 1. Viewed the property you are making an offer for
- 2. Inspected the legal documents relating to the property you are making your offer for

1. A 10% deposit must be payable by cleared funds eg: Bankers Draft, Debit Card and you must be in a position to exchange contracts prior to the auction.
Please note that we accept Visa and Mastercard Personal Debit Cards. **Personal Credit Cards are NOT accepted.**
Business or Corporate Cards are accepted, which are subject to a surcharge of 1.8% All Cards must be Chip & Pin enabled
2. You will also be required to pay the buyers administration fee of £1,250 including VAT on each Lot purchased.
(£250 including VAT on Lots £10,000 and below)
3. We advise you to instruct your legal advisor to inspect the Legal Pack/Contract prior to you exchanging contracts. Most Legal Packs are available on our website www.cottons.co.uk or call the office for further information on 0121 247 2233. Where applicable you should also have viewed the property.
4. We will undertake an electronic ID check as part of our Anti Money Laundering regulations and will require two copies of your ID, a full UK Passport or Driving Licence and a recent utility bill or bank statement with your current address on.

If you intend to submit an offer prior to Auction, you MUST complete this form available from our Auction website or in hard copy from our office, the Auction Catalogue or our viewing representatives. Offers submitted in any other way will not be considered. Please note that the Sellers intention is to sell their property on the Auction day and they are not under any obligation to accept any offers received prior to the sale. Neither is a Seller under any obligation to consider any offers with a specified timescale and may wish to consider interest received from the pre-auction marketing of their property before they accept or decline any offer. The Auctioneers reserve the right to decline without reference to the seller any offer if less than either the provisional reserve or less than any third party offer which has already been declined.

Please note: not all lots are available for sale prior to the auction. Please check with the auction team on 0121 247 2233

**If you need any help please contact the Auction Team on:
0121 247 2233**

We require properties for our next property auction **23 October 2024**

We require...

- Residential and Commercial, Vacant and Investment Properties.
- Land and Development Opportunities.
- Freehold Ground Rents.
- Deceased Estates.
- Properties requiring Repair and Refurbishment.
- Problem Properties with Structural Damage, Mineshafts,
- Problem Neighbours,
- Short Leaseholds, etc.
- Properties requiring a Fast, Straightforward and conclusive Sale.

**Closing date for entries:
27 September 2024**

**Please call us to discuss including your
property and to arrange a free auction
appraisal 0121 247 2233**

Important notice relating to: Fees / Costs / Charges payable by the buyer in addition to the purchase price

AUCTION ADMINISTRATION FEE

All buyers will be required to pay an Auction Administration Fee of £1,250 (Inclusive of 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 (Inclusive of VAT).

ADDITIONAL FEES / COSTS / CHARGES

Additional Fees / Costs / Charges MAY be payable by the buyer in addition to the purchase price. These MAY include sellers search costs/disbursements, reimbursement of sellers solicitors & auctioneers costs, outstanding service charge, ground rent payments, rent arrears / apportionment of rent, Value Added Tax (VAT), Stamp Duty, etc. and all prospective purchasers are advised to inspect the Legal Documents including the Sale Contract / Special Conditions and seek their own independent legal advice as to the full cost of purchasing a specific property.

It is assumed all bidders have inspected the Legal Packs available on our website and in the Auction Room prior to bidding and are fully aware of all terms and conditions including any Fees / Costs / Charges 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.



Property Viewings

Vacant Properties

It is intended that viewings will take place where possible on the vacant properties contained in our catalogue and a schedule will be produced and uploaded to our website. The viewing schedule will contain dates/times when we will conduct viewings along with guidelines which must be strictly adhered to by all persons attending.

Investment Properties

Viewings of investment properties are by courtesy of the tenants in occupation and no attempt should be made to contact the tenants directly in the event that access is unavailable.

Viewing Guidelines

- Please arrive promptly for your appointment.
- On Arrival we shall require your name and telephone number and you will be unable to view if this information is not provided.
- You will be responsible for providing your own PPE if required.
- Where possible, we have included on our website internal photos and video tour for each property to assist you.
- Please be aware that many auction properties are often in disrepair and unsafe condition and all persons viewing any property must do so with the extreme caution and entirely at their own risk. By attending a viewing, you accept that neither the Seller nor the Auctioneer accept any liability for harm caused whilst viewing a property.
- Please do not attend any viewings if you are suffering from any potential symptoms of Covid - 19 or have been in contact with any persons suffering from symptoms. We thank you in advance for your co-operation.

Deposit & Admin Fee

On the fall of the hammer the successful bidder will be deemed to have legal purchased the lot and will be required to pay a deposit representing 10% of the purchase price (subject to a minimum deposit of £5,000). In addition an Administration fee of £1,250 (inclusive of VAT) is payable on each lot purchased whether purchasing prior, during or after auction, except for lots with a purchase price of £10,000 or less then the fee will be £250 (inclusive of VAT). All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful.

In Room Auction Deposits may be paid by the following methods:

Card Payments

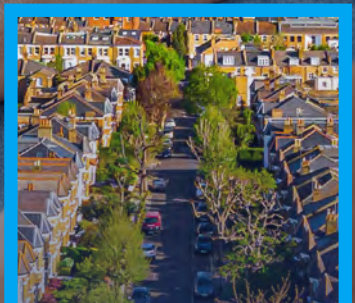
- Please note that we accept Visa and Mastercard Personal Debit Cards
- Personal Credit Cards are NOT accepted
- Business or Corporate Cards are accepted, which are subject to a surcharge of 1.8%
- All Cards must be Chip & Pin enabled

The Deposit and Auction Administration Fee must be paid before leaving the auction room.

Online, Telephone & Proxy Bidding Deposits:

If your bid is successful you agree to pay the contractual auction deposit equating to 10% of the purchase price by bank transfer within 24 hours of the auction and your bidding security payment (£5,000) will be credited against the deposit due. We request that you transfer moneys immediately following your purchase and a member of the auction team will contact you upon the fall of the hammer to arrange payment with you.

If you need any help please contact the Auction Team on 0121 247 2233



Thinking of selling your property?

We require all types of properties for our forthcoming auction on the

23 Oct 2024

LOT 1

Freehold Vacant Terraced House with Three Bedrooms
*Guide Price: £140,000 - £147,000 (+Fees)

79 Green Lane, Small Heath, Birmingham, West Midlands B9 5BU

Property Description:

A two-storey mid-terrace house of brick construction surmounted by a pitched concrete interlocking tile roof, benefitting from double-glazed windows and gas fired central heating system. The house has been used as a House of Multiple Occupation (HMO) for supported living, however, is laid out to easily reinstate into a conventional family dwelling house.

The property is set back behind a fore garden in an established residential area, conveniently situated approximately 300 metres from Small Heath Shopping Parade on Coventry Road, 0.8 miles from Bordesley Train Station and 2 miles from Birmingham City Centre.

Accommodation

Ground Floor

Hallway, WC, Living Room (4.35m x 3.45m), Dining Kitchen (5.38m x 3.58m).

First Floor

Stairs and Landing, Bedroom One (4.2 x 3.5m max), Bedroom Two (2.68m x m x 3.73m), Bedroom Three (2.55m x 2.3m), Bathroom with bath having shower over, wash basin and WC.

Outside

Front: Lawned Fore garden.

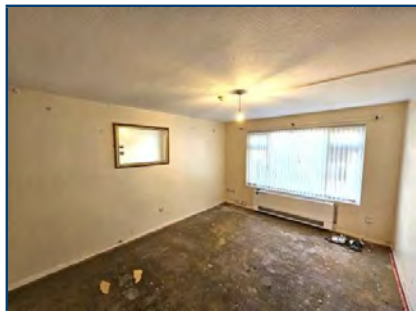
Rear: Lawned Garden.

Council Tax Band: C, EPC Rating: C

Legal Documents:

Available at www.cottons.co.uk

Viewings: Refer to Viewing Schedule Online



LEGAL PACKS

Once you have successfully bid for a property you have become the **legal purchaser and are duty bound** to complete within the contractual time scale.

It is therefore your responsibility to consult your legal advisor and to have inspected the legal documentation which has been prepared for each lot by the vendor's solicitors prior to the Auction.

The Legal Pack is available at the Auctioneers offices and website during the marketing period and in the auction room on the sale day. By bidding you are deemed by the Auctioneers to have satisfied yourself in respect of all matters relating to that property.



Call our Auction Team today!

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LOT 2

Freehold Investment Mid-Terrace House (Rental £10,800 pa)
*Guide Price: £86,000 - £92,000 (+Fees)

56 Maxwell Road, Wolverhampton, West Midlands WV2 1DP

Property Description:

A mid-terraced property of part rendered brick construction set back from the road behind a walled foregarden surmounted by a tiled roof. The property benefits from having UPVC double glazing and gas fired central heating. Maxwell Road is located off Vicarage Road which in turn is found off All Saints Road. The property is within approximately half a miles distance from Wolverhampton City Centre. The property is currently let on an Assured Shorthold Tenancy producing a rental of £900 pcm (£10,800 per annum)

Accommodation:

Ground Floor

Lounge: (3.97x3.50m), Dining Room: (3.95x3.50m), Kitchen: (2.77x2.20m), Inner

Lobby, Door to Rear, Bathroom having panelled bath, wash basin and WC: (1.73x2.22m), Stairs

First Floor

Landing, Bedroom 1: (3.30x3.52m), Bedroom 2: (3.95x2.59m) with en-suite shower room: (1.49x1.94m) having shower cubicle, wash basin and WC, Bedroom 3: (3.36x2.24m)

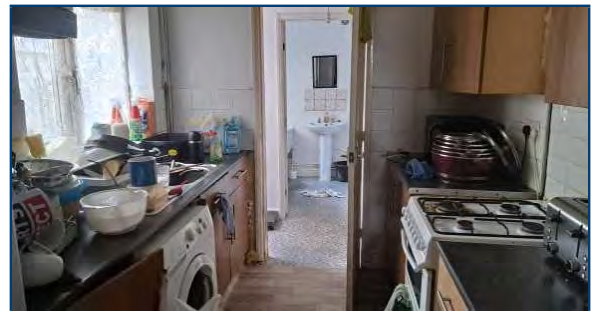
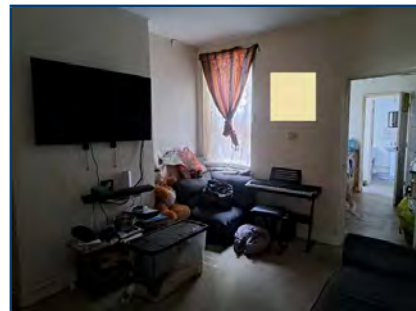
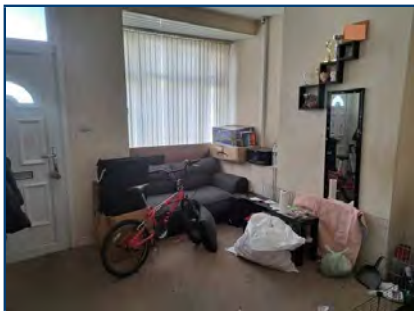
Outside:

Front: Walled Foregarden
Rear: Garden

Council Tax Band – A
EPC Rating – D

Legal Documents – Available at
www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



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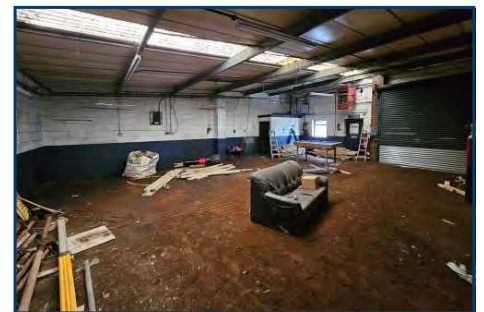


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LOT 3

Freehold Vacant Industrial Workshops, Offices and Yard (Circa 0.23 acres)
*Guide Price: £220,000 - £230,000 (+Fees)

Units 1-4 Grafton Road Industrial Estate, Grafton Road, West Bromwich, West Midlands, B71 4EH



Property Description:

A secure gated development incorporating a single storey industrial building containing a range of workshops and offices, of brick construction surmounted by a corrugated roof. The accommodation is currently open plan however would originally been arranged as three self-contained units and therefore provides scope for subdivision. The property also includes a detached mono-pitch storage building set within a courtyard. The development would benefit from some modernisation and upgrading..

The property is located conveniently within West Bromwich in a mixed residential and commercial area, approximately 0.3 miles from A41 (The Expressway) leading to Junction 1 of the M5, 0.3 miles from Sandwell General Hospital, 0.9 miles from West Bromwich Town Centre and 5.5 miles from Birmingham City Centre.

Accommodation:

**Main Building
Ground Floor**

Customer Reception Area: 6.55 sq. m (70 sq. ft), Staff Reception: 5.9 sq. m (63 sq. ft), Hallway and Toilet, Front Office: 15.6 sq. m (168 sq. ft), Back Office: 17.2sq.m (185 sq. ft) Inner Hallway,

Store Room: 8.1sq.m (87 sq. ft), Workshop Area 1: 107.25 sq. m (1,154 sq. ft), Workshop Area 2: 92.07 sq. m (991 sq. ft), Workshop Area 3: 75 sq. m (807 sq. ft).

Net Internal Area

327.67sq m (3,527 sq. ft).

Detached Mono-Pitch Storage Building

(Erected in 2015/2016)- 71.45 sq m (769 sq. ft).

Total Ste Area

Extending to circa. 0.23 acres (946sq m).

EPC Rating: D

Ratable Value: 1st April 2023 to Present : £17,750

Legal Documents

Available at www.cottons.co.uk

Viewings

Via Cottons – 0121 247 2233



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.

LOT 4

Leasehold Investment - Duplex Maisonette with Three Bedrooms

*Guide Price: £65,000 - £70,000 (+Fees)

Flat 6 Kensington Court, Foxwood Grove, Kingshurst, Birmingham, West Midlands B37 6HP

Property Description:

A purpose built duplex maisonette situated on the ground and first floors of a four storey development, prominently located at the junction of Foxwood Grove and Bannerlea Road forming part of an established residential estate which is situated within the borough of Solihull and located approximately 7 miles to the East of Birmingham City Centre.

The property benefits from gas fired central heating and offers well laid out accommodation including three bedrooms along with front and rear gardens and is currently let on an Assured Shorthold Tenancy at a rental of £545 per calendar month (£6,540 per annum).

Accommodation:

Ground Floor

Covered Entrance Hall, Kitchen: 2.93m x 2.71m with a range of modern fitted units, Lounge/Dining Room: 4.98m x 4.47m with French doors to rear.

First Floor

Stairs and Landing, Bedroom One: 3.55m x 2.67m, Bedroom Two: 3.58m x 2.25m (maximum), Bedroom Three: 4.48m x 2.65m,

Bathroom, panelled bath having electric shower over and wash basin, separate toilet with WC.

Outside:

Front: Lawned Foregarden
Rear: Lawned Garden

Leasehold Information:

Lease Term: 999 years from 1 January 1984
Ground Rent: 1 Peppercorn
Service Charge Currently: £933.52 per annum.

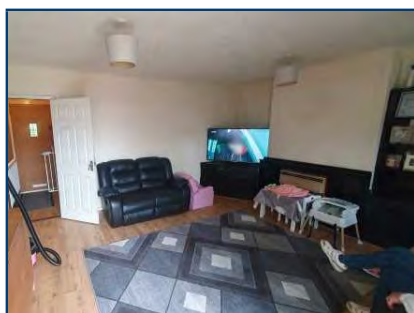
Council Tax Band A

EPC Rating C

Legal Documents:

Available via www.cottons.co.uk

Viewings: Via Cottons - 0121 247 2233



LOT 5

Freehold Investment, Two Bedroom Mid Terraced House

*Guide Price: £76,000 - £82,000 (+Fees)

14 Gilgal, Stourport-on-Severn, Worcestershire DY13 9AL

Property Description:

A mid terraced property of brick construction surmounted by a tiled roof directly fronting the pavement. The property benefits from having UPVC double glazing and gas fired central heating. Gilgal is located off both Worcester Road and Minster Road and the property is within approximately 1/2 miles distance from the main shopping area located in Stourport-on-Severn. The property is currently let on an Assured Shorthold Tenancy producing a rental of £525 per calendar month (£6,300 per annum).

Accommodation:

Ground Floor: Entrance Hallway, Kitchen (4.11m x 3.51m) Stairs to

First Floor: Lounge (3.86m x 3.63m) Stairs

Second Floor: Bedroom One (3.23m x 3.20m) Bedroom Two (3.45m x 2.21m) and Bathroom having panelled bath, wash basin and WC.

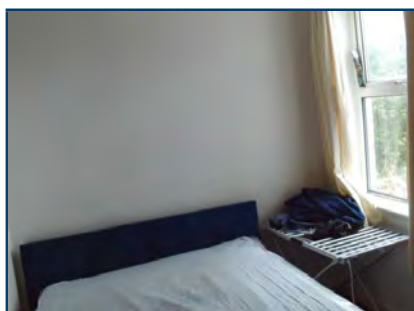
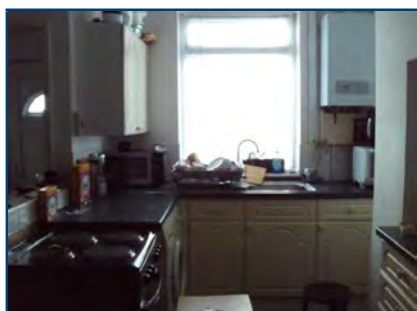
Outside: Rear: Shared Lawned Garden.

Council Tax Band A

EPC Rating E

Legal Documents: Available at www.cottons.co.uk

Viewings: Refer to Viewing Schedule Online



LOT 6

Freehold Investment, Double Fronted, End Terraced House
*Guide Price: £86,000 - £96,000 (+Fees)

15 Gilgal, Stourport-on-Severn, Worcestershire DY13 9AL

Property Description:

A double fronted two bedroom end terraced property of brick construction surmounted by a tiled roof and set back from the road behind a walled foregarden. The property benefits from having part double glazing and gas fired central heating. Gilgal is located off both Minster Road and Worcester Road and the property is within approximately 1/2 a miles distance from the main shopping area located in Stourport-on-Severn. The property is currently let on an Assured Shorthold Tenancy producing a rental of £560 per calendar month (£6,720 per annum).

Accommodation:

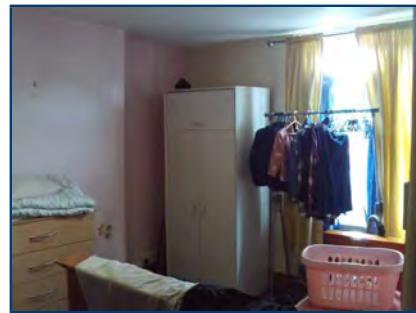
Ground Floor Lounge (5.05m x 3.66m), Dining Room (3.76m x 3.66m)

Kitchen (3.56m x 2.62m), Downstairs WC. **First Floor** Bedroom One (3.66m x 3.56m) Bedroom Two (3.66m x 2.90m) Bathroom having panelled bath, wash basin and WC. Landing/Study Area.

Outside: Front : Walled foregarden. **Outside:** Rear: Shared communal lawned garden.

Council Tax Band B
EPC Rating E

Legal Documents: Available at www.cottons.co.uk
Viewings: Via Cottons - 0121 247 2233



Shared garden with 14 and 13 Gilgal

LOT 7

Freehold Vacant End Terrace House with Three/Four Bedrooms
*Guide Price: £135,000 - £140,000 (+Fees)

By Instruction of the Joint LPA Receivers

33 Carmelite Road, Coventry, West Midlands CV1 2BX

Property Description:

A traditional end terraced house of brick construction surmounted by a pitched tile clad roof having accommodation over three floors, which includes three main bedrooms and a fourth bedroom utilising the front reception room and offered for sale in a very presentable condition, benefitting from modern kitchen and bath/shower room fittings, UPVC double glazed windows and gas fired central heating.

Carmelite Road leads directly off Gulson Road, forming part of a traditional residential area popular for student lettings and conveniently within 1/2 mile to the East of Coventry City Centre.

Accommodation:

Ground Floor

Reception Hall, Front Reception Room/Bedroom Four: 3.42m x 2.43m, Lounge: 3.71m x 3.50m, Kitchen: 3.58m x 1.85m with range of modern fitted units, Bathroom: 1.97m x 1.85m, with panelled bath having shower over, wash basin, WC.

First Floor

Stairs and Landing, Shower Room with glazed shower enclosure, wash basin and WC, Bedroom One: 3.52m x 3.42m, Bedroom Two: 3.52m x 2.97m.

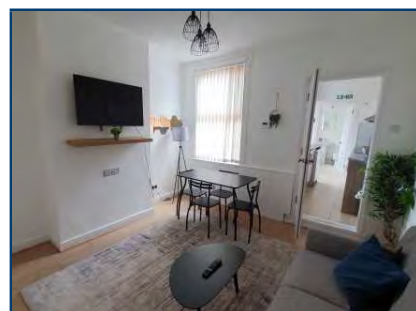
Second Floor

Stairs to Bedroom Three: 3.53m x 3.77m minimum.

Outside: Front: Walled foregarden. Rear: Yard and Garden.

Council Tax Band: A
EPC Rating: D

Legal Documents: Available at www.cottons.co.uk
Viewings: Via Cottons - 0121 247 2233



LOT 8
Freehold Investment - Mid Terraced House with Three/Four Bedrooms

*Guide Price: £130,000 - £135,000 (+Fees)

By Instruction of the Joint LPA Receivers
47 Carmelite Road, Coventry, West Midlands CV1 2BX
Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched tile clad roof having accommodation over three floors including, three main bedrooms and a fourth bedroom utilising the front reception room and benefiting from UPVC double glazed windows and gas fired central heating.

Carmelite Road leads directly off Gulson Road forming part of a traditional residential area popular for student lettings and conveniently within ½ mile to the East of Coventry City Centre.

The property is currently let on an Assured Shorthold tenancy agreement to four students at a rental of £1,500 per calendar month (£18,000 per annum).

Accommodation:
Ground Floor

Reception Hall, Front Reception Room/Bedroom Four: (not inspected), Lounge: 3.71m x 3.52m, Kitchen: 2.57m x 1.87m, Rear Entrance Hall, Bathroom: 2.02m x 2.0m with panelled bath having shower attachment, pedestal wash basin, WC.

First Floor

Stairs and Landing with store, Bedroom One: 3.52m x 3.44m, Bedroom Two: 3.49m x 2.97m.

Second Floor

Stairs to Bedroom Three (not inspected).

Outside:

Front: Paved foregarden.
Rear: Paved yard and garden.

Council Tax Band: A
EPC Rating: D
Legal Documents:

Available at www.cottons.co.uk

Viewings: Via Cottons - 0121 247 2233


LOT 9
Freehold Investment - End Terraced House with Two/Three Bedrooms

*Guide Price: £115,000 - £120,000 (+Fees)

By Instruction of the Joint LPA Receivers
168 Humber Avenue, Coventry, West Midlands CV1 2AR
Property Description:

A traditional end terraced house of two storey brick construction, surmounted by a pitched tile clad roof from UPVC double glazed windows and gas fired central heating. Humber Avenue leads directly off St Georges Road and forms part of a traditional residential area popular for student lettings and conveniently located within ½ mile to the East of Coventry City Centre.

The property is currently let on a company tenancy at a rental of £975 p.c.m (£11,700 per annum).

Accommodation:
Ground Floor

Reception Hall, Front Reception Room/Bedroom Three: 3.38m x 2.35m, Lounge: 3.70m x 3.59m, Kitchen: 3.23m x 2.15m, Bathroom: 2.18m x 1.51m with panelled bath having shower over, pedestal wash basin, WC.

First Floor

Stairs and Landing, Bedroom One: 3.57m x 3.38m, Bedroom Two: 3.71m x 3.60m.

Outside:

Front: Walled foregarden.
Rear: Yard and Garden.

Council Tax Band: A
EPC Rating: E
Legal Documents:

Available at www.cottons.co.uk

Viewings: Via Cottons - 0121 247 2233



LOT 10

Freehold Investment - End Terrace House with Two Bedrooms
*Guide Price: £115,000 - £120,000 (+Fees)

By Instruction of the Joint LPA Receivers

41 Northfield Road, Coventry, West Midlands CV1 2BS

Property Description:

A traditional end terraced house of two storey brick construction surmounted by a pitched tile clad roof benefitting from two bedrooms, UPVC double glazed windows and gas fired central heating.

Northfield Road leads directly off St Georges Road and forms part of a traditional residential area popular with student lettings and conveniently located approximately 1/2 mile to the East of Coventry City Centre.

The property is currently let on Assured Shorthold Tenancy at a rental of £725 per calendar month (£8,700 per annum). (Whilst the tenancy agreement states the rent is £675pcm the tenant has verbally confirmed they pay £725 p.c.m.)

Accommodation:

Ground Floor

Lounge: 3.41m x 3.4m, Dining Room: 3.59m x 3.41m, Kitchen: 3.71m x 2.08m, Bathroom: 3.07m x 1.95m with corner bath, having shower over, wash basin and WC.

First Floor

Stairs and Landing, Bedroom One: 3.43m x 3.4m, Bedroom Two: 3.60m x 3.4m.

Outside:

Front: Walled foregarden.
Rear: Yard and Garden.

Council Tax Band: A
EPC Rating: D

Legal Documents:

Available at www.cottons.co.uk

Viewings: Via Cottons - 0121 247 2233



LOT 11

Leasehold Investment - Ground Floor Apartment
*Guide Price: £115,000 - £120,000 (+Fees)

By Instruction of the Joint LPA Receivers

Flat 2 17 Portland Place East, Leamington Spa, Warwickshire CV32 5ES

Property Description:

An upper ground floor apartment forming part of a converted period built town house of three storey rendered brick construction containing a total of four apartments and situated in a parade of three similar buildings. The property benefits from gas fired central heating and is situated in the highly regarded town of Leamington Spa within a short walk of a wide range of retail shops, bars and restaurants. Portland Place East leads directly off Dale Street (A452) and the property is conveniently within four miles to the north east of the M40 Motorway (Junction 15). The property is currently let on an Assured Shorthold tenancy agreement at a rental of £895 p.c.m (£10,740 per annum)

Accommodation:

Ground Floor

At the time of preparing the catalogue details the auctioneers have not inspected the property and we understand the accommodation briefly comprises: Kitchen, Lounge, Double Bedroom, Bathroom including bath with shower over, wash basin and wc.

Total Floor Area: 36 sq. m (388 sq. ft)

Leasehold Information:

Lease Term: 99 years from 28 October 1988
Ground Rent: £25.00 per annum
Service Charge: Refer to Legal Pack

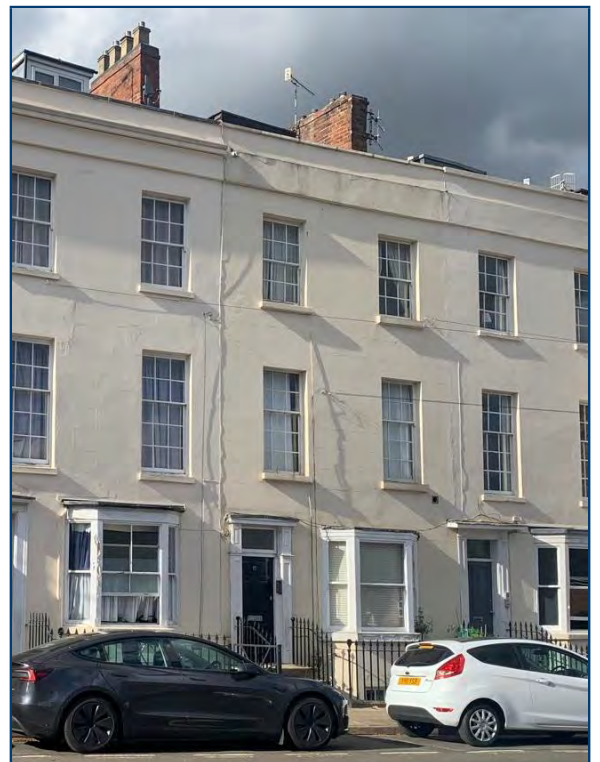
Council Tax Band: B
EPC Rating: C

Legal Documents:

Available at www.cottons.co.uk

Viewings:

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LOT 12

Leasehold Vacant Two Bedroom Flat
*Guide Price: £95,000 - £105,000 (+Fees)

27 Warwick Crest, Arthur Road, Edgbaston, Birmingham, West Midlands B15 2LH

Property Description:

A two bedroom flat situated on the sixth floor of a substantial purpose built block. The flat benefits from having UPVC double glazing, under floor heating and is offered for sale in presentable condition. Warwick Crest is set in an established residential area and is located off Arthur Road which in turn can be found off either Church Road (B4217) or Carpenter Road. The property is within approximately a mile distance from Birmingham City Centre

Accommodation

Ground Floor - Communal Entrance with security door entrance system giving access to lifts

Sixth Floor - Entrance Hallway, Lounge: (5.19x3.37m) giving access to balcony area, Kitchen: (1.85x3.38m), Bathroom: (1.54x2.14m) having panelled bath with shower over, wash basin and WC, Bedroom 1: (2.74x3.98m), Bedroom 2: (3.05x2.74m)

Leasehold Information:

Term: 99 years (less 10 days) from 25 March 1960

Rent: £40 rising to £100

Service Charge: Refer to Legal pack

Outside: - Communal lawns and gardens

Council Tax Band – B

EPC Rating – Commissioned (Refer to Legal Pack)

Legal Documents – Available at
www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



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LOT 13

Freehold Vacant Three Bedroom Terraced House
*Guide Price: £105,000 - £115,000 (+Fees)

99 Park Road, Netherton, Dudley, West Midlands DY2 9DD

Property Description:

A mid-terraced property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property benefits from having been refurbished and includes UPVC double glazing, gas fired central heating, modern kitchen and bathroom fittings, new carpets and redecoration throughout. The property further benefits from having a rear extension to the ground floor. Park Road is located off Cinder Bank (A459) and the property is within a quarter of a miles distance to the main shops and amenities located in Netherton.

Legal Documents – Available at
www.cottons.co.uk

Accommodation:

Ground Floor

Lounge: (4.27x3.98m), Dining Room: (3.77x3.99m), Kitchen: (4.79x2.55m), Inner Lobby (door to rear), Shower room having double shower cubicle, wash basin and WC: (1.82x2.55m), Stairs

First Floor

Landing, Bedroom 1: (3.75x3.97m), Bedroom 2: (3.51x2.86m), Bedroom 3: (2.53x1.99m)

Outside:

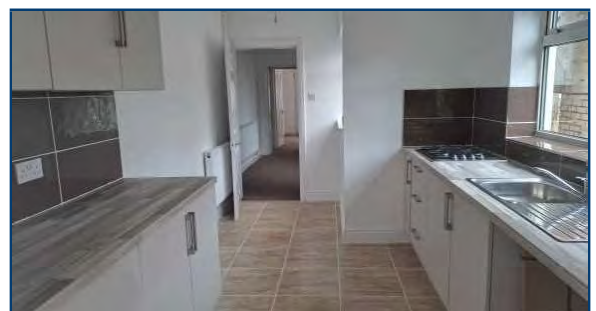
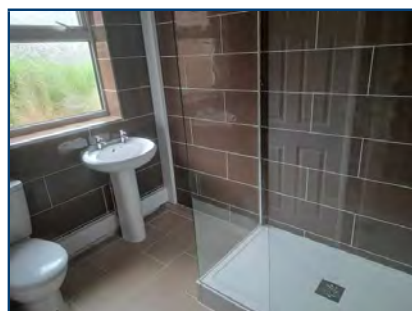
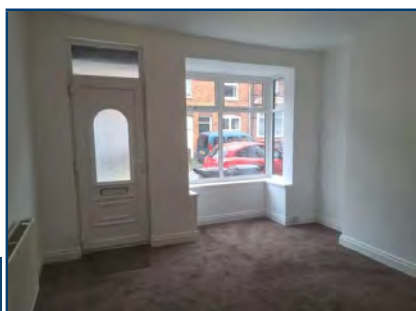
Front: Walled foregarden

Rear: Garden

Council Tax Band – A

EPC Rating – 61 D

Viewings – Refer to Viewing Schedule online



LOT 14

Freehold Vacant End Terraced House
*Guide Price: £155,000 - £165,000 (+Fees)

8 Sheen Road, Great Barr, Birmingham, West Midlands B44 9PH

Property Description:

An end terraced property of brick construction surmounted by a tiled roof set back from the road behind a lawned foregarden. The property benefits from having UPVC double glazing, gas fired central heating and is offered for sale in presentable condition. Sheen Road is located off both Sundridge Road and Brompton Road and the property is within approximately 1/2 miles distance from Sutton Park.

Accommodation:

Ground Floor Entrance Hallway, Lounge (4.03m x 4m) Kitchen/Diner (3.96m x 1.99m) WC having wash basin and WC.

First Floor Landing, Bedroom One (4.96m x 3.02m), Bedroom Two (3.02m x 2.74m), Bathroom (1.83m x 1.62) having panelled bath, wash basin and WC.

Outside:

Front : Lawned foregarden.
Rear: Garden

Council Tax Band A
EPC Rating E

Legal Documents: Available at www.cottons.co.uk

Viewings: Refer to Viewing Schedule Online



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LOT 15

Freehold Investment Opportunity - Five Flats (Potential Rent £35,640 p.a.)
 *Guide Price: £340,000 - £360,000 (+Fees)

127 College Road, Moseley, Birmingham, West Midlands, B13 9LJ



Property Description:

A substantial three storey investment property of brick construction surmounted by a pitched tile clad roof set back from the road behind a forecourt and containing five self contained flats.

The property is offered for sale in a well managed and presentable condition with all flats providing well laid out accommodation and benefitting from UPVC double glazed windows and gas fired central heating (except Flat 1 has electric heating).

College Road forms part of an established residential area and is located between the Junctions with Wake Green Road and Springfield Road and a short distance from Stratford Road (A34) which provides access to a wide range of local retail amenities and services.

Tenancy Information

All properties are let on Assured Shorthold Tenancy Agreements as follows:

Flat 1: Vacant (Previously let at £595 per calendar month).

Flat 2: Rent £560 per calendar month.

Flat 3: Rent £595 per calendar month.

Flat 4: Rent £595 per calendar month.

Flat 5: Rent £625 per calendar month.

Total Current Rental Income: £2,375 p.c.m. (£28,500 p.a.)

Total Rental Income with Fully Let : £2,970 p.c.m. (£35,640 p.a.)

Accommodation:

Ground Floor

Communal Entrance Hall

Flat 1:

Lounge with open plan kitchen, Double Bedroom with ensuite shower room having wash basin and WC. Gross Internal Area: 28 sq.ms (301 sq.ft).

Flat 2:

Entrance Hall, Lounge, Kitchen, Inner Hall, Bathroom with panelled bath having shower over, wash basin and WC, Double Bedroom. Gross Internal Area: 35.64 sq.ms (383 sq.ft).

First Floor:

Stairs and Landing:

Flat 3:

Entrance Hall, Shower Room with glazed shower, wash basin, WC, Dining Kitchen, Double Bedroom, Lounge. Gross Internal Area: 43.69 sq.ms (470 sq.ft).

Flat 4 (Duplex Flat):

Lounge with Open Plan Kitchen, internal stairs to second floor, Landing, Double Bedroom, Shower Room with glazed shower, pedestal wash basin, WC. Gross Internal Area: 39.05 sq.ms (420 sq.ft).

Second Floor

Flat 5:

Entrance Hall, Shower room with glazed shower enclosure, vanity wash basin WC, L Shaped Dining Kitchen, Lounge, Double Bedroom. Gross Internal Area: 44.63 sq.ms (480 sq.ft).

Outside:

Front: Forecourt.

Rear: Paved yard and generous rear garden.

Council Tax Band All Flats Band A

EPC Rating Flat 1 - C, Flat 2 - D, Flat 3 - D, Flat 4 - C, Flat 5 - C

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Available via Cottons - 0121 247 2233



LOT 16

Freehold Mixed Use Investment Opportunity (3 x Shops & 3 x Flats)
*Guide Price: £320,000 - £340,000 (+Fees)

36-40 High Street, Sedgley, Dudley, West Midlands, DY3 1RN



Property Description:

A substantial mixed use investment property of part three storey brick construction surmounted by a pitched tile clad roof, comprising three ground floor retail shops and three self contained flats to the upper floors all except one flat being currently let and producing a valuable investment income. The property occupies a generous plot with large rear garden which provides scope for further extension/redevelopment (subject to planning consent) and is generally well maintained and there may also be scope for reconfiguration of the flat accommodation to provide an additional flat. The property is situated prominently fronting High Street in the busy Sedgley Town Centre, close to the junction with Brick Street and surrounded by a densely populated residential catchment area.

Tenancy Information

Shop 36: Let as a Pet Shop on a lease for a term of 6 years from 1/10/2022. Rent £7,200 per annum.
Shop 38: Let as a Chiropodist on a lease for a term of 6 years from 1/9/2022. Rent £6,240 per annum.
Shop 40: Let as a Nail Bar on a lease for a term of 5 years from 16/08/2023. Rent £6,720 per annum.
Flat 1/38: Let on an Assured Shorthold Tenancy: Rental : £415 per calendar month (£4,980 per annum).
Flat 2/38: Let on an Assured Shorthold Tenancy: Rental: £600 per calendar month (£7,200 per annum).
Flat 3/38: Currently Vacant: Previously Let at £700 per calendar month (£8,400 per annum).

Current Total Rental Income: £32,340 per annum.

Total Rental Income (When Fully Let): £40,740 per annum.

Accommodation:

Ground Floor

Shop 36 (Pet Shop): Retail Area: 34.31 sq.ms (369 sq.ft) Rear Store: 8.47 sq.ms (91 sq.ft). Store &

Toilet: 4.6 sq.ms (49 sq.ft). Kitchenette: 3.64 sq.ms (39 sq.ft) with outside store.

Shop 38 (Chiropodist): Shared Entrance Hall, Reception Hall/Corridor/Store Cupboard , Treatment Room: 10.16 sq.ms (109 sq.ft), Waiting Room: 7.70 sq.ms (82 sq.ft) approx. Rear Hall/Kitchenette: 2.76 sq.ms (30 sq.ft). Cloakroom with WC and washbasin.

Shop 40 (Nail Bar): Retail Area: 22.84 sq.ms (245 sq.ft), Lobby, Kitchen/Store: 5.76 sq.ms (62 sq.ft), Toilet with WC and wash basin.

Flat Accommodation:

Shared Entrance Hall directly off the High Street, Stairs and Landing.

First Floor

Flat 1: Entrance Hall, Bedroom: 3.27m x 2.89m, Inner Hall, Lounge/Diner: 4.74m x 3.28m, L Shaped Kitchen: 2.82m x 1.24m plus 1.79m x 1.59m. Bathroom: 3.04m x 1.29m with panelled bath having shower over, wash basin and WC.

Flat 2: Lounge/Dining Room: 4.75m x 3.38m, Inner Hall with store, Bedroom: 4.36m x 3.54m, plus recess. Bathroom: 2.22m x 1.42m with panelled bath having shower over, wash basin, WC. Dining Kitchen: 3.34m x 2.95m.

Flat 3: Entrance Hall and Stairs to Second Floor

Landing/Study Area, Bedroom One: 4.32m x 3.33m plus recess, Bedroom Two: 3.41m x 2.41m, Lounge: 4.79m x 4.34m, Kitchen: 2.79m x 2.30m, Bathroom: 3.62m x 1.82m with panelled bath having shower over, wash basin and WC.

Note Flat 3 may provide potential for sub-division into two separate flats.

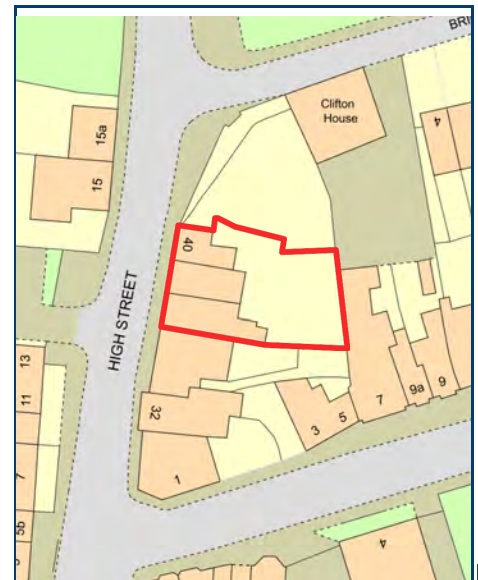
Outside: Right of way to a large rear yard/garden providing potential for extension.

Council Tax Band Flats 1, 2, 3 @ 38 - Band A
EPC Rating Shop 36 - C. Shop 38 - D. Shop 40 - C. Flats at No. 38: E

Legal Documents:

Available at www.cottons.co.uk

Viewings: Via Cottons - 0121 247 2233



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.

LOT 17

Leasehold Investment - Presentable Two Bedroom Apartment

*Guide Price: £55,000 - £60,000 (+Fees)

Flat 36 Downing House, Willow Way, Chelmsley Wood, Birmingham, West Midlands B37 7PN

Property Description:

An extremely spacious and well laid out two bedroom apartment situated on the 8th Floor of a nine storey development. The property is in presentable and well maintained condition benefitting from UPVC double glazed windows and part central heating supplied by a modern Biomass boiler.

Willow Way leads off Moorend Avenue which in turn leads off Chester Road (A452) and the property enjoys views over Birmingham and the Borough of Solihull.

The property is currently let on an Assured Shorthold Tenancy at a rental of £575 per calendar month (£6,900 per annum). The current tenant has occupied the property for several years and has maintained the property to a good standard substantially improving the internal condition and has indicated that they wish to remain at the property for the foreseeable future.

Accommodation:

Ground Floor

Communal Entrance, with door entry system, lift access to 7th Floor, plus one flight of stairs to:

8th Floor

Reception Hall, Store Room: 2.37m x 1.53m, Lounge: 4.28m x 3.97m,

Dining Kitchen: 4.01m x 2.98m with a range of units, Bedroom One: 3.91m x 3.08m, Bedroom Two: 3.84m x 3.10m, Bathroom panelled bath and wash basin, Separate Toilet with WC.

Outside: Communal Parking Area.

Leasehold Information:

Lease Term: 125 years from 24 November 2003

Ground Rent: £9.44 per annum.

Service Charge (Including Building Insurance): Currently £1,400 per annum.

Council Tax Band A

EPC Rating D

Legal Documents:

Available via www.cottons.co.uk

Viewings: Via Cottons - 0121 247 2233



VIEW FROM APARTMENT



LOT 18

Freehold Investment Mid-Terrace House (Rental £10,200 pa)

*Guide Price: £92,000 - £98,000 (+Fees)

22 Booth Street, Wednesbury, West Midlands WS10 8JB

Property Description:

A mid-terraced property of brick construction directly fronting the pavement and surmounted by a tiled roof. The property benefits from having UPVC double glazed windows and gas fired central heating. The property is located on Booth Street and located between the junctions of both Peel Close and Castle Street. The property is currently let on an Assured Shorthold Tenancy producing a rental of £850 pcm (£10,200 per annum)

Accommodation:

Ground Floor

Entrance Porch, Lounge: (3.47x3.38m), Dining Room: (3.57x3.70m), Kitchen: (4.86x2.06m), Stairs

First Floor

Landing, Bedroom 1: (3.30x3.74m), Bedroom 2: (3.61x2.50m), Bathroom having panelled bath, wash basin and WC

Outside:

Rear: Garden

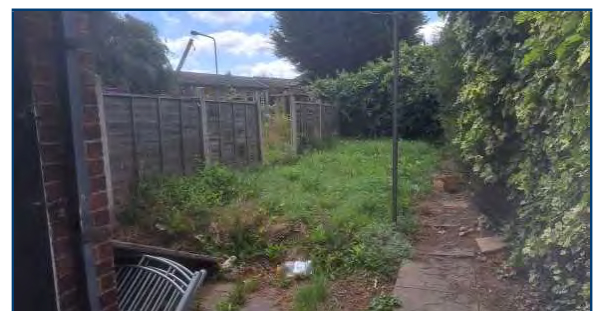
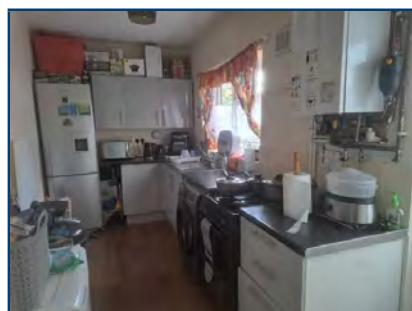
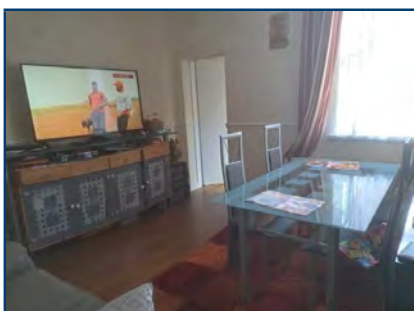
Council Tax Band – A

EPC Rating – D

Legal Documents – Available at

www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



LOT 19

Freehold Vacant Four Bedroom House with adjoining Land
*Guide Price: £230,000 - £250,000 (+Fees)

By Instruction of the Joint Fixed Charge Receivers
81 Broadway, Oldbury, West Midlands, B68 9DP



Property Description:

A three storey four bedroom recently constructed semi-detached property of rendered brick construction surmounted by a tiled roof and set back from the road behind a block paved foregarden allowing for off road parking. The property benefits from having UPVC double glazing, gas fired central heating, modern kitchen and bathroom fittings along with a substantial adjacent plot of land. The property is accessed on the Broadway Service Road close to the junction with Walton Road.

Accommodation:

Ground Floor

Entrance Hallway, Open Plan Lounge/Kitchen: (10.31x4.91m), Under Stairs WC with WC and wash basin, Stairs

First Floor

Landing, Bedroom 1: (3.24x2.96m), Bedroom 2: (2.96x3.08m), Shower Room having shower cubicle, wash basin and WC, Stairs

Second Floor - Landing, Bedroom 3: (2.88x3.76m) (restricted height), Bedroom 4 (2.10x3.72m), Shower Room having shower cubicle, wash basin and WC: (2.04x1.13m)

Outside:

Front: Block paved foregarden allowing for off road parking

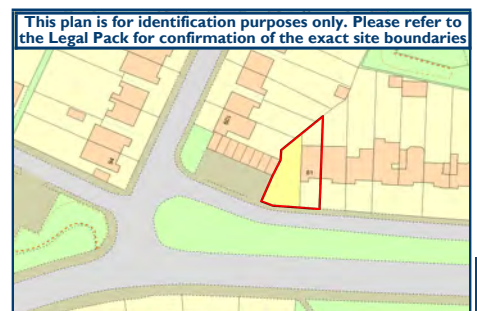
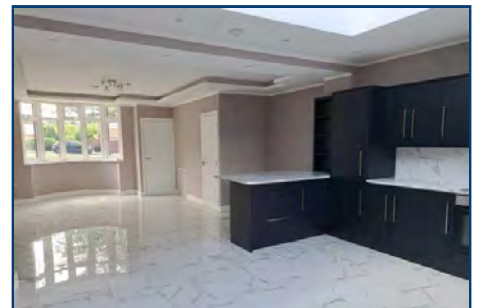
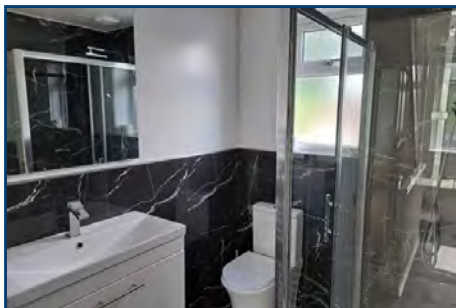
Rear and Side: Garden area

Council Tax Band – C

EPC Rating – C

Legal Documents – Available at www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233

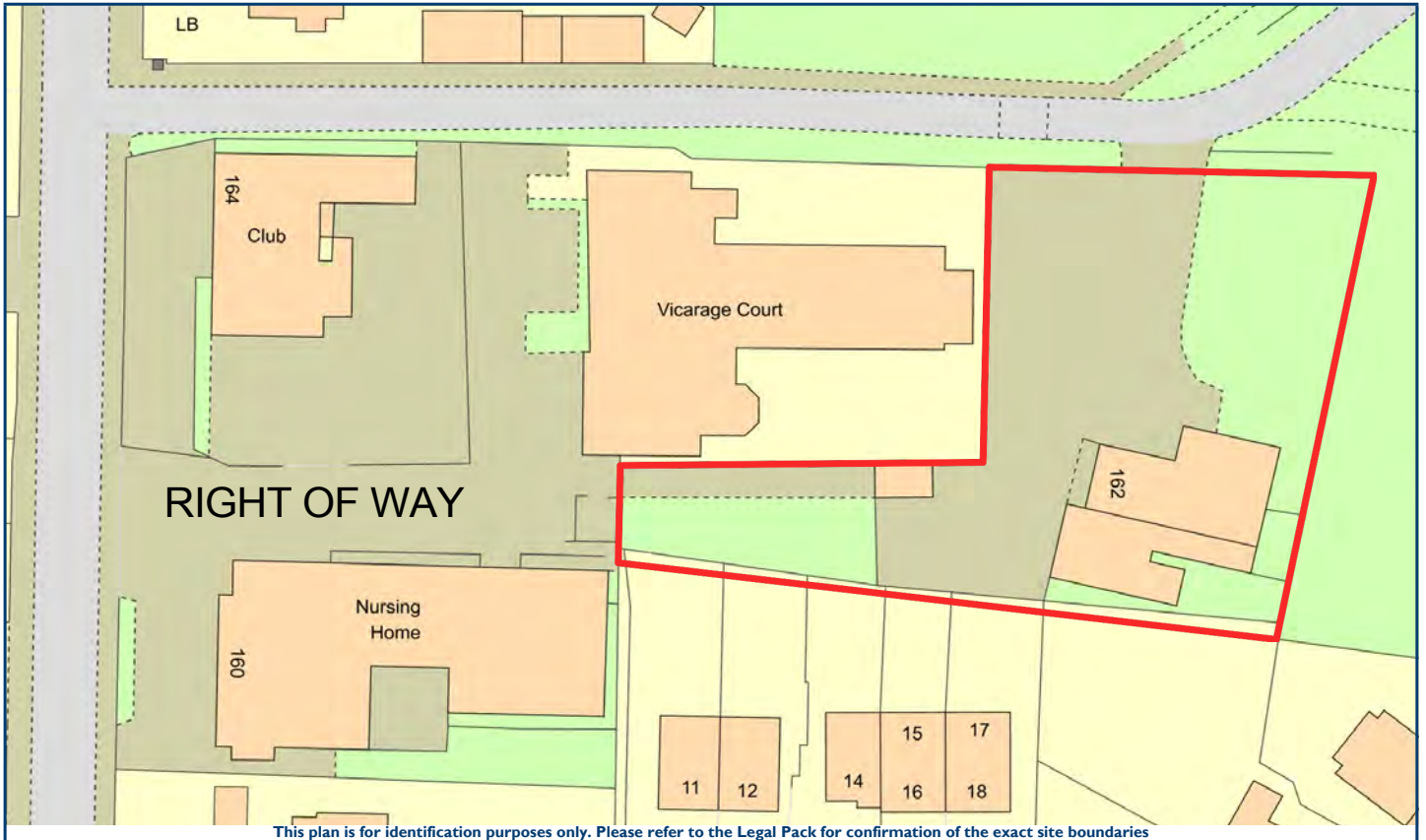


LOT 20

Freehold Vacant Detached Bungalow/Former Nursery (Plot 0.43 Acres)

*Guide Price: £440,000 - £480,000 (+Fees)

Former Nursery 162 High Street, Chasetown, Burntwood, Staffordshire, WS7 3XG



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact site boundaries

Property Description:

A detached bungalow of rendered brick construction surmounted by a tiled roof set back from the road behind lawned gardens and block paved forecourt. The property has previously been used as a day nursery and is situated in a plot extending to approximately 0.43 acres (1590 sq.ft). The property benefits from having a right of way access from the High Street and access from the service road created for the Burntwood Leisure Centre. Due to the size of the plot and access the property may be suitable for a variety of uses such as conversion back to residential or re-development purposes however all interested parties should satisfy themselves in full with any proposals they may have with Lichfield Council. High Street leads directly off Milestone Way (A5190) and Chase Town is situated adjacent to Burntwood approximately 2 miles to the North of the M6 Toll Motorway providing access to the Midlands Motorway Network and 4 miles to the East of Cannock Town Centre and 5 miles from Lichfield.

Planning History:

Planning consent (Ref: 04/00545/FUL) had been granted by Lichfield District Council on 09/06/2004 for extension works and alterations. This planning has now lapsed.

Planning consent (Ref: 12/00662/FUL) had been granted by Lichfield District Council on 22/10/2012 for the erection of a temporary portacabin for use as a pharmacy. This planning has now lapsed.

Accommodation:

Ground Floor

Entrance Hallway, Room 1: (8.63x3.64m), Room 2: (4.26x8.66m), Conservatory: (2.76x9.17m), Kitchen: (3.11x1.96m), Utility: (4.46x3.62m), Toilets: (3.95x3.02m), Stairs to

First Floor

Room and Shower Room: (6.1x6.5m)

Outside:

Front and Side: Having dual access, block paved forecourt and garden area

EPC Rating – Commissioned (Refer to Legal Pack)

Legal Documents – Available at www.cottons.co.uk

Viewings – Refer to Viewing Schedule online



Access to Nursery



Right of Way from High Street



LOT 21

Freehold Land with Potential (Lapsed Industrial Planning Consent)
*Guide Price: £230,000 - £250,000 (+Fees)

Land Fronting Webb Street, Coseley, Bilston, West Midlands WV14 8XL

Property Description:

A parcel of freehold land, roughly rectangular in shape and extending to an area of approximately 0.8 acres (0.32 hectares) located opposite and adjacent industrial premises in a mixed use Industrial/Residential area. The site consists of open scrub land and may be suitable for redevelopment having had lapsed planning for five industrial units.

Webb Street is located off Foundry Street and Darkhouse Lane and the site is within ½ mile form Coseley Train Station and ¾ mile form Birmingham New Road (A4123) providing direct access to the Black Country Route (A463) and to Wolverhampton city centre being within 3 miles to the north.

Planning Information

The site has a Lapsed Planning Consent which was granted by Dudley Metropolitan Borough Council on the 19th of July 2017 (Ref: P17/0358) for the erection of 5 industrial units for B1 (Light Industry) use with associated service yard, car parking, external works and landscaping. For details of the lapsed consent including all drawings please visit Dudley MBC website (Ref:P17/0358). All persons interested should contact the planning department at Dudley MBC prior to bidding to discuss their proposals for the site.

Legal Documents:

Available at www.cottons.co.uk

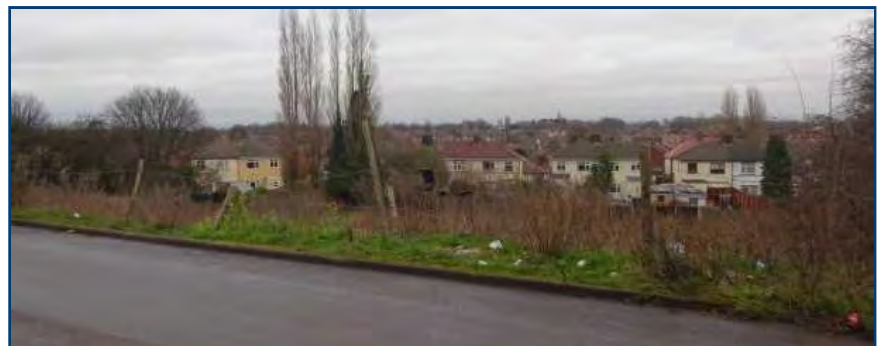
Viewings: External Only



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Site Layout - Lapsed Planning Consent (Ref: P17/0358)



--- Legal Documents Online ---



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LOT 22

Freehold Vacant Substantial Semi Detached House with Four Bedrooms
*Guide Price: £210,000 - £225,000 (+Fees)

330 Wolverhampton Road West, Willenhall, West Midlands, WV13 2RN



Property Description:

A substantial traditional semi detached house of three storey brick construction, surmounted by a pitched tile clad roof set back behind a walled and lawned foregarden and benefitting from a separate vehicular entrance to a driveway providing off road parking and accessing a garage/workshop which may provide scope for semi commercial use/work from home.

The property provides well laid out accommodation, which includes two reception rooms, four bedrooms and benefits from part UPVC double glazed windows and part electric heating and whilst having been well maintained by the previous owner the property would benefit from some cosmetic improvement and modernisation.

The property forms part of a predominantly residential area interspersed with a variety of commercial properties and is located virtually opposite the junction with Coronation Avenue. Wolverhampton Road West (B4464) and provides access to the M6 Motorway (Junction 10) being within approximately 1 mile to the East and Wolverhampton City Centre being within approximately 5 miles to the West.

Accommodation:

Ground Floor

Entrance Hall, Reception Hall with access to Cellar: 5.02m x 3.82m, Front Reception Room: 4.58m into bay window x 3.66m, Rear Reception Room: 4.98m x 3.92m, Kitchen: 3.67m x 2.43m. Rear Entrance Hall, Utility Cupboard, Toilet with WC.

First Floor

Stairs and Landing, Bedroom One: 3.9m x 3.06m, Bedroom Two: 2.81m x 1.76m, Bedroom Three: 3.94m x 3.19m, Bathroom: 3.08m x 1.69m with panelled bath, vanity wash basin, WC.

Second Floor

Stairs to Bedroom Four: 4.95m x 4.78m.

Outside:

Front: Walls and lawned foregarden, separate driveway providing off road parking with lawned garden and access to freestanding Garage/Workshop: 6.0m x 4.36m (approximately). Rear: Pedestrian side access to rear, yard paved patio and lawned garden.

Council Tax Band: B

EPC Rating: G



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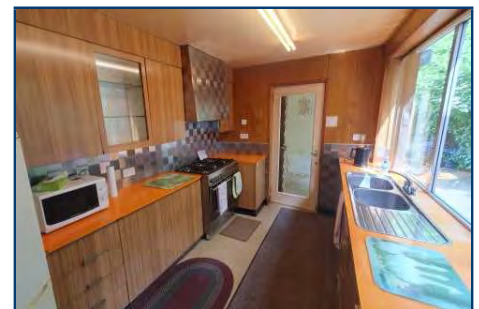


Legal Documents:

Available at www.cottons.co.uk

Viewings:

Refer to Viewing Schedule Online



LOT 23

Freehold Building Plot for One Detached Bungalow
*Guide Price: £100,000 - £120,000 (+Fees)

Land r/o 121 & 123, Highfields Road (off Oatfield Close), Chasetown, Burntwood, WS7 4QS

Property Description:

A parcel of freehold land rectangular in shape and occupying former garden land located to the rear of residential dwellings known as 121 & 123 Highfields Drive. The building plot has planning consent for the erection of a two bedroom detached bungalow accessed directly off a residential cul-de-sac known as Oatfield Close which in turns leads of Lawnswood Avenue.

The plot forms part of a popular residential area and is located within ½ mile from Burntwood High Street, 1 mile from both Chasewater Country Park and the M6 Toll Motorway. Cannock Town Centre lies within 4 miles to the West.

Planning

Planning consent was granted by Lichfield District Council (reference 22/01179/FUL) dated 28th February 2023 for the erection of one bungalow. Plans approved with the consent detailed a dwelling with the following Proposed accommodation:

Ground Floor: Reception Hall with store, Open plan Lounge/Dining Room/Kitchen with Utility Room, Bedroom One with en-suite shower room, Bedroom Two, Bedroom Three/Study and Family Bathroom.

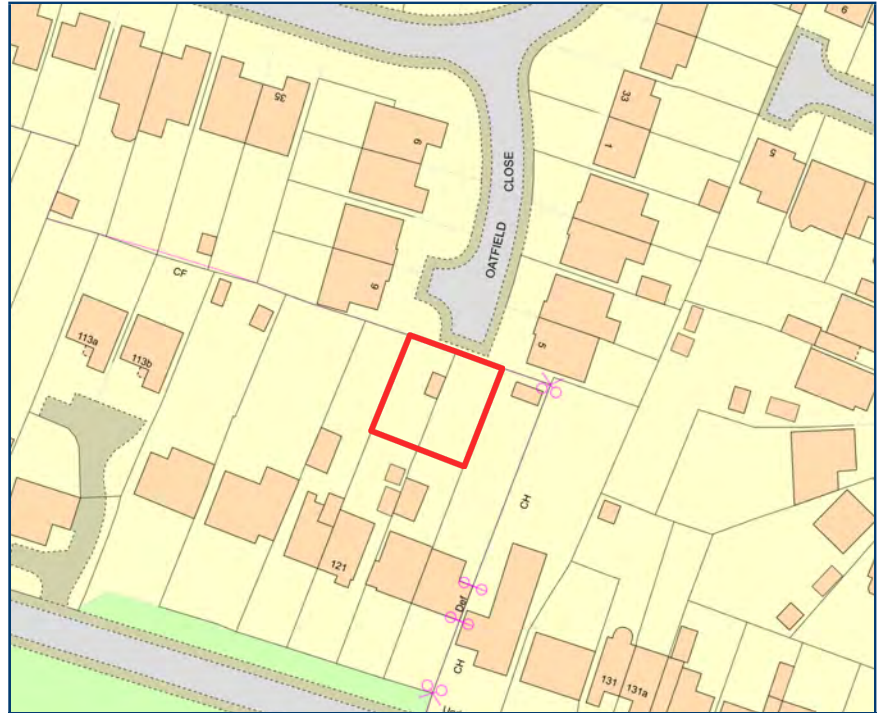
Outside: Gardens to front and rear with driveway providing off road carparking.

A copy of the planning consent and plans are available on Lichfield District Council Website.

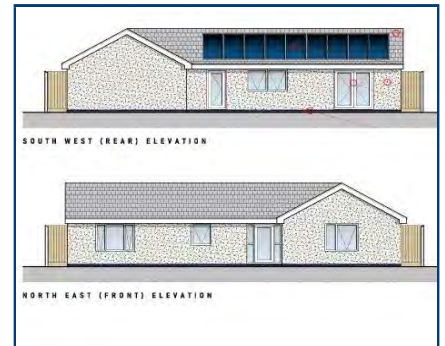
Legal Documents

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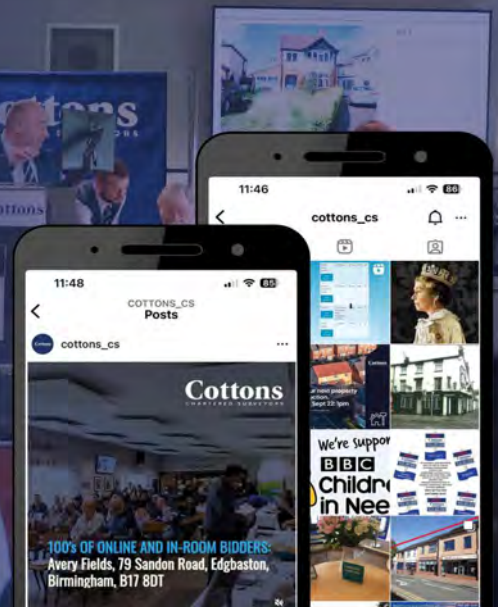
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*Refer to Guide and Reserve Price Definitions on Inside Cover.

LOT 24

Freehold Vacant Three Bedroom Detached House on Large Plot *Guide Price: £310,000 - £330,000 (+Fees)

16 Colmore Road, Kings Heath, Birmingham, West Midlands, B14 7PE



Property Description:

A traditional two storey detached house of rendered brick wall construction surmounted by a clay tile pitched roof occupying a large plot and benefitting from three bedrooms, off road parking, double-glazed windows and gas fired central heating. The property is in need of modernisation and improvement but has scope for redevelopment and extending to subject to obtaining appropriate planning consents.

The property is set with a desirable residential location within Kings Heath, conveniently situated approximately within 500 metres from King Edward VI Camp Hill School and Colmore Junior School, 0.5 miles from Kings Heath High Street, and 4.3 miles south of Birmingham City Centre.

Accommodation:

Ground Floor

Hallway, Front Reception Room: 4.00m x 4.10m (max), Rear Reception Room: 3.64m x 3.63m, Kitchen: 2.43m x 2.2m, Side Garage: 7.15m x 2.04m with outbuilding leading off.

First Floor

Stairs and Landing, Bedroom One: 3.64m x 3.66m, Bedroom Two: 3.78m x 3.09m,

Bedroom Three: 2.62m x 2.44m, Bathroom with bath, wash basin and WC.

Outside:

Front – Driveway providing off road parking.
Rear - Large lawned garden

Council Tax Band: D

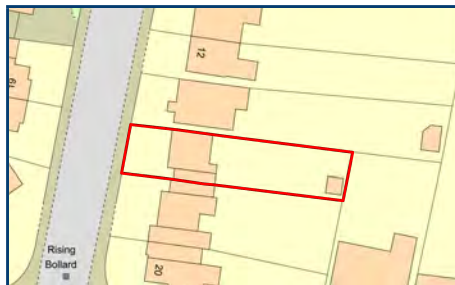
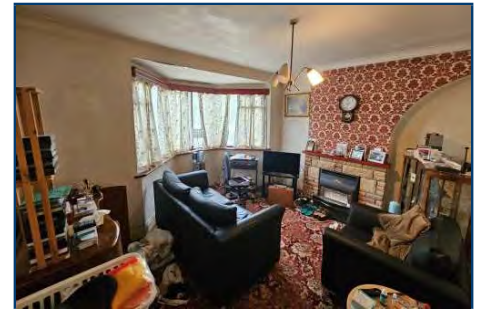
EPC Rating: Refer to Legal Documents

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Refer to Viewing Schedule Online



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LOT 25

Freehold Vacant Retail Premises With A Two Bedroom Flat Above
*Guide Price: £158,000 - £168,000 (+Fees)

469 Bearwood Road, Smethwick, West Midlands, B66 4DH



Property Description:

A mid-terraced property of brick construction surmounted by a tiled roof directly fronting the pavement. The property currently comprises of a ground floor retail unit previously trading as a Chinese Medical Centre and a two bedroom flat to the first and second floor accessed via the rear. The property occupies a prominent position amongst similar retail units on the Bearwood Road close to the junction with Sandon Road.

Please Note: Sandwell Council have placed an Emergency Prohibition Order on 469a Bearwood Road (flat above - only), regarding sleeping and residing. The ground floor premises are not affected by this Order, detailing remedial works to be carried out, once completed the council will revoke the order.

Accommodation:

Ground Floor Main Retail Area: (4.55x3.50m), Inner Hallway, Office: (2.43x1.89m), Treatment Room: (1.95x2.12m), Inner Corridor, WC: (1.79x1.08m), Store Room: (1.89x2.16m), Store Room 2: (1.49x2.27m), Door to Side and access to

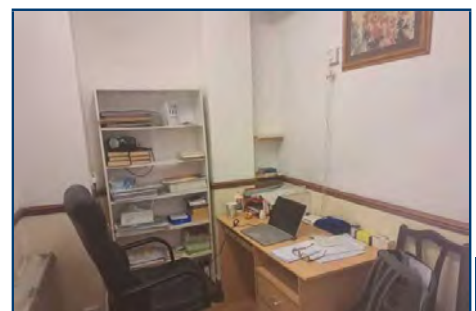
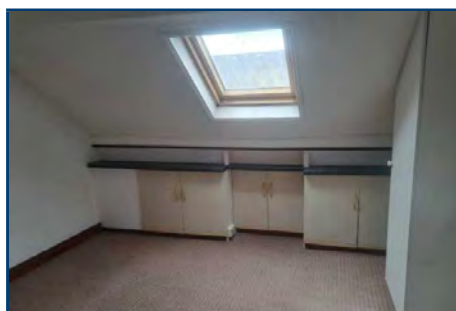
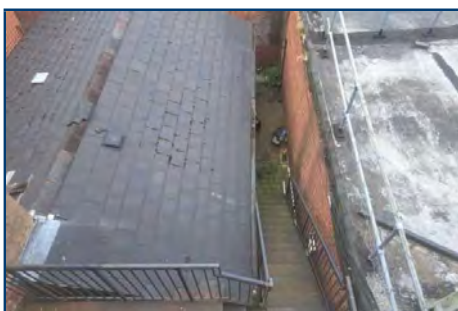
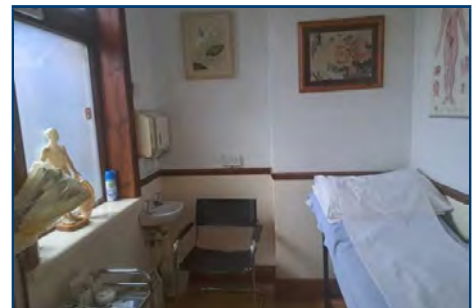
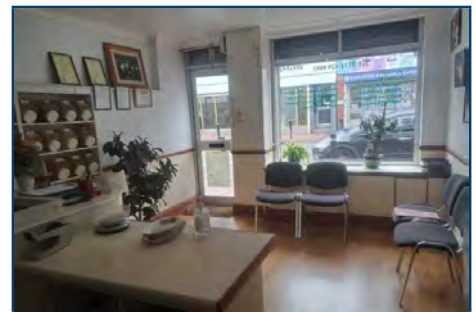
First Floor Flat- Accessed via an external staircase Entrance Hallway, Kitchen: (2.15x2.33m), Shower Room: (2.53x1.18m), Lounge: (2.89x3.62m), Stairs
Second Floor Bedroom 1: (3.48x3.68m), Bedroom 2: (2.88x3.61m)

Council Tax Band – A

EPC Rating Retail Shop: D, Residential Flat: D

Legal Documents – Available at www.cottons.co.uk

Viewings – Refer to Viewing Schedule at www.cottons.co.uk



LOT 26

Freehold Investment Three Bedroom Semi-Detached House
*Guide Price: £160,000 - £180,000 (+Fees)

292 Rocky Lane, Great Barr, Birmingham, West Midlands B42 1NQ

Property Description:

A semi-detached property surmounted by a tiled roof set back from the road behind a lawned foregarden. The property benefits from having UPVC double glazing, gas fired central heating and a garage located to the rear of the property accessed via a service road providing secure off road parking. Rocky Lane is located off Old Walsall Road and the property itself is located between the junctions of Baltimore Road and Dorrington Road. The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £600 pcm (£7,200 per annum)

Accommodation:

Ground Floor

Entrance Hallway, Through Lounge: (7.51x2.95m), Kitchen: (3.35x1.55m), Side Utility and Rear Extension: (7.82x1.35m), Stairs

First Floor

Bedroom 1: (3.64x2.92m), Bedroom 2: (3.80x2.92m), Bedroom 3: (2.05x1.61m), Bathroom having panelled bath with shower over, Wash basin and WC: (1.85x1.57m)

Outside:

Front: Lawned foregarden
Rear: Patio, lawned garden and garage accessed via a service road

Council Tax Band – B

EPC Rating – D

Legal Documents – Available at
www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



LOT 27

Leasehold Investment - One Bedroom Ground Floor Maisonette
*Guide Price: £50,000 - £60,000 (+Fees)

1 Burford Gardens, Evesham, Worcestershire WR11 3AJ

Property Description:

A well laid out purpose-built ground floor maisonette forming part of a two-storey development of brick and tile construction and located in purpose-built retirement estate for the over 60's set within well maintained communal gardens. The property benefits from uPVC double glazed windows and electric storage heating.

Burford gardens forms part of the popular rural town of Evesham and is situated off Burford Road, approximately one mile from the town centre, one mile from Evesham train station and 0.8 miles from Evesham Community Hospital.

The property is currently let on an Assured Short Hold Tenancy agreement currently producing a rental of £595 per calendar month (£7140 per annum).

Accommodation:

Ground Floor

Entrance Porch, Lounge: 5.40m x 3.16m, Kitchen Area: 3.75m x 1.85m, Double Bedroom: 3.94m x 3.17m, Bathroom: 2.24m x 1.85m with panelled bath having shower over, wash basin and WC,

Outside: Well maintained Communal Grounds and Parking.

Leasehold Information

Term: 125 years from 24th June 1987 (88 years remaining)
Rent & Service Charge: Refer to Legal Pack

Council Tax A

EPC Rating D

Legal Documents:

Available at www.cottons.co.uk

Viewings: Via Cottons – 0121 247 2233

Note: The photographs were taken prior to the current tenants occupation.



LOT 28

Leasehold Vacant One Bedroom First Floor Flat
*Guide Price: £35,000 - £40,000 (+Fees)

45 Limberlost Close, Handsworth Wood, Birmingham, West Midlands B20 2NU

Property Description:

A first floor flat within a three-storey purpose built development of cavity brick wall construction surmounted by a mansard concrete interlock pitched roof and set within well maintained communal gardens. The flat provides well laid out accommodation and benefits from a separate lock up garage, uPVC double glazed windows but requires some modernisation.

The property is set back behind communal fore gardens in a cul-de-sac located on Limberlost Close, which leads off Butlers Road, forming part of a well regarded residential area, conveniently situated approximately 1 mile from Perry Barr Train Station. 1.1 miles from One Stop Shopping Centre, 2.3 miles to the east of Junction 1 of the M5 and 2.8 miles north of Birmingham City Centre.

Accommodation:

Ground Floor

Communal Entrance hall with secure door entry system, Stairs, and Landing to:

First Floor

Entrance Hallway, Living Room: 3.74m x 3.72m, Kitchen: 2.11m x 1.9m, Double Bedroom: 3.77m x 3.72m max, Bathroom with WC.

Outside:

Communal Gardens and Lock-up Garage located in an adjacent block.

Leasehold Information

Lease Term: 99 years from 25th December 1961
Ground Rent: £12 per annum for flat and £2 per annum for garage.
Service Charge: Refer to Legal Pack

Council Tax Band: A

EPC Rating: D

Legal Documents:

Available at www.cottons.co.uk

Viewings: Refer to Viewing Schedule Online



LOT 29

Leasehold Vacant Two Bedroom Ground Floor Flat
*Guide Price: £60,000 - £66,000 (+Fees)

16 Jenkins Close, Bilston, West Midlands WV14 0HL

Property Description:

A ground floor two bedroom flat situated in a three storey purpose built block of brick construction, set back from the road behind communal lawned gardens. The property benefits from having UPVC double glazing, gas fired central heating and is offered for sale in presentable condition. Jenkins Close is located off Mill Street, which in turn is found off Wolverhampton Street and the property is within approximately 1/2 a mile distance from Bilston Town Centre providing a wide range of shops and amenities.

Leasehold Information:

Term: 125 years from 26 November 1990

Ground Rent: £10

Service Charge: Refer to Legal Pack

Accommodation:

Ground Floor

Communal entrance with secure door entry system.

Flat 16

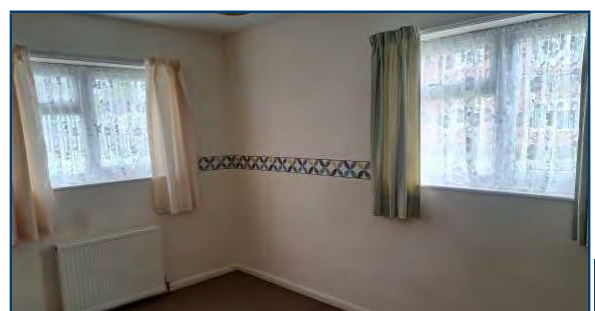
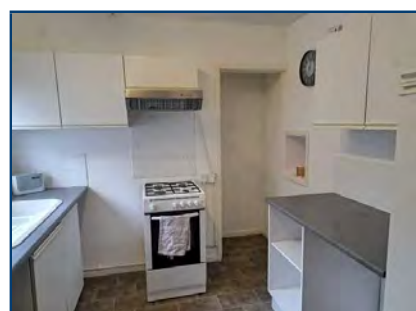
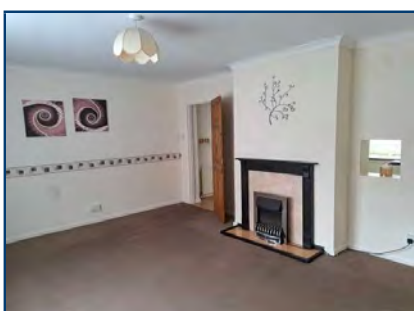
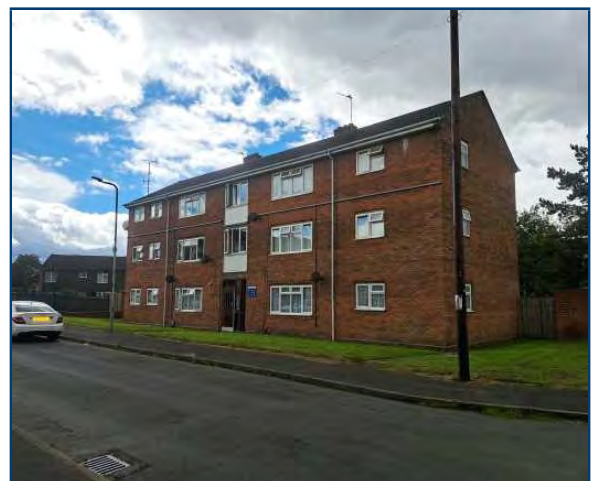
Entrance Hallway, Kitchen: (2.58x2.63m), Lounge:(3.81x5.20m), Bedroom 1: (3.65x3.00m), Bedroom 2: (2.79x3.92m), Shower/Wet Room having shower, wash basin and WC: (1.71x2.11m)

Outside: Communal gardens, brick built store x2, and parking area.

Council Tax Band A : EPC Rating C

Legal Documents: Available at www.cottons.co.uk

Viewings: Via Cottons - 0121 247 2233



LOT 30

Freehold Investment (Three Bedroom House).
*Guide Price: £140,000 - £150,000 (+Fees)

144 Wiggin Street, Ladywood, Birmingham, West Midlands B16 0AH

Property Description:

A traditional built mid terraced house of three storey brick construction surmounted by a pitched tile clad roof providing well laid out accommodation and benefits from three double bedrooms, UPVC double glazed windows and external doors and gas fired central heating.

Wiggin Street is located directly off Icknield Port Road which runs directly between Dudley Road (A457) and Ladywood Middleway (A4540) and the property is conveniently within approximately one third of mile distance from City Hospital and one mile distance from Birmingham City Centre.

The property is currently let on an assured shorthold tenancy at a rental of £720 pcm (£8,640 per annum).

Accommodation:

Ground Floor

Lounge (3.67m x 4.05m) opening to Dining Room (3.49m x 3.67m), Kitchen (2.92m x 1.80m) with a range of fitted units, Rear Entrance Hall, Bathroom (1.89m x 1.87m) with modern suite having panelled bath and wc

First Floor

Stairs and Landing, Bedroom One (double) (3.44m x 3.66m), Bedroom Two (double) (3.68m x 3.44m)

Second Floor

Stairs to Bedroom Three (double) (4.38m x 3.39m).

Outside:

Front: Foregarden

Rear: Paved yard and small garden with pedestrian right of way

Council Tax Band – A

EPC Rating – D

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 2472233



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LOT 31

Freehold Part Vacant/Part Investment (Former Bank and 4 Two Bed Flats)
*Guide Price: £420,000 - £450,000 (+Fees)

17 Church Square, Oldbury, West Midlands, B69 4DX



Property Description:

A substantial grade II listed three story property of brick construction surmounted by a tiled roof directly fronting the pavement. The property comprises of a former bank to the ground floor, rear second floor and basement and four x two bedroom flats to the first and second floors which were formally converted in 2021 (Ref: DC/17/60574). The property is situated on the junction of Church Square and Birmingham Street and is located within the heart of Oldbury Town Centre which provides a wide range of shops and amenities. The former banking premises are currently vacant and the flats to the first and second floors of the main building are all currently let and a schedule of tenancies are detailed below.

Schedule of Tenancies

Former Banking Hall Vacant

Flat 23: Let on an Assured Shorthold Tenancy Agreement at £650 pcm (£7,800 pa)

Flat 23a: Let on an Assured Shorthold Tenancy Agreement at £695 pcm (£8,340 pa)

Flat 23b: Let on an Assured Shorthold Tenancy Agreement at £695 pcm (£8,340 pa)

Flat 23c: Let on an Assured Shorthold Tenancy Agreement at £695 pcm (£8,340 pa)

Total Rental: £2,735 pcm (£32,820 pa)

Accommodation:

Ground Floor

Former Bank: 153.23 sq.mtrs (1649 sq.ft), Main Banking Hall, Office x 3, Internal Corridor and Rear Lobby with access to stairs and side entrance
Basement: 127.06 sq.mtrs (1367 sq.ft), Inner Lobby and 6 rooms

First Floor

50.24 sq.mtrs (540 sq.ft) having Kitchen, Office, Male and Female WC's,

Flat Accommodation:

Ground Floor: communal entrance leading to stairs

First Floor

Flat 23: Lounge/Kitchen: (4.34x5.09m), Family Bathroom: (1.78x2.00m) having panelled bath with shower over, wash basin and WC, Bedroom 1: (2.95x3.05m), Bedroom 2: (2.46x3.55m)

Flat 23a: Lounge/Kitchen: (6.33x3.95m), Bedroom 1: (2.77x3.30m) with en-suite shower room having shower cubicle, wash basin and WC: (1.20x2.43m), Bedroom 2: (5.20x2.42m), Family Bathroom: (2.74x2.08m) having panelled bath, wash basin WC,

Second Floor

Flat 23b: Lounge/Kitchen: (2.87x5.74m), Bedroom 1: (3.03x3.21m) with en-suite shower room having shower cubicle, wash basin and WC: (1.16x2.26m), Bedroom 2: (4.41x1.87m), Family Bathroom having panelled bath, wash basin and WC: (1.67x2.17m)

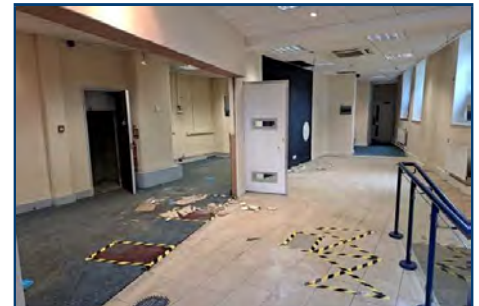
Flat 23c: Lounge/Kitchen: (5.44x3.83m), Bedroom 1: (2.54x2.96m) with en-suite shower room having shower cubicle, wash basin and WC: (1.62x2.17m), Bedroom 2: (2.96x4.20m), Family Bathroom having panelled bath with shower over, wash basin and WC: (2.70x1.82m)

Council Tax Band For All Flats: – A

EPC Rating – Commissioned (Refer to Legal Pack)

Legal Documents – Available at www.cottons.co.uk

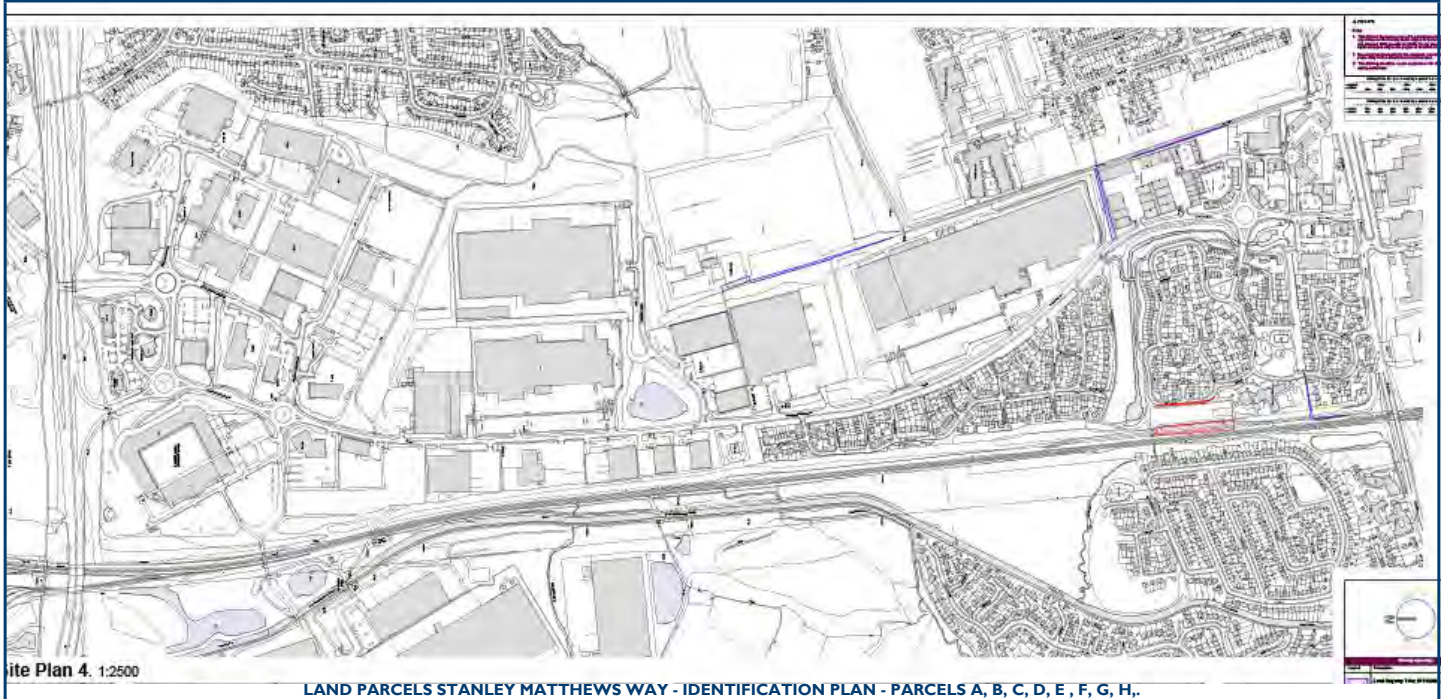
Viewings – Via Cottons – 0121 247 2233



LOT 32

Eight Parcels of Freehold Land
*Guide Price: £500 - £1,000 + 20% Vat (+Fees)

By Instruction of St Modwen PLC who are Disposing of Surplus Assets
Land at Stanley Matthews Way, Stoke-on-Trent, City of Stoke-on-Trent, ST4 4EG



Property Description:

A disposal of eight parcels of surplus land located in and around Stanley Matthews Way which has been substantially redeveloped and comprises a modern mixed used area with a range of housing, business park units, car dealerships and the Bet 365 Football Stadium.

The parcels are contained within three Land Registry Titles namely SF374906, SF393745 and SF471633.

All interested parties should refer to the legal documents especially the Land Registry Title documents and plans for confirmation of the size and extent of all parcels of land and in brief they comprise:

Land Parcel A - A small strip of land bordering the exit link of Stanley Matthews Way joining the A50 and immediately to the North of Bet 365 Stadium.

Land Parcel B - An elongated strip of land to the Western edge of Longton Rugby Club running through a wooded area and also included a section of all weather training pitch and common grassed area.

Land Parcel C - An elongated strip of land running along part of the Western edge of public footpath known as Tilery Lane and Trentham Road.

Land Parcel D - A strip of land comprising of a footpath and verge area located between Stanley Matthews Way and Tilery Lane adjacent to unit E3 (City Plumbing & Bathroom Showroom) situated on Trentham Trade Park.

Land Parcel E - A strip of land including verge areas and access strip adjacent to premises known as International House located off Bellringer Road.

Land Parcel F - Two parcels/strip of land including a rectangular wooden siding and a tapered strip of land/verge area to the West of Kennington Oval.

Land Parcel G - An L shaped strip of land forming part of a wooden buffer located to the rear gardens of houses fronting Willowfield Drive and to the east of the adjacent railway line.

Land Parcel H - A parcel of land comprising of tarmac entrance strip with the access mouth of the Screwfix Distribution Centre located on Stanley Matthews Way.

A master plan identifying the location of all parcels and corresponding photos of all parcels are available on the Auctioneers website.

The Postcode is for Identification only

Legal Documents

Available at www.cottons.co.uk

Viewings

External Only.

PARCEL A - REFER TO PLAN FOR EXACT BOUNDARIES



PARCEL B - REFER TO PLAN FOR EXACT BOUNDARIES



PARCEL C - REFER TO PLAN FOR EXACT BOUNDARIES



PARCEL E - REFER TO PLAN FOR EXACT BOUNDARIES



PARCEL D - REFER TO PLAN FOR EXACT BOUNDARIES

LOT 33

Freehold Land Subject to a Long Lease (33 years unexpired)
*Guide Price: £500 - £1,000 + 20% Vat (+Fees)

By Instruction of St Modwen PLC who are Disposing of Surplus Assets

Land Adj. Hillmorton Road, (Known as GEC Recreation Ground), Rugby, Warks CV22 5ED

Property Description:

A parcel of freehold land roughly rectangular in shape extending to an area of approximately 13.7 acres (5.54 hectares) and known as GEC Recreation Ground comprising of amenity land with football pitches, car parking and Sports Pavilion/Club House.

The land is situated directly between Hillmorton Road and Lower Hill Morton Road and forms part of a well regarded residential area conveniently situated approximately 1 mile to the South East of Rugby Town Centre.

Lease Information

Lease Term: The Land is subject to a long lease to Rugby Council registered under Land Registry Title Number WK435996 for a term of 50 years from 9th May 2007 (33 years unexpired)
Ground Rent: One Peppercorn.

Note: The Postcode is for Identification only

Legal Documents

Available at www.cotton.co.uk

Viewings External Only



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



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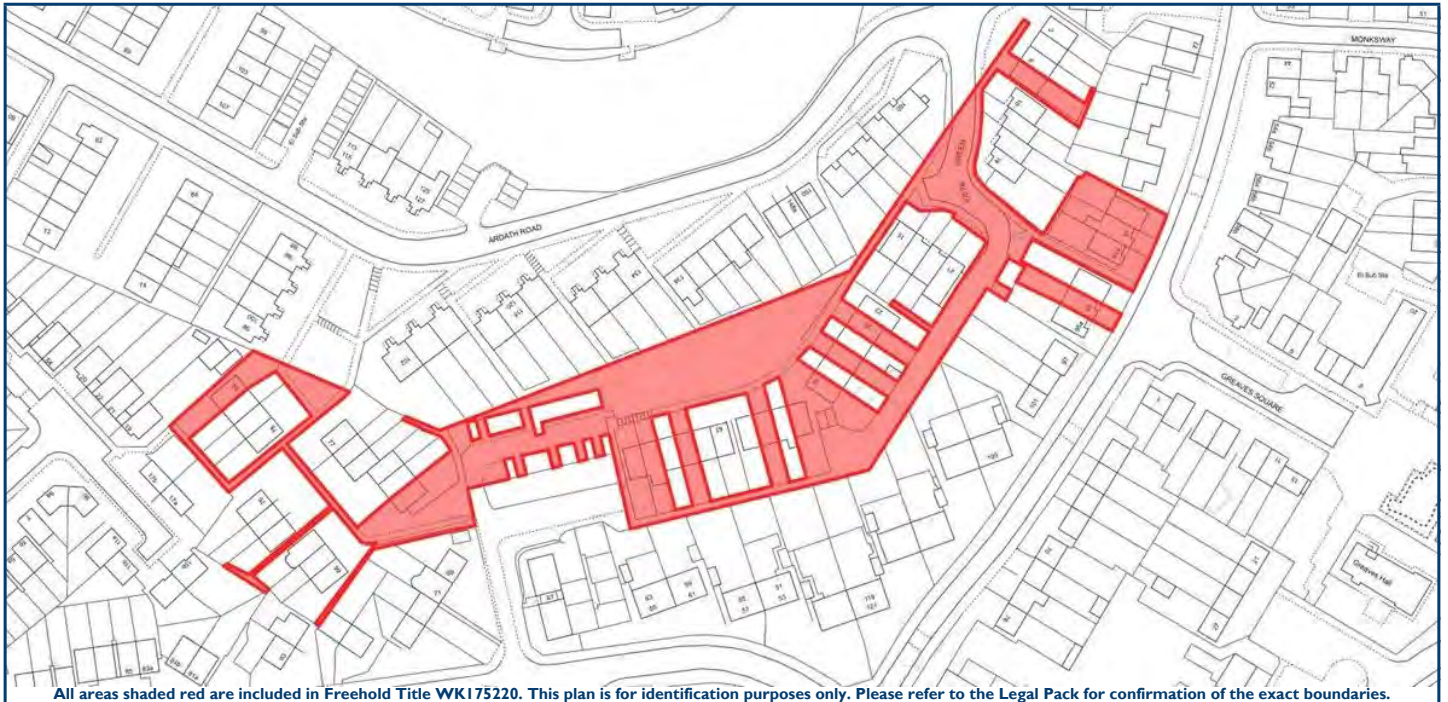
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LOT 34

Portfolio of 16 Freehold Ground Rents, Land, Roadways & Footpaths

*Guide Price: £70,000 - £80,000 (+Fees)

Land at Vista Green and Heathside Drive, Kings Norton, Birmingham, West Midlands, B38 9PD



All areas shaded red are included in Freehold Title WK175220. This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



FGR 8 VISTA GREEN



FGR 25 VISTA GREEN



FGR 47 VISTA GREEN

Property Description:

A portfolio of 16 Freehold Ground Rents secured on a range of modern town houses located on a residential estate known as Vista Green located between Ardath Road and Heathside Drive approximately ¼ mile to the South East of Kings Norton Green.

The property is held on Freehold Title No: WK175220 and includes 16 Freehold Ground Rents, part of a former lock up garage site, various green areas, roadways and footpaths and are identified by the areas shaded red on the catalogue plan.

Photos for all ground rents and land/general areas are available on the auctioneers website.

Ground Rent Information

The Freehold Title includes Ground Rents for Nos 8, 25, 29, 33, 35, 39, 47, 51, 53, 67, 77 & 84 Vista Green along with 89, 91, 91A & 95 Heathside Drive, all subject to leases for a term of 99 years from 25th March 1971 (46 years unexpired) and each paying a ground rent of £45 per annum.

Total Ground Rent Income £720 per annum).

Notes

1. Some of the leases include a garage space in the former lock up garage yard.
2. All interested parties should refer to the legal pack including the Land Registry Title documents for confirmation of the full extent of the Freehold Title.
3. The Postcode is for Identification only

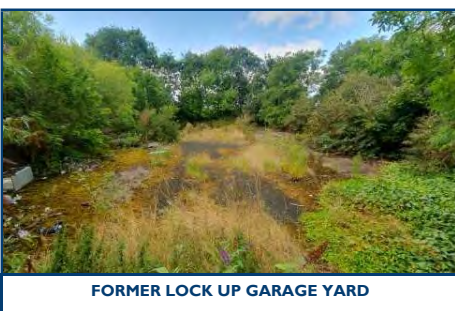
Legal Documents

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FGR 84 VISTA GREEN



FORMER LOCK UP GARAGE YARD



FGR 89, 91 & 91A VISTA GREEN



FGR 89, 91 & 91A VISTA GREEN

LOT 35

Freehold Vacant Semi Detached House Converted into Two Flats
*Guide Price: £120,000 - £140,000 (+Fees)

13 & 13A Walsall Road, Willenhall, West Midlands, WV13 2EG



Property Description:

A semi detached property of rendered brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property benefits from having been converted to provide two separate one bedroom flats. Both flats benefit from having UPVC double glazing, gas fired central heating (both being separately metered) and are offered for sale in presentable condition. The property is located on Walsall Road close to the Junction with Mill Street.

Accommodation:

Ground Floor Flat Reception Hall, Bedroom (4.56m x 4.24m) Lounge (4.48m x 3.80m) Kitchen (3.20m x 2.74m) Shower Room having shower cubicle, wash basin and WC.

First Floor Flat Having separate entrance, Stairs, First Floor Lounge (4.41m x 3.46m) Kitchen (3.73m x 2.40m) Bathroom having panelled bath with separate shower cubicle, wash basin and WC.

Second Floor Bedroom (5.30m x 3.26m).

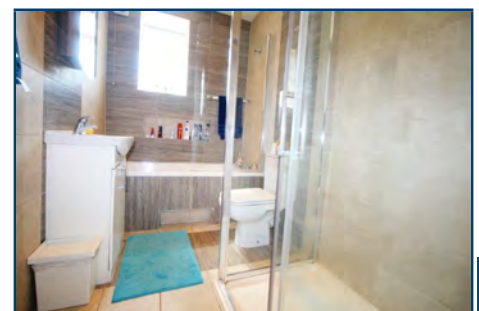
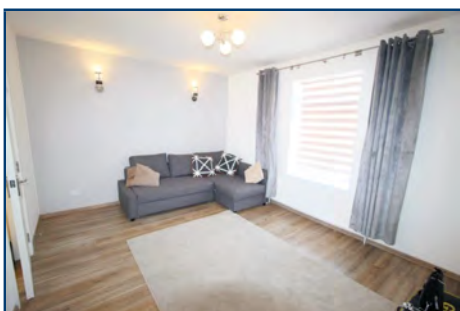
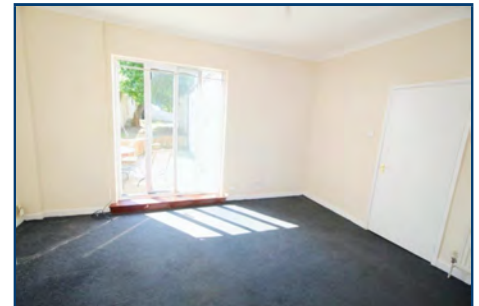
Outside: Front: Walled foregarden.

Outside: Rear: Paved patio area and garage (accessed off Mill Street).

Council Tax Band A
EPC Rating D

Legal Documents: Available at www.cottons.co.uk

Viewings: Refer to Viewing Schedule Online



LOT 36

Freehold Vacant Three Bedroom Mid-Terraced Property
*Guide Price: £165,000 - £175,000 (+Fees)

6 Dogkennel Lane, Halesowen, West Midlands B63 3BY

Property Description:

A mid-terraced property of brick construction surmounted by a tiled roof set back from the road behind a tarmacadam covered forecourt allowing for off road parking for numerous vehicles. The property benefits from having been recently re-roofed, UPVC double glazing, gas fired central heating and a garage located to the rear of the property and accessed off Peachley Close. Dogkennel Lane is accessed off Grange Road and the property is in between the junctions of Waxland Road and Broadway Avenue and the property is within approximately half a miles distance from the main shopping area located in Halesowen

Accommodation:

Ground Floor

Entrance Porch, Lounge/dining room: (7.83x4.82m), Kitchen: (3.27x2.36m), Conservatory: (1.80x4.58m), Stairs,

First Floor

Bedroom 1: (3.46x2.88m), Bedroom 2: (4.13x2.92m), Bedroom 3: (3.17x1.82m), Bathroom having panelled bath with shower over, wash basin and WC: (1.86x1.84m)

Outside:

Front: Tarmacadam covered garden allowing for off road parking

Rear: Paved garden area and garage located off Peachley Close

Council Tax Band – C

EPC Rating – C

Legal Documents – Available at
www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



LOT 37

Leasehold Ground Floor Flat with One Bedroom
*Guide Price: £50,000 - £57,000 (+Fees)

By Instruction of Black Country Housing Group
Flat 3 19 Lysways Street, Walsall, West Midlands WSI 3AG

Property Description:

A spacious and well laid out one bedroom flat situated to the ground floor of a substantial converted semi-detached house which has been extended to the rear and contains a total of 6 separate self contained flats.

The property benefits from well laid out accommodation, gas fired central heating and UPVC double glazed windows.

Lysways Street leads directly off Birmingham Road and the property is conveniently within approximately 1/2 mile from Walsall Town Centre providing access to a wide range of retail amenities and services.

Accommodation:

Ground Floor

Pedestrian side access to rear, Communal Entrance Hall with Security Door Entry system, Entrance Hall, Lounge: 3.66m x 3.38m, Inner Hall, Kitchen: 2.44m x 2.42m, Bedroom: 3.93m x 2.51m, Bathroom: 3.46m x 1.79m. with panel bath having shower over, pedestal wash basin and wc.

Leasehold Information:

Lease Term: 125 years from 16 September 2022

Ground Rent: Refer to Legal Pack

Service Charge: Refer to Legal Pack

Council Tax Band: A

EPC Rating: C

Legal Documents: Available at
www.cottons.co.uk

Viewings: Refer to Viewing Schedule Online



LOT 38

Freehold Investment - End Terraced House with Two Bedrooms
*Guide Price: £150,000 - £157,000 (+Fees)

2 Dobbs Mill Close, Selly Park, Birmingham, West Midlands B29 7NQ

Property Description:

A modern two storey end-terrace property of brick construction surmounted by a concrete interlocking pitched tile roof benefitting from double-glazed windows and gas fired central heating.

The property is set with a desirable cul-de-sac which leads off Pershore Road (A441), in the popular Selly Park area, conveniently situated approximately 1.1 miles from Selly Oak Train Station, 1 mile from University of Birmingham, 1.8 miles from Queen Elizabeth Hospital and 3.5 miles south of Birmingham City Centre.

The property is let on a contractual periodic tenancy with the tenants paying a rent of £725pcm (£8,700 per annum).

Accommodation

Ground Floor

Porch, Hallway, Kitchen (2.91m x 2.13m), Living Room (4.05m x 4.73m), Conservatory (2.64m x 2.83m max.).

First Floor

Stairs and Landing, Bedroom One (4.14m x 3.09m), Bedroom Two (3.48m x 2.54m), Bathroom with bath having shower over, wash basin and WC

Outside:

Front – Driveway and garden.

Side and Rear – Garden

Council Tax Band – B

EPC Rating – C

Legal Documents:

Available at www.cottons.co.uk

Viewings: Refer to Viewing Schedule Online



LOT 39

Freehold Vacant Parcel of Land
*Guide Price: £18,000 - £24,000 (+Fees)

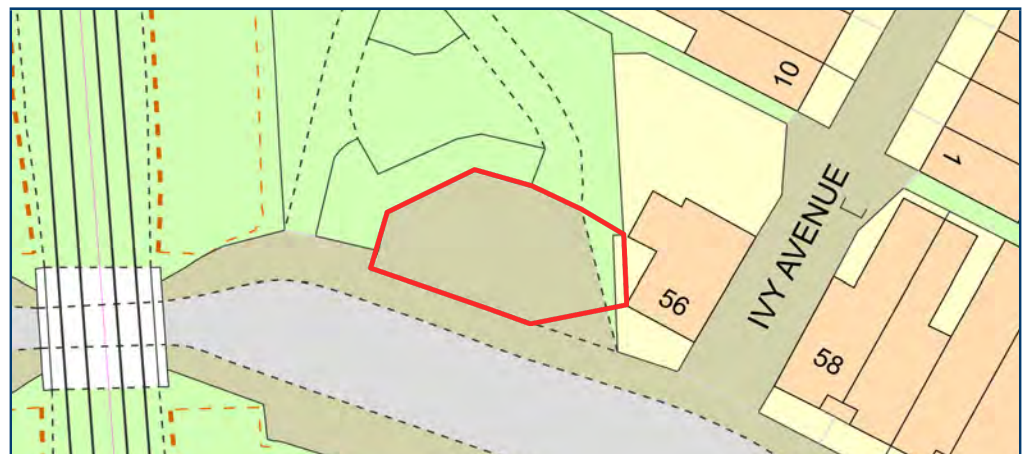
Land Adjoining, 56 Runcorn Road, Birmingham, B12 8RQ

Property Description:

A parcel of walled freehold land directly fronting the pavement and extending to approximately 115 sq.m (1,242 sq.ft). The land has been previously used for the off road parking/storage of motor vehicles. The land may be suitable for a variety of uses however all interested parties should satisfy themselves in full with any proposals they may have with Birmingham City Council. Runcorn Road is located off Alcester Road.

Legal Documents – Available at www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact site boundaries



LOT 40

Freehold Vacant House End Terraced House with Two Bedrooms
*Guide Price: £100,000 - £107,000 (+Fees)

101 Leamore Lane, Bloxwich, Walsall, West Midlands WS2 7BY

Property Description:

A two-storey end-terrace house of brick construction surmounted by a pitched interlocking concrete tile roof and whilst benefitting from double-glazed windows, the property is in need of refurbishment. The property is accessed by a pedestrian walkway leading off Leamore Lane and is pleasantly situated adjacent to Walsall Canal, conveniently within approximately 1 mile from Bloxwich High Street, 1.2 miles from Bloxwich Train Station, 2 miles from Walsall Town Centre and 1.8 miles from Junction 10 of the M6.

Accommodation:

Ground Floor

Hallway, Kitchen (2.71m x 2.69m),

Living Room (4.18m x 3.24m), Built in Outside Store.

First Floor

Stairs and Landing, Bedroom One (3.27m max x 4.17m), Bedroom Two (3.86m x 2.71m), Bathroom with bath having shower over, wash basin and WC.

Outside:

Front – Fore garden.
Rear – Patio and large lawned garden.

Council Tax Band: A

EPC Rating: C

Legal Documents:

Available at www.cottons.co.uk

Viewings: Refer to Viewing Schedule Online



LEGAL PACKS

Cottons
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Once you have successfully bid for a property you have become the **legal purchaser and are duty bound** to complete within the contractual time scale.

It is therefore your responsibility to consult your legal advisor and to have inspected the legal documentation which has been prepared for each lot by the vendor's solicitors prior to the Auction.

The Legal Pack is available at the Auctioneers offices and website during the marketing period and in the auction room on the sale day. By bidding you are deemed by the Auctioneers to have satisfied yourself in respect of all matters relating to that property.



Call our Auction Team today!

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LOT 41

Freehold Vacant Shop and Investment Flat on Large Corner Plot

*Guide Price: £180,000 - £200,000 (+Fees)

2 & 2A Beauchamp Avenue, Handsworth, Birmingham, West Midlands, B20 1DR



Property Description:

A mixed used property comprising of a ground floor retail shop which was long established a hair salon, along with a self contained and presentable flat to the first floor which benefits from uPVC double glazed windows and gas fired central heating.

The property comprises an end terraced two storey building of brick construction with hipped tile clad roof forming part of a neighbourhood parade located at the junction of Beauchamp Avenue and Hampstead Hill.

The property is set back from the road behind a tarmacadam forecourt and occupies a substantial plot including a large parcel of land to the side which may provide potential for further redevelopment.

The property forms part of the well regarded Handsworth Wood residential area and Hampstead Hill (B4124) provides access via Old Walsall Road to Walsall Road (A34) which leads directly to Birmingham City Centre and the M6 Motorway (Junction 8).

Tenancy Information

Retail Shop (2): Vacant

Flat (2A): Let on an Assured Shorthold Tenancy at a rental of £500 per calendar month (£6,000 per annum)

Accommodation:

Ground Floor (2 Beauchamp Avenue)

Retail Shop/Former Hairdressing Salon: 36.77sq.ms (395 sq.ft), Reception Area: 5.19 sq.ms (56 sq.ft), Office: 6.73 sq.ms (72 sq.ft), Kitchen: 7.14 sq.ms (77 sq.ft).

Flat (2A Beauchamp Avenue): Secure side gate providing rear access.

Ground Floor

Entrance hall with utility cupboard.

First Floor

Stairs and Landing with store, Kitchen: 3.09m x 1.64m (maximum) with range of modern fitted units. Shower Room: L Shaped : 2.25m x 1.37m (maximum) with glazed shower, vanity wash basin, WC. Lounge: 4.25m x 3.17m. Bedroom One: 4.10m x 3.2m, Bedroom Two: 3.04m x 2.51m.

Outside: Tarmacadam forecourt providing customer car parking, pedestrian side access to rear garden, large side garden which may provide future potential.

Total Site Area 0.18 acres (725 sq.ms).

Council Tax Band Flat 2A - A

EPC Rating

Flat 2A - D -

Shop - Commissioned Refer to Legal Pack

Legal Documents:

Available via www.cottons.co.uk

Viewings: Refer to Viewing Schedule Online.



This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



LOT 42

Freehold Vacant Mid Terrace House with Three Bedrooms
*Guide Price: £170,000 - £177,000 (+Fees)

42 Harbury Road, Balsall Heath, Birmingham, West Midlands, B12 9NQ



Property Description:

A traditional two storey mid-terrace house of brick construction, surmounted by a pitched tile clad roof, situated behind a walled fore court. The property offers well laid out accommodation benefitting from uPVC double glazed windows and gas fired central heating system.

The property forms part of an established residential area and Harbury Road is conveniently situated circa. 1.2 miles from Moseley Village centre containing a wide variety of local retail shops and services and circa. 1.6 miles from both Birmingham New Street Station and Birmingham City Centre.

Accommodation:

First Floor

Vestibule, Hallway, Front Reception Room: 3.37m x 3.68m, Rear Reception Room: 3.53m x 3.59m, Kitchen: 3.79m x 2.37m, Wet Room with shower, wash basin and WC.

Second Floor

Stairs and Landing, Bedroom One: 4.46m x 3.68m, Bedroom Two: 3.59m x 2.67m, Bedroom Three: 2.85m max x 2.39m.

Outside:

Front – Walled forecourt.
Rear – Long lawned garden

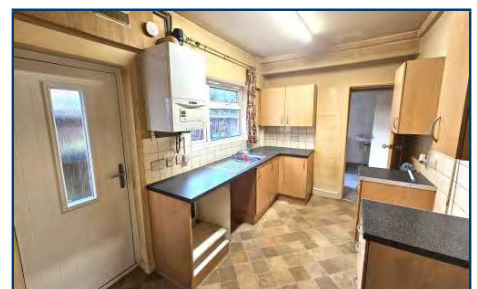
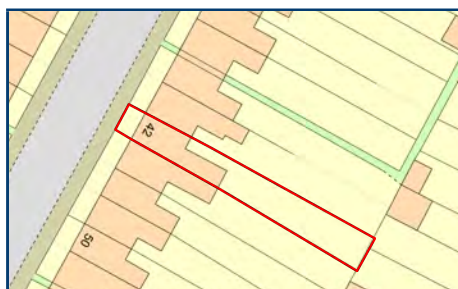
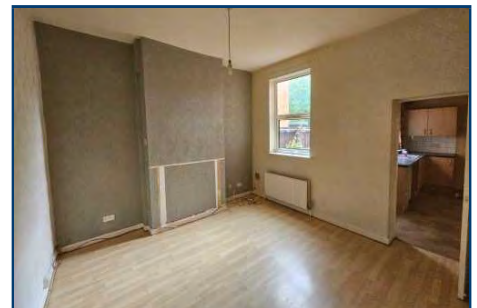
Council Tax: A

EPC Rating: D

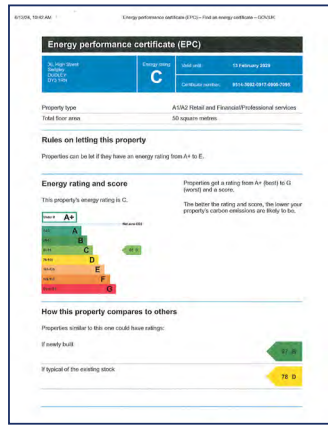
Legal Documents:

Available at www.cottons.co.uk

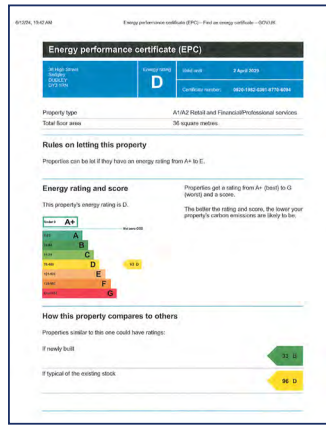
Viewings: Refer to Viewing Schedule Online



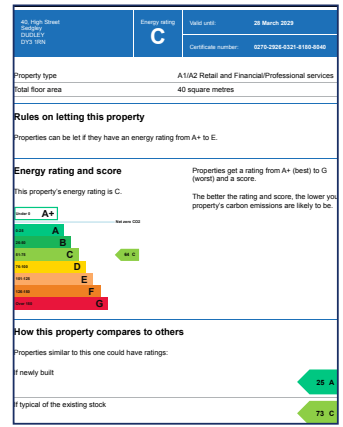
This plan is for identification purposes only. Please refer to the Legal Pack for confirmation of the exact boundaries.



36 HIGH STREET



38 HIGH STREET

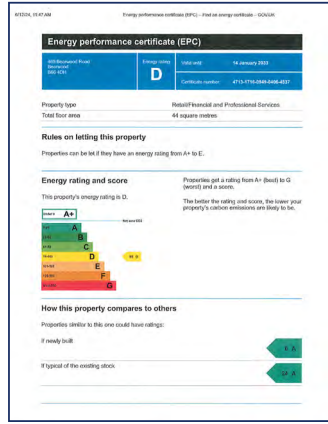


40 HIGH STREET

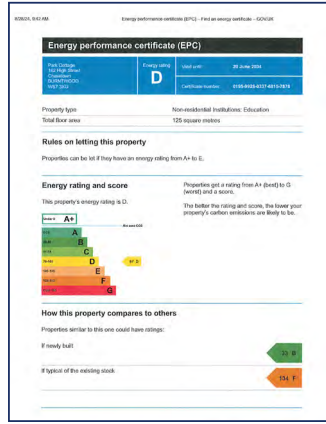
ENERGY PERFORMANCE CERTIFICATE

The EPC was commissioned on: 23.8.2024

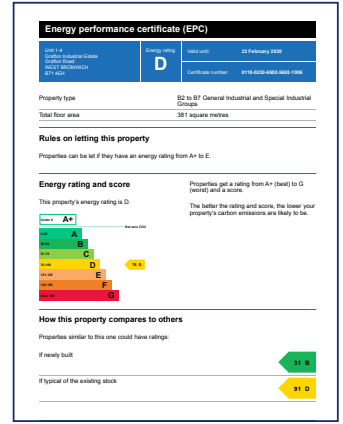
This will be added to the Legal Pack and available on our website



469 BEARWOOD ROAD



FORMER NURSERY 162 HIGH STREET

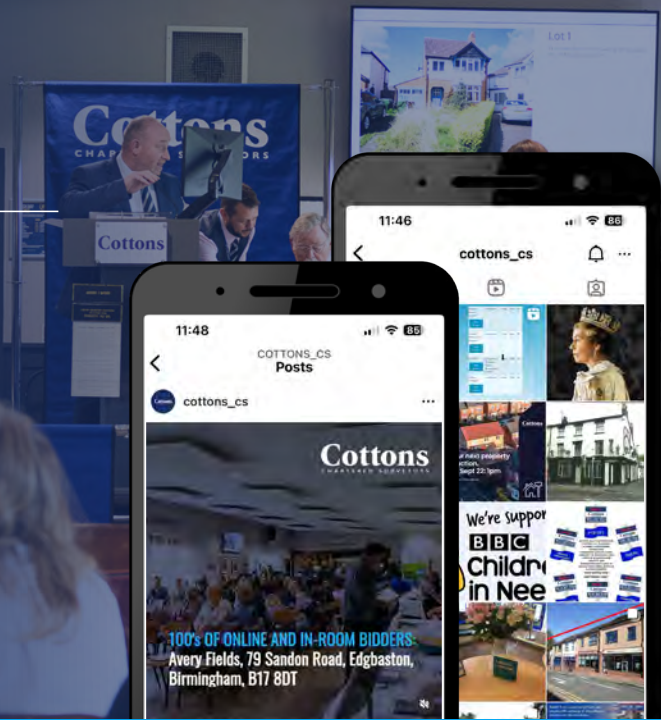


UNITS 1-4 GRAFTON IND ESTATE

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Sale Memorandum

The seller agrees to sell and the buyer agrees to buy the lot for the price. This agreement is subject to the conditions so far as they apply to the lot.

We acknowledge receipt of the deposit _____

Date

Name and address of seller

Name and address of buyer

The lot

The price (excluding any VAT)

Deposit paid

Signed by the buyer

Signed by us as agent for the seller

The buyer's conveyancer is

Name

Address

Contact

Common Auction Conditions for Auction of Real Estate in England & Wales 4th Edition

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

Glossary

The glossary gives special meanings to certain words used in both sets of conditions.

Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part notice to bidders in the auction catalogue, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions.

Sale Conditions

The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

This glossary applies to the auction conduct conditions and the sale conditions.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and
- where the following words printed in bold black type appear in bold blue type they have the specified meanings.

Actual completion date

The date when completion takes place or is treated as taking place for the purposes of apportionment and calculating interest.

Addendum

An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the auction.

Agreed completion date

Subject to condition G9.3:

- (a) the date specified in the special condition; or
- (b) if no date is specified, 20 business days after the contract date; but if that date is not a business day the first subsequent business day.

Approved financial institution

Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the auctioneers.

Arrears

Arrears of rent and other sums due under the tenancies and still outstanding on the actual completion date.

Arrears schedule

The arrears schedule (if any) forming part of the special conditions.

Auction

The auction advertised in the catalogue.

Auction conduct conditions

The conditions so headed, including any extra auction conduct conditions.

Auctioneers

The auctioneers at the auction.

Business day

Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer

The person who agrees to buy the lot or, if applicable, that person's personal representatives: if two or more are jointly the buyer their obligations can be enforced against them jointly or against each of them separately.

Catalogue

The catalogue to which the conditions refer including any supplement to it.

Completion

Unless otherwise agreed between seller and buyer (or their conveyancers) the occasion when both seller and buyer have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

Condition

One of the auction conduct conditions or sales conditions.

Contract

The contract by which the seller agrees to sell and the buyer agrees to buy the lot.

Contract date

The date of the auction or, if the lot is not sold at the auction:

- (a) the date of the sale memorandum signed by both the seller and buyer; or
- (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

Documents

Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the special conditions relating to the lot.

Financial charge

A charge to secure a loan or other financial indebtedness (not including a rent charge).

General conditions

That part of the sale conditions so headed, including any extra general conditions.

Interest rate

If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)

Lot

Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

Old arrears

Arrears due under any of the tenancies that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.

Particulars

The section of the catalogue that contains descriptions of each lot (as varied by any addendum).

Practitioner

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

Price

The price that the buyer agrees to pay for the lot.

Ready to complete

Ready, willing and able to complete: if completion would enable the seller to discharge all financial charges secured on the lot that have to be discharged by completion, then those outstanding financial charges do not prevent the seller from being ready to complete.

Sale conditions

The general conditions as varied by any special conditions or addendum.

Sale memorandum

The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

Seller

The person selling the lot. If two or more are jointly the seller their obligations can be enforced against them jointly or against each of them separately.

Special conditions

Those of the sale conditions so headed that relate to the lot.

Tenancies

Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

Tenancy schedule

The tenancy schedule (if any) forming part of the special conditions.

Transfer

Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our) The auctioneers.

Your (and your)

Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer.

Auction conduct conditions

A1 Introduction

A1.1 Words in bold blue type have special meanings, which are defined in the Glossary.

A1.2 The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disappplied or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 Our role

A2.1 As agents for each seller we have authority to:

- (a) prepare the catalogue from information supplied by or on behalf of each seller;
- (b) offer each lot for sale;
- (c) sell each lot;
- (d) receive and hold deposits;
- (e) sign each sale memorandum; and
- (f) treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.

A2.2 Our decision on the conduct of the auction is final.

A2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.

A2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.

A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

A3.2 We may refuse to accept a bid. We do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction.

A3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the seller may fix the final reserve price just before bidding commences.

A4 The particulars and other information

A4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

A4.2 If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have not been prepared by a conveyancer and are not intended to form part of a legal contract.

A4.3 The particulars and the sale conditions may change prior to the auction and it is your responsibility to check that you have the correct versions.

A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This condition A5 applies to you if you make the successful bid for a lot.

A5.2 You are obliged to buy the lot on the terms of the sale memorandum at the price you bid plus VAT (if applicable).

A5.3 You must before leaving the auction:

- provide all information we reasonably need from you to enable us to complete the sale memorandum (including proof of your identity if required by us);
- sign the completed sale memorandum; and
- pay the deposit.

A5.4 If you do not we may either:

- as agent for the seller treat that failure as your repudiation of the contract and offer the lot for sale again: the seller may then have a claim against you for breach of contract; or
- sign the sale memorandum on your behalf.

A5.5 The deposit:

- is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the seller, but otherwise is to be held as stated in the sale conditions; and
- must be paid in pounds sterling by cheque or by bankers' draft made payable to us on an approved financial institution. The extra auction conduct conditions may state if we accept any other form of payment.

A5.6 We may retain the sale memorandum signed by or on behalf of the seller until the deposit has been received in cleared funds.

A5.7 If the buyer does not comply with its obligations under the contract then:

- you are personally liable to buy the lot even if you are acting as an agent; and
- you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

A5.8 Where the buyer is a company you warrant that the buyer is properly constituted and able to buy the lot.

A6 Extra Auction Conduct Conditions

A6.1 Despite any special condition to the contrary the minimum deposit we accept is £2000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

A6.2 The deposit will be held by the auctioneers as agents for the seller unless the sale is subject to VAT when it will be held as stakeholder.

Words in bold blue type have special meanings, which are defined in the Glossary.

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

G1. The lot

G1.1 The lot (including any rights to be granted or reserved, and any exclusions from it) is described in the special conditions, or if not so described the lot is that referred to in the sale memorandum.

G1.2 The lot is sold subject to any tenancies disclosed by the special conditions, but otherwise with vacant possession on completion.

G1.3 The lot is sold subject to all matters contained or referred to in the documents, but excluding any financial charges: these the seller must discharge on or before completion.

G1.4 The lot is also sold subject to such of the following as may affect it, whether they arise before or after the contract date and whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents:

- matters registered or capable of registration as local land charges;
- matters registered or capable of registration by any competent authority or under the provisions of any statute;
- notices, orders, demands, proposals and requirements of any competent authority;
- charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- rights, easements, quasi-easements, and wayleaves;
- outgoings and other liabilities;
- any interest which overrides, within the meaning of the Land Registration Act 2002;
- matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and
- anything the seller does not and could not reasonably know about.

G1.5 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the seller against that liability.

G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the contract date but the buyer must comply with them and keep the seller indemnified.

G1.7 The lot does not include any tenant's or trade fixtures or fittings.

G1.8 Where chattels are included in the lot the buyer takes them as they are at completion and the seller is not liable if they are not fit for use.

G1.9 The buyer buys with full knowledge of:

- the documents, whether or not the buyer has read them; and
- the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.

G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

G2. Deposit

G2.1 The amount of the deposit is the greater of:

- any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
- 10% of the price (exclusive of any VAT on the price).

G2.2 The deposit

- must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
 - is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.
- G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if

applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.

G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.

G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.

G3. Between contract and completion

G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:

- produce to the buyer on request all relevant insurance details;
 - pay the premiums when due;
 - if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
 - at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;
 - unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
 - (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim; and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.
- G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.

G4. Title and identity

G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.

G4.2 If any of the documents is not made available before the auction the following provisions apply:

- The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
- If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
- If the lot is not registered land the seller is to give to the buyer within five business days which an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.
- If title is in the course of registration, title is to consist of certified copies of:
 - the application for registration of title made to the land registry;
 - the documents accompanying that application;
 - evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.

G4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide):

- the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and
- the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.

G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.

G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.

G4.6 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.

G5. Transfer

G5.1 Unless a form of transfer is prescribed by the special conditions:

- the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and
- the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.

G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.

G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.

G6. Completion

G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.

G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.

G6.3 Payment is to be made in pounds sterling and only by:

- direct transfer to the seller's conveyancer's client account; and
- the release of any deposit held by a stakeholder.

G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

G6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.

G6.6 Where applicable the contract remains in force following completion.

G7. Notice to complete

G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.

G7.2 The person giving the notice must be ready to complete.

G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:

- terminate the contract;
- claim the deposit and any interest on it if held by a stakeholder;
- forfeit the deposit and any interest on it;
- resell the lot; and
- claim damages from the buyer.

G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:

- (a) terminate the contract; and
- (b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.

G8. If the contract is brought to an end

If the contract is lawfully brought to an end:

- (a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and
- (b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

G9. Landlord's licence

G9.1 Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies.

G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.

G9.4 The seller must:

- (a) use all reasonable endeavours to obtain the licence at the seller's expense; and
- (b) enter into any authorised guarantee agreement properly required.

G9.5 The buyer must:

- (a) promptly provide references and other relevant information; and
- (b) comply with the landlord's lawful requirements.

G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.

G10. Interest and apportionments

G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.

G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:

- (a) the buyer is liable to pay interest; and
- (b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

G10.4 Apportionments are to be calculated on the basis that:

- (a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
- (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
- (c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.

G11. Arrears

Part 1 Current rent

G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.

G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.

G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.

Part 2 Buyer to pay for arrears

G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.

G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.

G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.

Part 3 Buyer not to pay for arrears

G11.7 Part 3 of this condition G11 applies where the special conditions:

- (a) so state; or
- (b) give no details of any arrears.

G11.8 While any arrears due to the seller remain unpaid the buyer must:

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
- (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
- (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
- (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;
- (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender or forfeit any tenancy under which arrears are due; and
- (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.

G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

G12. Management

G12.1 This condition G12 applies where the lot is sold subject to tenancies.

G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.

G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy) and:

- (a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;
- (b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and
- (c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

G13. Rent deposits

G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.

G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:

- (a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;
- (b) give notice of assignment to the tenant; and
- (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14. VAT

G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.

G15. Transfer as a going concern

G15.1 Where the special conditions so state:

- (a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
- (b) this condition G15 applies.

G15.2 The seller confirms that the seller

- (a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and
- (b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:

- (a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;
- (b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;
- (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- (d) it is not buying the lot as a nominee for another person.

G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:

- (a) of the buyer's VAT registration;
- (b) that the buyer has made a VAT option; and
- (c) that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.

G15.5 The buyer confirms that after completion the buyer intends to:

- (a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and
- (b) collect the rents payable under the tenancies and charge VAT on them.

G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:

- (a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;
- (b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and
- (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.

G16. Capital allowances

G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.

G16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.

G16.4 The seller and buyer agree:

- (a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and
- (b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17. Maintenance agreements

G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.

G17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.

G18. Landlord and Tenant Act 1987

G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.

G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19. Sale by practitioner

G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.

G19.2 The practitioner has been duly appointed and is empowered to sell the lot.

G19.3 Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.

G19.4 The lot is sold:

- (a) in its condition at completion;
- (b) for such title as the seller may have; and
- (c) with no title guarantee; and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

G19.5 Where relevant:

- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
- (b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.

G20. TUPE

G20.1 If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.

G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:

- (a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.
- (b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.
- (c) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.

(d) The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

G21. Environmental

G21.1 This condition G21 only applies where the special conditions so provide.

G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.

G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

G22. Service Charge

G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.

G22.2 No apportionment is to be made at completion in respect of service charges.

G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:

- (a) service charge expenditure attributable to each tenancy;
- (b) payments on account of service charge received from each tenant;
- (c) any amounts due from a tenant that have not been received;
- (d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.

G22.4 In respect of each tenancy, if the service charge account shows that:

- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
- (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.

G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.

G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- (a) the seller must pay it (including any interest earned on it) to the buyer on completion; and
- (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

G23. Rent reviews

G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.

G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.

G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.

G23.4 The seller must promptly:

- (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

G24. Tenancy renewals

G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.

G24.4 Following completion the buyer must:

- (a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
- (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.

G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25. Warranties

G25.1 Available warranties are listed in the special conditions.

G25.2 Where a warranty is assignable the seller must:

- (a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
- (b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.

G25.3 If a warranty is not assignable the seller must after completion:

- (a) hold the warranty on trust for the buyer; and
- (b) at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

G26. No assignment

The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer's interest under this contract.

G27. Registration at the Land Registry

G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:

- (a) procure that it becomes registered at Land Registry as proprietor of the lot;
- (b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
- (c) provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:

- (a) apply for registration of the transfer;
- (b) provide the seller with an official copy and title plan for the buyer's new title; and
- (c) join in any representations the seller may properly make to Land Registry relating to the application.

G28. Notices and other communications

G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.

G28.2 A communication may be relied on if: (a) delivered by hand; or

- (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
- (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.

G28.3 A communication is to be treated as received: (a) when delivered, if delivered by hand; or (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

G29. Contracts (Rights of Third Parties) Act 1999 No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

G30. Extra General Conditions

G30.1 If a cheque for all or part of the deposit is not cleared on first presentation, the auctioneers are under no obligation to re-present the cheque, but should they do so (at their sole discretion) then the buyer will pay to the auctioneers a fee of £100 plus VAT, such payment being due whether or not the cheque ultimately clears.

G30.2 Vacant possession of the lot shall be given to the buyer on completion except where stated in the special conditions. The buyer accepts that vacant possession of the whole or any part of the lot offered with vacant possession notwithstanding that:

- (a) there may be furniture fittings or effects remaining at the lot in which case the buyer shall not be entitled to require the removal of such items or delay completion on the grounds that the existence of such items does not constitute vacant possession; and
- (b) that all or part of the lot whether comprising a house, part of a house, flat or flats may not legally be used for immediate residential occupation.

G30.3 The buyer will pay to the auctioneers a Buyers Administration Fee of £600 inclusive of VAT (£300 for transactions of less than £10,000). If for any reason this sum is not paid on exchange of contracts then it will be payable to the seller's solicitors on completion in addition to the purchase price.

G30.4 Any description of the lot which includes reference to its use does not imply or warrant that it may be legally used for that purpose.

G30.5 If the buyer is unable to provide adequate means of identification in the auction room either for himself or for the contractual buyer (if this is different) the auctioneers may retain the sale memorandum signed by or on behalf of the seller until such identification is produced and in the absence of its production may (as agents for the seller) treat this as the buyers repudiation of the contract and re-offer the lot for sale.

G30.6 The auctioneers shall be under no financial liability in respect of any matters arising out of the auction or the particulars of any lot or any of the conditions relating to any lot. No claims shall be made against the auctioneers by the buyer in respect of any loss or damage or claim actually or allegedly suffered by or made against the buyer by reason of the buyer entering into the contract.

G30.7 The auctioneers have undertaken their best endeavours to satisfy themselves as to the bona fides of the seller and that he is the beneficial owner but we give no warranty.

LEGAL PACKS

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