

PROPERTY AUCTION

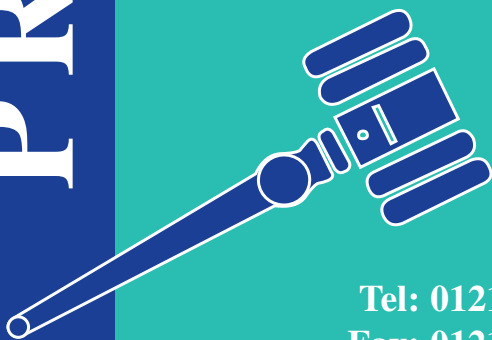
Cottons

Chartered Surveyors

23RD FEBRUARY 2006

AT 11.00 AM

**ASTON VILLA
FOOTBALL CLUB
VILLA PARK
BIRMINGHAM
B6 6HE**



Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

Location



Cottons

Chartered Surveyors

Auction Department
361 Hagley Road
Edgbaston
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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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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 at the Vendors Solicitors office, 5 working days before the sale and may also be inspected in the sale-room prior to the auction sale 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. Your legal adviser will 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.
3. Prior to the sale The Auctioneers will endeavour to provide a guide price, subject to the Vendors consent. This is intended as a guide only and both the reserve and actual sale price may be more or less than the guide price given.
4. 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.
5. Some lots may be subject to last minute changes or corrections given on the day of the auction by way of addendum.
6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary fitments, drains and any other pipework, appliances and electrical fitments. Prospective purchasers are advised to undertake their own investigations.
7. 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.
8. 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.
9. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special "Auction Block Policy", insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.
10. 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 may be required, so make sure that you bring with you a driving licence, passport or other form of identification.
11. 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.
12. 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.
13. The Auctioneers reserve the right to photograph successful bidders for security purposes.

FOOTNOTE

If you have never been to an auction before or require more information about a particular Lot, you are welcome to contact our office with any enquiries which you may have. We will do our utmost to help.

Auction Sale

of 90 LOTS

To include a range of Residential and Commercial Vacant and Investment property, along with Redevelopment Opportunities, Land and Freehold Ground Rents comprising:

- 26 Freehold Vacant Residential Properties
- 17 Residential Investment Properties
- 8 Leasehold Residential Investment Properties
- 3 Freehold Vacant Commercial Properties
- 4 Freehold Commercial / Residential Property
- 4 Freehold Commercial Investment Property
- 3 Freehold Ground Rent Investments
- 14 Parcels of Freehold Land
- 5 Freehold Development Sites
- 1 Freehold Church/ Worship Hall
- 1 Freehold Public House with Vacant Possession
- 1 Freehold Care Home Investment
- 1 Freehold Children's Nursery with Vacant Possession
- 1 Freehold Redevelopment Opportunity for Student Accommodation
- 1 Freehold former Nursing Home

ORDER OF SALE

Lot	Property	
1.	99 Ridgeway, Edgbaston, Birmingham	Freehold Vacant Possession
2.	46 Lower Queen Street, Sutton Coldfield	Freehold Vacant Possession
3.	56 Anderson Road, Erdington, Birmingham	Freehold Vacant Possession
4.	3 Albert Road, Erdington, Birmingham	Freehold Investment/ Vacant Possession
5.	80A Park Lane East, Tipton, West Midlands	Freehold Vacant Possession
6.	252 Lozells Rd, Lozells, Birmingham	Freehold Vacant Possession
7.	59 Corser Street, Dudley, West Midlands	Freehold Vacant Possession
8.	4 Morgan Grove, Smithswood, Birmingham	Leasehold Vacant Possession
9.	82 Gravelly Hill, Erdington, Birmingham	Freehold Vacant Possession
10.	11 Douglas Road, Dudley, West Midlands	Freehold Investment
11.	4 Phoenix House, 134 King William Street, Stourbridge	Leasehold Vacant Possession
12.	108 Ivyhouse Lane, Bilston, West Midlands	Freehold Vacant Possession
13.	Plot 57 Little Hay Lane, Shenstone, Staffs	Freehold Land
14.	Plot 58 Little Hay Lane, Shenstone, Staffs	Freehold Land
15.	Land between 24 & 26 Sandy Hill Road, Shirley, Solihull	Freehold Land
16.	Land fronting Birmingham Road, Alvechurch, Worcs	Freehold Land
17.	92A Salters Road, Aldridge, Walsall	Leasehold Vacant Possession
18.	76 Market House, Market Square, Dickens Heath, Solihull	Leasehold Vacant Possession
19.	12 Hunton Hill, Erdington, Birmingham	Freehold Investment/ Vacant Possession
20.	Slademere House, 374 - 376 Slade Road, Erdington, Birmingham	Freehold Investment
21.	Little Stars Day Nursery, 32 Richmond Road, Stechford, Birmingham	Freehold Vacant Possession
22.	623 Walsall Road, Great Barr, Birmingham	Freehold Investment
23.	815 Stratford Road, Sparkhill, Birmingham	Freehold Vacant Possession
24.	15 Emily Street, West Bromwich, West Midlands	Freehold Investment
25.	79 Wattville Road, Handsworth, Birmingham	Freehold Vacant Possession
26.	39 Slaney Road, Walsall, West Midlands	Freehold Vacant Possession
27.	24 Fullwoods End, Bilston, West Midlands	Freehold Vacant Possession
28.	22 Lowlands Avenue, Sutton Coldfield	Freehold Ground Rent
29.	1 Paul Street, Bilston, West Midlands	Freehold Ground Rent



30.	Howfield Court, 393-399 Gillott Road, Edgbaston, Birmingham	Freehold Residential Investment
31.	409 Gillott Road, Edgbaston, Birmingham	Freehold Investment
32.	3 School Road, Moseley, Birmingham	Freehold Investment
33.	18 Southlands Road, Moseley, Birmingham	Freehold Vacant Possession
34.	111 Newton Road, Sparkhill, Birmingham	Freehold Vacant Possession
35.	19 Pointon Close, Bilston, West Midlands	Freehold Vacant Possession
36.	147-151 & 155-161 Greenlawns, St. Marks Road, Tipton, West Midlands	Leasehold Vacant Possession
37.	Flats 1-3, 2 Bicknell Croft, Druids Heath, Birmingham	Freehold Investment
38.	1-3 Naden Road, Hockley, Birmingham	Freehold Redevelopment Opportunity
39.	52 Lower Essex Street, Birmingham	Leasehold Investment
40.	2B Sandy Lane, Radford, Coventry	Freehold Vacant Possession
41.	15 Wolverhampton Street, Willenhall, West Midlands	Freehold Investment
42.	Paddock 17, Ledbury Road, Long Green, Nr Tewkesbury, Worcs	Freehold Land
43.	Paddock 18, Ledbury Road, Long Green, Nr Tewkesbury, Worcs	Freehold Land
44.	Paddock 21, Ledbury Road, Long Green, Nr Tewkesbury, Worcs	Freehold Land
45.	Paddock 22, Ledbury Road, Long Green, Nr Tewkesbury, Worcs	Freehold Land
46.	Paddock 25, Ledbury Road, Long Green, Nr Tewkesbury, Worcs	Freehold Land
47.	24 Highbury Road, Smethwick, West Midlands	Freehold Vacant Possession
48.	Unit 16/17 Hive Industrial Estate, Factory Road, Handsworth, Birmingham	Freehold Vacant Possession
49.	636 Coventry Road, Small Heath, Birmingham	Freehold Vacant Possession
50.	San Roque Hotel, 16-18 Stirling Road, Edgbaston, Birmingham	Freehold Vacant Possession
51.	The Queens Head, 120 Aberdeen Street, Winson Green, Birmingham	Freehold Vacant Possession
52.	259 Old Oscott Lane, Great Barr, Birmingham	Freehold Vacant Possession
53.	Plot 1, Land off Queslett Road, Great Barr, Birmingham	Freehold Land
54.	Plot 6, Land off Queslett Road, Great Barr, Birmingham	Freehold Land
55.	Land at Ashes Road, Oldbury West Midlands	Freehold Land
56.	Land, Ash Lane, Bearley, Near Stratford upon Avon, Warwickshire	Freehold Land
57.	Building Plot, 80 Station Road, Handsworth, Birmingham	Freehold Building Plot
58.	Land at 92/96 Great Bridge Road, Moxley, Wolverhampton	Freehold Development Land
59.	49 and 51 Bailey Road, Bilston, West Midlands	Freehold Redevelopment Opportunity
60.	4 Fashoda Road, Selly Park, Birmingham	Freehold Investment
61.	Flat 3, 105 Handsworth Wood Road, Birmingham	Leasehold Vacant Possession
62.	131 Glebe Farm, Road, Stechford, Birmingham	Freehold Investment
63.	106 Brays Road, Sheldon, Birmingham	Freehold Investment/ Vacant Possession
64.	The Old Lodge, Moor Lane, Witton, Birmingham	Leasehold Vacant Possession
65.	Thanksgiving Hall, 151 London Road, Leicester	Freehold Vacant Possession
66.	18 St. Elizabeths Road, Foleshill, Coventry	Freehold Investment
67.	4 Hall Lane, Walsgrave, Coventry	Freehold Vacant Possession
68.	50 Shaffesbury Avenue, Keresley End, Coventry	Freehold Investment
69.	85 Somers Road, Keresley End, Coventry	Freehold Investment
70.	9 De-Compton Close, Keresley End, Coventry	Freehold Investment
71.	215 Pickersleigh Road, Malvern, Worcs	Freehold Vacant Possession
72.	22 Jolley Street, Smallthorn, Stoke on Trent	Freehold Vacant Possession
73.	3 & 3A Alms Road, Doveridge, Ashbourne, Derbyshire	Freehold Vacant Possession
74.	4 Limekilns, Polesworth, Tamworth, Staffordshire	Freehold Vacant Possession
75.	43 Scholars Close, Handsworth, Birmingham	Freehold Vacant Possession
76.	50 Longford Road, Kingstanding, Birmingham	Freehold Investment
77.	15 Bean Road, Dudley, West Midlands	Freehold Vacant Possession
78.	Development Land at Guys Motors, Park Lane, Wolverhampton	Freehold Development Land
79.	7 Cossington Road, Erdington, Birmingham	Freehold Investment
80.	239 Wright Road, Washwood Heath, Birmingham	Freehold Vacant Possession
81.	42 Parkdale Close, Erdington, Birmingham	Leasehold Investment
82.	102 Bendall Road, Kingstanding, Birmingham	Freehold Investment
83.	152 Coltham Road, Willenhall, West Midlands	Freehold Vacant Possession
84.	690 Parkfield Road, Wolverhampton	Freehold Investment
85.	3 Vicarage Road, Wolverhampton	Freehold Vacant Possession
86.	6 Danesmoor House, 569 Hob Moor Road, Yardley, Birmingham	Leasehold Vacant Possession
87.	Yard rear of No. 1 Northfield Road, Cotteridge, Birmingham	Freehold Vacant Possession
88.	15 Playdon Grove, Kings Heath, Birmingham	Freehold Vacant Possession
89.	227 Holyhead Road, Handsworth, Birmingham	Freehold Vacant Possession
90.	71 Solihull Road, Sparkhill, Birmingham	Freehold Vacant Possession

AUCTION TEAM

Andrew J. Barden MRICS

John Day FRICS

Ian M. Axon MNAEA

Sharon M. O'Malley MNAEA

Peter C. Longden FRICS

Mark M. Ward TechRICS

Kenneth F. Davis FRICS



IMPORTANT NOTICE

PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

New Money Laundering Regulations have been introduced by the Government affecting Auctioneers from 1st March 2004 and 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**
- **Debit/Credit Card**

(credit card payments are subject to a surcharge of 2%)

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

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

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.



LOT 1**Freehold Vacant Possession**

**99 Ridgeway,
Edgbaston,
Birmingham, B17 8JD**

Property Description:

A traditional end terraced villa of brick construction surmounted by a replacement tile clad roof offering well laid out accommodation and benefiting from gas fired central heating but requiring modernisation and improvement throughout. Ridgeway itself is situated off Portland Road (B4125).

Vendors Solicitors:

Irwin Mitchell
Riverside East
2 Millsands
Sheffield
S3 8DT

Telephone No – 01142 947 844

Ref: Mrs S Stockdale

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Breakfast Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside
Front – lawned foregarden bordered by a privet hedge.
Rear – shared pedestrian access to rear yard, brick store, WC and lawned garden.

LOT 2**Freehold Vacant Possession**

**46 Lower Queen
Street, Sutton
Coldfield, West
Midlands, B72 1RT**



Outside: (rear) Yard and Garden

Vendors Solicitors:

Roskell Davies & Co
661/665 Kingstanding Road
Kingstanding
Birmingham
B44 9RH

Telephone No – 0121 354 1515

Ref: Miss G Turner

Viewings:

Via Cottons – 0121 247 2233

Property Description:

A traditional style mid terraced house of brick construction fronting the pavement, and benefiting from well laid out accommodation UPVC double glazing and gas fired central heating. Lower Queen Street itself is situated in the heart of Sutton Coldfield and is located within walking distance from Sutton Coldfield High Street providing a wide range of shops and local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £541.67 per calendar month (£6,500 per annum) but the property will be offered with vacant possession on completion.

Accommodation:

Ground Floor
Through Lounge, Galley style Kitchen, Utility Area Extension

First Floor
Stairs and Landing, Two double Bedrooms, Bathroom comprising corner bath, WC, wash basin, separate shower cubicle housing Mira Shower





56 Anderson Road, Erdington, Birmingham, B23 6NN

Property Description:

A traditional style semi detached house of brick construction offering well laid out accommodation, benefiting from gas fired central heating, single garage plus off road parking but is in need of modernisation and improvement. Anderson Road itself runs between Court Lane and Short Heath Road, which forms part of an established residential area and is located within approximately half a mile distance from Erdington High Street providing a wide range of shops and local amenities.

Accommodation:

Ground Floor
Entrance Hallway with Minton flooring, Front Reception Room, Rear Reception Room, Kitchen

First Floor

Stairs and Landing, Three double Bedrooms, Bathroom comprising Bath, WC, and wash basin

Outside (front) Garage, Foregarden
(rear) Lawned garden

Vendors Solicitors:

Reynolds & Co
Churchill House
Hagley Street
Halesowen
West Midlands B63 3AX

Telephone No – 0121 550 3226

Ref: Mr R J Gregory

Viewings:

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 6th April 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



LOT 4**Freehold Part Investment/Vacant Possession**

**3 Albert Road,
Erdington,
Birmingham, B23 7LT**

Property Description:

A traditional semi detached house of brick construction surmounted by a replacement tile clad roof and having been informally converted to provide two separate self contained flats each benefiting from gas fired central heating and UPVC double glazed windows (except bay window). Albert Road itself is directly off Slade Road and the property is conveniently located within approximately three quarters of a mile distance from both the M6 (Junction 6) and Erdington High Street providing a wide range of retail amenities and Gravelly Hill Railway Station is within approximately one quarter of a mile distance. The property is currently partly let as follows:-

Flat 1 – Let on an Assured Shorthold Tenancy Agreement at a rental of £370 per calendar month (£4,440 per annum).
Flat 2 – Vacant.

Accommodation:

Ground Floor
Shared Entrance Hall, Reception Hall.
Flat 1 – Double Bedroom, Lounge, Dining Room, Kitchen, Shower Room with tiled shower enclosure, wash hand basin and WC.
Flat 2 – Stairs leading to First Floor, Landing, Lounge, Double Bedroom, Shower Room with glazed shower



enclosure, vanity wash hand basin and WC, Kitchen.

Outside

Front – gravelled forecourt providing off road parking.
Rear – pedestrian side access, paved and brick yard, shed and lawned garden.

Vendors Solicitors:

Jagger Son & Tilley
5 York Road
Erdington
Birmingham B23 6TE

Telephone No – 0121 377 7727

Ref: Ms K Whitehouse

Viewings:

Via Cottons – 0121 247 2233

LOT 5**Freehold Vacant Possession**

**80A Park Lane
East, Tipton,
West Midlands
DY4 8RD**

Property Description:

A single storey commercial unit of brick construction, surmounted by a tile clad roof, directly fronting the pavement and benefiting from a modern double glazed shop front. The property has previously been used as a barbers shop. Park Lane East is located off Horsley Heath (A461) and the property itself is close to the junction with Victoria Road, approximately three quarters of a mile distance from Burnt Tree Island.

Accommodation:

Ground Floor
Retail Shop/Barbers – 40sq.m. (434sq.ft.)
approximately with store cupboard to rear, separate door leading to W.C with pedestal wash hand basin, Kitchen Area.

**Vendors Solicitors:**

VKM
Suite 1, Talisbrooke House
Castle Street
Wolverhampton WV1 3AD

Telephone No – 01902 311155

Ref: Mr V K Momi

Viewings:

Via Cottons - 0121 247 2233



LOT 6**Freehold Vacant Possession**

**252 Lozells Road, Lozells,
Birmingham, B19 1NP**

**Property Description:**

A retail unit, of traditional brick and slate construction, with a brick and tile extension at the rear. The unit is offered for sale in need of complete improvement and modernisation. The property is located within a busy parade of shops on Lozells Road, close to the junction with George Street. Lozells Road (B4144) runs between Soho Road (A41) and the A34 at the roundabout of High Street and Birchfield Road. Hence there is easy access to the A38 (M) and the Midlands Motorway Network. It is understood that the unit last traded as The Plaza Café.

Accommodation:

Ground Floor
Sales Area measuring 64.07sq.m. (689sq.ft.), Kitchen measuring 12.35sq.m. (132sq.ft.), Rear Store measuring 42.92sq.m. (462sq.ft.), Male and Female W.C's, Store Room
First Floor
Three Rooms, Shower Room/W.C.

Outside (rear) – There is access to the rear via a pedestrian right of way leading off George Street

Vendors Solicitors:

Tyndallwoods
29 Woodbourne Road
Edgbaston
Birmingham
B17 8BY

Telephone No – 0121 693 2222

Ref: Mr A Mackintosh

Viewings:

Via Cottons – 0121 247 2233

LOT 7**Freehold Vacant Possession**

**59 Corser Street, Dudley,
West Midlands DY1 2QR**

**Property Description:**

A traditional end terraced house of brick construction surmounted by a hipped tile clad roof, requiring complete modernisation and improvement throughout. The property itself is situated in a cul-de-sac and Corser Street leads off Dibdale Street which in turn leads off Himley Road (B4176) and the property is conveniently within one miles distance to the west of Dudley town centre.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Through Lounge/Dining Room, Kitchen
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, vanity wash basin and WC.
Outside
Front – gravelled forecourt with pedestrian side access to rear.
Rear – overgrown garden.

Vendors Solicitors:

Hearne & Co
120-121 Poplar Road
Smethwick
West Midlands
B66 4AP

Telephone No – 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons – 0121 247 2233





4 Morgan Grove, Smithswood, Birmingham, B36 9NR

Property Description:

A well laid out purpose built ground floor flat generally in good condition and benefiting from UPVC double glazed windows and gas fired central heating. The property is ideally suited as an investment opportunity and is situated on a residential estate in a cul-de-sac which leads off Rover Drive and which in turn leads off Lanchester Way. The property forms part of the Metropolitan Borough of Solihull.

Accommodation:

Ground Floor

Reception Hall with three built in cupboards, Double Bedroom, Bathroom with panelled bath having electric shower over, wash basin and WC, Kitchen with range of laminate units, built in oven and hob, Lounge with UPVC patio doors to the rear.

Outside

Front – foregarden with built in store cupboard

Rear – paved patio and large lawned garden with pedestrian access.

Term:

125 years from 9 October 1989

Ground Rent: £10 per annum

Service Charge: £120 per annum

Vendors Solicitors:

Challinors
Guardian House
Cronehills Linkway
West Bromwich
West Midlands
B70 8SW

Telephone No – 0121 553 3211

Ref: Ms L Trott

Viewings:-

Via Cottons - 0121 247 2233



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82 Gravelly Hill, Erdington, Birmingham, B23 7PF

Property Description:

A substantial three storey traditional semi detached property, set back from Gravelly Hill behind a tarmacadam forecourt and parking area and occupying a large site. The property is offered for sale in a modernised and improved condition offering extensive and well laid out accommodation benefiting from four double bedrooms, valuable off road parking, UPVC double glazing, gas fired central heating, modern fitted kitchen and bathroom fitments. The property is situated on Gravelly Hill (A5127) virtually opposite the junction with Armada Close and is approximately half a mile distance from Gravelly Hill Train Station, Erdington High Street providing a wide range of retail amenities and services and within approximately a third of a mile distance from the M6 Motorway (junction 6).

Accommodation:

Ground Floor
Entrance Hallway with Minton

flooring, Front Reception Room,
Rear Reception Room, Dining Room,
Modern fitted Kitchen
First Floor
Stairs and Landing, Three double
Bedrooms, Fully tiled Bathroom
comprising Bath, WC, and wash
basin.
Second Floor
Stairs and Landing to Attic
Bedroom Four
Outside (front) Tarmacadam
forecourt providing off road parking
(rear) Paved patio area
and Large Lawned garden

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham B42 2TP
Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233





11 Douglas Road, Dudley, West Midlands DY2 8NF

Property Description:

A four bedroom mid terraced property with rendered frontage, surmounted by a tile clad roof, set back from the road behind a walled fore-garden. The property benefits from well laid out accommodation, UPVC double glazed windows, gas-fired central heating, and is set in an established residential area. Douglas Road itself is located between Dando Road and Rollason Road close to the southern bypass (A461). The property is approximately three quarters of a mile distance from Dudley Town Centre providing a wide range of shops and local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental income of £470 per calendar month (£5,640 per annum)

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Rear Reception Room,

Kitchen/Dining Room, Inner Lobby, Bathroom with panelled bath, pedestal wash basin & W.C.
First Floor
Stairs and Landing, Four Bedrooms.
Outside (front) – Walled fore-garden.
Outside (rear) – Patio area leading to lawned garden.

Vendors Solicitors:

Hawkins and Hatton LLP
Trafalgar House
King Street
Dudley
DY2 8PS

Telephone No – 01384 216840

Ref: Mr Banahan

Viewings:

Via Cottons – 0121 247 2233

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk





4 Phoenix House, 134 King William Street, Stourbridge, West Mids DY8 4EU

Property Description:

A well laid out ground floor Flat, forming part of a substantial property, situated at the junction with Vale Street, and benefiting from Two Bedrooms, electric storage heating and modern kitchen and bathroom fittings. King William Street itself runs directly between Audnam (A491) and Collis Street (A4102) and is within approximately one mile distance to the north of Stourbridge Town Centre.

Accommodation:

Ground Floor
Reception Hall, Two Bedrooms, Bathroom with modern suite comprising panelled bath with electric shower over, pedestal wash basin & WC, Lounge, Kitchen with a range of fitted units.
Outside (rear) – Communal parking area with access off Vale Street and a paved patio/drying area.

Term:

99 years from 29 September 1983

Ground Rent:

£25.00 per annum

Vendors Solicitors

TWM
Kings Shade Walk
123 High Street
Epsom
Surrey
KT19 8AU

Telephone No – 01372 729555

Ref: Mr M Levene

Viewings:

Via Cottons – 0121 247 2233

IMPORTANT NOTICE

Auction deposits may be paid by the following methods

Bank/Building Society draft

Debit/Credit card

(credit card payments subject to a surcharge of 2%)

Personal/Company Cheque

*(all cheques are subject to a valid form of identification
eg. passport or driving licence)*

If you have any questions regarding Deposit payment then please contact our Auction Department prior to the Sale day.





**108 Ivyhouse Lane, Bilston,
West Midlands WV14 9LA**

Property Description:

A traditional semi detached house of rendered brick construction, surmounted by a hipped slate clad roof, having a single storey extension at the rear and benefiting from UPVC double glazed windows and gas-fired central heating. The property requires modernisation and repair. Ivyhouse Lane itself leads directly off Birmingham New Road (A4123), and the property is located approximately three and a half miles to the south of Wolverhampton City Centre.

Accommodation:

Ground Floor
Glazed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Utility Room, Breakfast/Kitchen.
First Floor

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) – Lawned fore-garden and Tarmacadam driveway providing off- road parking, covered side passageway/store area.
Outside (rear) – Paved patio and garden.

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham B42 2TP

Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233

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LOT 13

Plot 57, Little Hay Lane, Shenstone, Staffordshire

Land Description:

A parcel of land extending to approximately 404 sq m (0.1 acres) and currently comprising of open countryside within the Green Belt and on the outskirts the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197.

The present owners will be responsible for the ongoing maintenance and upkeep of the site until such time as any planning approvals may be granted.

Freehold Land



Vendors Solicitors:

Cartwright & Lewis
886 Bristol Road South
Northfield
Birmingham
B31 2NS

Telephone No – 0121 246 3100

Ref: Mr C Frowd

Viewings:

Via Cottons – 0121 247 2233

LOT 14

Plot 58, Little Hay Lane, Shenstone, Staffordshire

Land Description:

A parcel of land extending to approximately 404 sq m (0.1 acres) and currently comprising of open countryside within the Green Belt and on the outskirts the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197.

The present owners will be responsible for the ongoing maintenance and upkeep of the site until such time as any planning approvals may be granted.

Freehold Land



Vendors Solicitors:

Cartwright & Lewis
886 Bristol Road South
Northfield
Birmingham
B31 2NS

Telephone No – 0121 246 3100

Ref: Mr C Frowd

Viewings:

Via Cottons – 0121 247 2233



Land between 24 and 26 Sandy Hill Road, Shirley, West Midlands, B90



Property Description:

A parcel of freehold land situated between numbers 24 and 26 Sandy Hill Road, situated directly fronting the pavement and having a frontage of approximately 3.2 m (10ft 6inches) and a depth of approximately 42 m (137ft). The site itself was previously used as a driveway to service a lock up garage yard to the rear which has since been developed. The site is situated close to the junction with Sandy Hill Rise and Sandy Hill Road itself forms part of a popular residential area located directly off Stratford Road (A34)

Vendors Solicitors:

Bowling & Co
776-778 Barking Road
Upton Park
London
E13 9PJ

Telephone No – 0208 5482300

Ref: Mr G Hirschfield

Viewings:

Via Cottons – 0121 247 2233


LOT 16

Land Fronting Birmingham Road, Alvechurch, Worcs

Land Description:

A parcel of freehold land enjoying road frontage and situated opposite No 121 - 129 Birmingham Road and adjacent to the M42 Motorway Embankment. The land is roughly rectangular in shape and comprises of two fields, in total extending to approximately 7.25 acres (2.93 hectares). The land is situated at the entrance to the popular village of Alvechurch and is within approximately one miles distance from the centre which houses a range of local shops and amenities. Note: the land is subject to a public (pedestrian) right of way, details of which will be available in the legal pack.

Planning:

The land was granted planning consent on the 27th March 1996 by Bromsgrove Council (reference: B95 – 0953) for change of use to playing fields with five football pitches, fishing pond and changing and meeting rooms. The planning consent has now lapsed. All interested parties should make their own enquiries with the local Planning Authority to discuss the likelihood of re-obtaining planning consent for any proposed scheme.

Freehold Land With Leisure/ Amenity Potential



Vendors Solicitors:

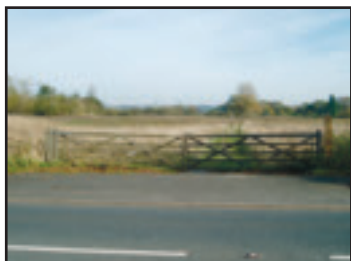
Carvill & Johnson
735 Bristol Road South
Northfield
Birmingham
B31 2NG

Telephone No – 0121 476 9000

Ref: Mr R Johnson

Viewings:

Via Cottons – 0121 247 2233





92A Salters Road, Aldridge, Walsall, WS9 9JB

Property Description:

A first floor purpose built flat providing well laid out two bedroomed accommodation and situated over a cycle shop in a small parade set back from Salters Road behind a service road and parking area. The property benefits from electric storage heating but requires some cosmetic improvement and modernisation and forms part of a popular and established residential area located approximately five miles distance to the north east of Walsall town centre.

Accommodation:

Ground Floor
External stairs and landing.
First Floor
Enclosed Yard, Reception Hall, L-shaped Lounge/Dining Room, Kitchen, Inner Hall, Two Bedrooms,

Bathroom with panelled bath having electric shower over, pedestal wash basin & W.C.

Term:

999 years from 25 December 1991

Ground Rent:

A Peppercorn

Vendors Solicitors:

Tibbits Fisher
Barclays Bank Chambers
5 Westley Road
Acocks Green
Birmingham B27 7UQ

Telephone No – 0121 707 3900

Ref: Mr A Tibbits

Viewings:

Via Cottons – 0121 247 2233



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76 Market House, Market Square, Dickens Heath, Solihull B90

Property Description:

A modern purpose built open-plan, two-bedroom apartment, situated on the second floor. The property benefits from well laid out accommodation, UPVC double glazed windows, gas-fired central heating, modern kitchen and bathroom fittings and security door entry system. Market House is located in the centre of Dickens Heath Village, close to Old Dickens Heath Road.

Accommodation:

Ground Floor
Communal Entrance, Stairs and Lifts
Second Floor
Reception Hall, Open-plan
Lounge/Kitchen, Two Bedrooms,
Bathroom having panelled bath with mixer shower, pedestal wash hand basin & WC.

Term, Ground Rent and Service Charge – Refer to Solicitors

Vendors Solicitors:

Howell & Co
1341 Stratford Road
Hall Green
Birmingham
B28 9HW

Telephone No – 0121 683 1312

Ref: Mr Howell

Viewings:

Via Cottons – 0121 778 5031

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12 Hunton Hill, Erdington, Birmingham, B23 7NA

Property Description:

A substantial mid terraced house of traditional brick construction surmounted by a pitched replacement tile clad roof and having been informally converted to provide two well laid out self contained flats. The property benefits from gas fired central heating and forecourt parking. Hunton Hill itself leads directly off Gravelly Hill North (A5127) which provides direct access to both the M6 Motorway (Junction 6) and Erdington High Street providing a wide range of retail amenities and Gravelly Hill Railway Station is within approximately one hundred metres distance. The property is currently partly let as follows:-
Flat 1 – Vacant.

Flat 2 – Let on an Assured Shorthold Tenancy Agreement at a rental of £430 per calendar month (£5,160 per annum).

Accommodation:

Ground Floor
Shared Entrance Hall.
Flat 1 – Reception Hall, Lounge, Double Bedroom, Dining Kitchen with walk in cupboard, Rear Entrance Hall, Shower Room having shower, pedestal wash hand basin and WC.

Flat 2 – Stairs leading to First Floor, Landing, Lounge, Bedroom One/Box Room, Bedroom Two (Double), Dining Kitchen, Bathroom with modern suite comprising panelled bath, pedestal wash hand basin and WC.

Outside

Front – gravelled forecourt providing off road parking.

Rear – yard and good sized garden with potential for rear vehicular access off a shared driveway.

Vendors Solicitors:

Jagger Son & Tilley
5 York Road
Erdington
Birmingham
B23 6TE

Telephone No – 0121 377 7727

Ref: Ms K Whitehouse

Viewings:

Via Cottons – 0121 247 2233





Slademere House, 374-376 Slade Road, Erdington, Birmingham B23 7LP

Property Description:

A substantial residential investment opportunity comprising of two three storey traditional rendered brick dwelling houses having replacement tile clad roofs and having been merged into one property which is currently let to a charitable organisation known as The National Schizophrenia Fellowship (operating as "rethink"), who have occupied the property since 1995 and who will be continuing their occupation having recently agreed a new ten year lease. The property occupies a prominent corner position at the junction with Mere Road and benefits from gas fired central heating, mains fitted fire detection system and alarm, modern kitchen and bathroom/shower room fitments and is offered for sale in a good presentable condition having been well maintained by the tenants.

Tenancy Information:

The property is offered subject to a lease for a term of 10 years which will commence on 1 April 2006 on internal repairing and insuring terms (subject to pre-agreed rent reviews and a break clause at three yearly intervals). The current rental is £37,000 per annum rising on 1 April 2009 to £45,000 per annum, rising again on 1 April 2012 to £51,000 per annum, and rising again on 1 April 2015 to £54,000 per annum for the remainder of the term.

The National Schizophrenia Fellowship (operating as "rethink") is a charitable organisation helping people with severe mental illness and is funded by the Birmingham Health Authority Primary Care Trust.

Accommodation:

Ground Floor
Twin Reception Halls, Two Residents Lounges, Bedroom One, Bedroom Two, Office, Dining Room, Kitchen, Clinic, Laundry Room, Staff Toilet, Shower Room and WC
First Floor
Twin Stairs and Landing, Shower Room, Bathroom, Bedroom Three, Bedroom Four, Bedroom Five, Bedroom Six, Bedroom Seven, Bedroom Eight..

Outside
Front – walled paved foregarden
Rear – yard, covered yard, lawned garden, bin store/compound and brick built garage with access via a shared driveway leading off Mere Road.

Vendors Solicitors:

Wilkes Partnership
41 Church Street
Birmingham
B3 2RT

Telephone No – 0121 233 4333

Ref: Mr R Magnante

Viewings:

Via Cottons – 0121 247 2233





Little Stars Day Nursery, 32 Richmond Rd/81 Francis Rd, Stechford, Birmingham B33 8SH

Property Description:

A substantial detached two-storey Children's Nursery, formerly comprising of a pair of semi detached houses, and occupying a large corner plot, extending to approximately 841 sq m (0.2 acres), and prominently situated at the junction of Richmond Road and Francis Road. The property itself has been established as a Children's Day Nursery, successfully trading since 1990, with registration for fifty children. However the current owners ceased operations and voluntarily de-registered in June 2005, due to a partnership split. The property is of rendered brick construction, surmounted by a pitched tile clad roof, and is generally in a presentable condition, benefiting from UPVC double glazed windows, gas-fired central heating, securely fenced boundaries and offers potential for further expansion. The property is situated in a well established residential catchment area and has excellent access to Birmingham City Centre being approximately five miles to the west via Bordesley Green East.

Accommodation:

Ground Floor
Reception Hall 1, Office, Utility Room, Kitchen with a range of modern fitted units, Playroom 1,

Playroom 2, Reception Hall 2, Boiler-Laundry Room, Playroom 3, Changing/Wash Room, Childrens toilets with 2 x W.C's and wash basins, Playroom 4, Childrens toilets with 2 x W.C's and wash basins, Utility Room, Staff W.C. and wash basin, Store Room and Toy Store.

First Floor

Twin Stairs and Landing, Room 1, Staff Toilets & changing station, Room 2, Room 3, Childrens toilets with 3 x W.C's and wash basin, Room 4.

Outside (front) – Paved playground, large lawned fore-garden, two internal yards, double gated vehicular access off Francis Road to car parking area and a further garden, which is currently overgrown and fenced.

Gross Internal Area – 247 sq m (2658 sq ft).

Vendors Solicitors:

Elliott & Co
83 Newhall Street
Birmingham B3 1PB
Telephone No – 0121 236 9690

Ref: Mr M Elliott

Viewings:

Via Cottons – 0121 247 2233





623 Walsall Road, Great Barr, Birmingham B42 1EZ

Property Description:

An end terraced property of brick construction, surmounted by a pitched tile clad roof, situated in a parade of similar units, set back from Walsall Road (A34) behind a service road and forming part of an established area. The property itself comprises of a ground floor Retail Shop currently let as a Post Office along with a separate Self-contained Flat over, which is in presentable condition, benefiting from gas-fired central heating, modern bathroom fittings and part UPVC double glazed windows. The property is currently let as follows:

623 - Retail Shop – Leased for a term of 21 years from 29 October 1999, at a current rental of £4,160 per annum (subject to three year rent reviews) on internal repairing and insuring terms. In addition the tenant is required, under the terms of the lease, to pay a service charge to cover the proportionate cost of repairing the structure of the building (all interested parties should inspect the lease contained in the legal pack).

Note: The rent has not been reviewed since the lease commencement date, and a rent review is now considerably overdue.

623A - Flat – Let on an Assured Shorthold Tenancy at a rental of £5,100 per annum (£425 per calendar month).

Current Rental Income - £9,260 per annum.

Note: The rear garden and garage are excluded from any tenancy and may offer some further investment potential.

Accommodation:

Ground Floor
Retail Shop & Post Office (No. 623) – 44.45 sq m (478 sq ft) with aluminium shop front, having electric roller shutter protection, Inner Hall with storage, Toilet with WC.
Living/Kitchen – 15.28 sq m (164 sq ft) with a range of fitted units, Rear Veranda (not inspected).
Flat (No 623a)
Ground Floor
Large Entrance Hall
First Floor
Stairs and Landing, Bathroom with modern suite comprising glazed shower cubicle, panelled bath, pedestal wash basin & W.C, Kitchen with a range of fitted units, Two Double Bedrooms, Lounge.
Outside (rear) – Overgrown garden and garage, accessed by way of a secure shared driveway.
Gross Internal Area – 116.9 sq m (1258 sq ft).

Vendors Solicitors:

Wilding & Co
864 Washwood Heath Road
Ward End
Birmingham
B8 2NG

Telephone No – 0121 786 2555

Ref: Mr P Wilding

Viewings:

Via Cottons – 0121 247 2233



LOT 23

Freehold Vacant Possession

**815 Stratford Road, Sparkhill,
Birmingham B11 4BS**



Property Description:

A traditional built three-storey mid terraced retail premises with a Self-contained flat over, of brick construction and surmounted by a slate clad roof. The property benefits from UPVC double glazed windows (except shop front) and the flat benefits from gas-fired central heating. The property occupies a prominent position, forming part of a retail parade, directly fronting Stratford Road (A34), close to the junction with Springfield Road, and is situated in an established mixed residential and commercial area.

Accommodation:

Ground Floor
Retail Shop – 28.81 metres with aluminium shop front having electric roller shutter protection.
Office Area – 3.93 sq m
Rear Store/Kitchen – 8.6 sq m
Rear Entrance Hall - Shared Rear Entrance Hall with Staff Toilet.
Flat Accommodation – Shared Rear Entrance Hall.
First Floor
Stairs and Landing, Lounge, Bedroom 1 (double), Kitchen, Shower Room with glazed shower enclosure, pedestal wash basin & W.C.

Second Floor

Stairs and Landing, Bedroom 2 (double), Bedroom 3 (double).
Outside (rear) – Brick paved yard with gated pedestrian access to rear passageway leading to Springfield Road.

Vendors Solicitors:

Elliott & Co
83 Newhall Street
Birmingham B3 1PB
Telephone No – 0121 236 9690
Ref: Mr M Elliott

Viewings:

Via Cottons – 0121 247 2233

LOT 24

**15 Emily Street, West
Bromwich, West
Midlands. B70 8LH**

Property Description:

A traditional end terraced house of brick construction, surmounted by a slate clad roof and set back from the road behind a small walled foregarden. Emily Street itself is situated between Cambridge Street and Margaret Street and the property is conveniently located within approximately half a mile distance from West Bromwich Town Centre and approximately one and a half miles distance from the M5 Motorway (Junction 1). The property is currently let on a Secure Assured Periodic Tenancy at a current rental of £95 per week (£4,940 per annum).

Accommodation:

Ground Floor
Front Reception Room, Lobby with built in cupboard, Rear Reception Room, Kitchen, Bathroom with panelled bath, wash basin and separate WC.
First Floor
Stairs and Landing, Three Bedrooms.

Outside (front) – Small walled foregarden



Outside (rear) – Shared pedestrian entry access to paved yard and lawned garden

Vendors Solicitors:

Clarke Willmott
138 Edmund Street
Birmingham
B3 2ES

Telephone No – 0121 234 9415

Ref: Ms S Lloyd

Viewings:

Via Cottons – 0121 247 2233



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**79 Wattville Road, Handsworth,
Birmingham, B21 0DL**


Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in a presentable condition. Wattville Road is located in an established residential area off Holyhead Road (A41) which in turn runs into the Soho Road providing a wide range of local shops and amenities.

Accommodation:

Ground Floor
Reception Room One and
Reception Room Two separated by
archway, Kitchen

First Floor
Stairs and Landing, Two Bedrooms,
Bathroom having panelled bath,
pedestal wash hand basin and low
level WC.

Outside
Front: Walled foregarden
Rear: Lawned garden

Vendors Solicitors:

Adams & Co
170a Soho Road
Handsworth
Birmingham
B21 9LP

Telephone No – 0121 523 3491

Ref: Mr W Adams

Viewings:

Via Cottons – 0121 247 2233

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39 Slaney Road, Walsall, West Midlands WS2 9AF

Property Description:

A substantial three-storey detached property of rendered brick construction, surmounted by a tile clad roof, set back from the road behind a small forecourt. Slaney Road is a cul-de-sac located off Bescot Road (A4148), approximately three quarters of a mile distance from Walsall City Centre, providing a wide range of shops and local amenities, and approximately one quarter of a mile distance from the M6 Motorway (Junction 9). The property has previously been used as a residential nursing home and benefits from having generous well laid out accommodation including eight/nine bedrooms, UPVC double glazed windows and gas-fired central heating. The property does require some modernisation and improvement, but is generally in presentable condition and may offer scope for a variety of residential uses, all interested parties should make there enquires with Walsall Metropolitan Borough Council Planning Department before bidding.

Accommodation:

Ground Floor
Entrance Hallway, W.C. with pedestal wash basin, Front Room, Utility Room, Further Hallway

providing access to Lift & stairwell, W.C. with wash hand basin, Bedroom with En-suite comprising W.C. pedestal wash basin, Shower Cubicle, Two Reception Rooms, Kitchen, Further W.C. with pedestal wash basin, Small Utility Area with intercommunicating Store Room.

First Floor

Stairs and Landing, Five Bedrooms, Bathroom with panelled bath, pedestal wash basin & W.C, Store Room.

Second Floor

Stairs and Landing, Door to fire-escape, Two Bedrooms, Small Box Room, W.C. having pedestal wash basin.

Outside

Front – small paved forecourt bordered by iron railings

Rear – large gravelled area allowing parking for numerous vehicles and lawned garden

Vendors Solicitors:

Colin Rayner & Co
546 Blackburn Road
Bolton
Lancashire BL1 8NW
Telephone No – 01204 591145

Ref: Mr Paul Boardman

Viewings:

Via Cottons – 0121 247 2233



24 Fullwoods End, Bilston, West Midlands WV14 9NT

Property Description:

An end terraced property of rendered brick construction, surmounted by a pitched tile clad roof, comprising of a ground floor grocery shop and off licence premises along with living accommodation to the rear and first floor over. The property requires modernisation and improvement throughout and could either be used for its current retail use or would convert into a single dwelling, subject to obtaining planning approval from the local planning authority. The property itself is set back behind a tarmacadam forecourt and situated close to the junction with Havacre Lane and is conveniently within 250 metres from Coseley Railway Station and within a quarter of a mile distance from Birmingham New Road (A4123) which provides direct access to Wolverhampton City Centre.

Accommodation:

Ground Floor
Retail Shop/Off Licence – 38.93 sq m (419 sq ft) approximately, with wash basin, Living Accommodation, Ground Floor Porch, Reception Hall, Living Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.



Outside (front) – Tarmacadam forecourt.

Outside (rear) – Pedestrian side access, small paved patio, lawned garden, Garage and vehicular hard-standing with gated access to shared rear driveway.

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP

Telephone No – 0121 356 1161

Ref: Mr A Curtis

Viewings:

Via Cottons – 0121 247 2233

Freehold Ground Rent



22 Lowlands Avenue, Sutton Coldfield, West Midlands, B74 3QN

Property Description:

A freehold ground rent investment secured against a traditional semi detached house of brick construction surmounted by a hipped tile clad roof situated in a popular residential area. The property is subject to a long lease for a term of 99 years from 25 December 1954 at a ground rent of £4.26 per annum.

Viewings:

Not applicable

NB – The Purchaser will be responsible for the payment of £250 plus VAT towards the freeholder's legal costs

Vendors Solicitors:

Michael G Wooldridge
21 Shirley Road
Acocks Green
Birmingham
B27 7XU

Telephone No – 0121 706 2259

Ref - Mr J West





**1 Paul Street, Bilston,
West Midlands,
WV14 9AJ**

Property Description:

A freehold ground rent investment secured against a modern semi detached house of cavity brick construction surmounted by a pitched interlocking tile clad roof situated in an established residential area. The property is subject to a long lease for a term of 99 years from 25 December 1974 at a ground rent of £40 per annum rising on year 34 to £60 and rising again on year 67 to £80 per annum for the remainder of the term.

Vendors Solicitors:

R N Williams & Co
25 Waterloo Road
Wolverhampton
WV1 4DJ

Telephone No – 01902 420 746

Viewings:

Not applicable

NB – The Purchaser will be responsible for the payment of £250 plus VAT towards the freeholder's legal costs

Ref: Mr R Williams

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Howfield Court, 393-399 Gillott Road, Edgbaston, Birmingham B16 9LL

Property Description:

A freehold investment opportunity known as Howfield Court, comprising of a freehold three storey purpose built block of five flats, one of which is offered with vacant possession, and four being subject to long leases for terms of 99 years, and also five lock-up garages which are currently let and contained in a yard at the rear. The block also benefits from planning consent for redevelopment of the roof area for construction of a new pitched roof containing two one bedroom apartments. Howfield Court itself is located to the upper part of Gillott Road between Hagley Road (A456) and Portland Road (B4125) and is set back behind a lawned forecourt and provides vehicular access by way of an integral driveway leading to a garage block at the very rear.

Tenure and Rental Income:

Flat 1 and Garage 1 is subject to a long lease for a term of 99 years from 29 September 1976 at a current ground rent of £92 per annum, rising in 2009 to £184 per annum, rising in 2042 to £276 per annum for the remainder of the term.

Flat 2 and Garage 2 is subject to a long lease for a term of 99 years from 24 June 1979 at a current ground rent of £200 per annum, rising in 2029 to £300 per annum, and rising in 2054 to £400 per annum for the remainder of the term.

Flat 3 is currently vacant (potential rental income £5,400 per annum approx).

Flat 4 and Garage 4 and Flat 5 and Garage 5 are each subject to a long lease for a term of 99 years from 29 September 1976 at a current ground rent of £87 per

annum each, rising in 2009 to £179 per annum each, and rising again in 2042 to £266 per annum each for the remainder of the term.

Five Lock-up Garages - currently let on quarterly tenancies as follows:-

Garage 3 - £336 per annum.
Garage 6 - £364 per annum.
Garage 7 - £312 per annum.
Garage 8 - £312 per annum.
Garage 9 - £312 per annum.

Total Current Rental Income:

Ground Rents

£466 per annum.

Garages

£1,636 per annum

Flat 3

Vacant

£2,102 per annum.

(Potential total rental income - £7,502 p.a. approximately.)

Accommodation:

Flat 3
Ground Floor
Communal Entrance Hall with security door entry system
First Floor
Stairs and Landing, Reception Hall, Lounge, Kitchen, Two Double Bedrooms, Bathroom.

Outside

Front – shared lawned foregarden
Rear – large shared lawned garden and drying area.

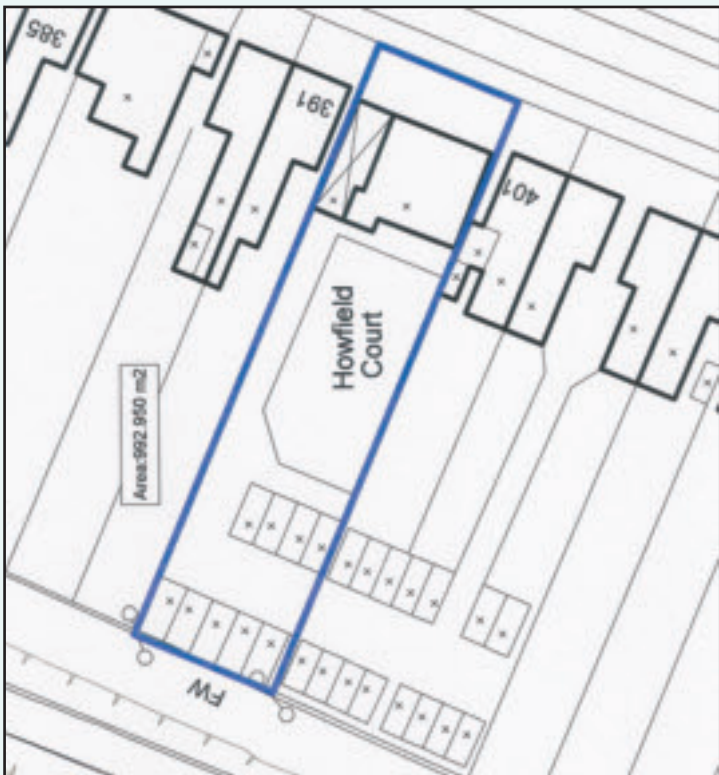
Planning:

The property benefits from planning consent granted by Birmingham City Council (Reference S/05651/03/FUL) and dated 24 March 2004 for the construction of a new pitched roof containing two additional one bedroom apartments. A copy of the planning consent is available for inspection at the Auctioneers offices.

Landlord and Tenant Act 1987 – Offer notices for sale by auction have been served upon all lessees under section 5B of the above act.



Residential Investment With Development Potential



Vendors Solicitors:

Bowling & Co
Bowling House
776 - 778 Barking Road
Upton Park
London
E13 9PJ

Telephone No – 020 8548 2300

Ref: Mr G Hirschfield

Viewings:

Via Cottons – 0121 247 2233

The Purchaser will be responsible for the payment of £350 plus VAT as a contribution towards the Freeholders legal costs.

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409 Gillott Road, Edgbaston, Birmingham B16 9LL

Property Description:

A semi detached house of brick construction surmounted by a replacement tile clad roof providing three storey accommodation which has been converted some years ago into five self contained flats, each with separate meters. The property is generally in a good presentable condition and each flat benefits from electric heating (with the exception of Flat 2 which has gas fired central heating), part UPVC double glazed windows and the communal areas are fitted with mains smoke alarms and emergency lighting. The flats are fully let on Assured Shorthold Tenancy Agreements as follows:-

Flat 1 – £411.67 per calendar month (£4940.00 per annum)

Flat 2 – £311.83 per calendar month (£3742.00 per annum)

Flat 3 – £346.66 per calendar month (£4160.00 per annum)

Flat 4 – £303.33 per calendar month (£3640.00 per annum)

Flat 5 – £375.00 per calendar month (£4500.00 per annum)

Total rental income £1,748.49 per calendar month (£20,982 per annum).

Accommodation:

Ground Floor

Entrance Hall, Reception Hall,

Flat 1 – Lounge, Double Bedroom, Inner Hall, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

Flat 2 – Reception Hall, Bed/Living Room, Bathroom with panelled bath, pedestal wash basin and WC, Kitchen.

First Floor

Stairs and Landing,

Flat 3 – Entrance Hall, Bathroom with panelled bath, pedestal wash basin and WC, Kitchen, Lounge, Bedroom

Flat 4 – Reception Hall, Kitchen, Separate WC, Bathroom with panelled bath, pedestal wash basin and WC, Bed/Living Room.

Second Floor

Stairs and Landing,

Flat 5 – Entrance Hall, Bathroom with panelled bath, pedestal wash basin and WC, Lounge, Kitchen and Bedroom.

Outside

Front – tarmacadam forecourt providing off road parking.

Rear – pedestrian side access to rear, paved patio and lawned garden.

Vendors Solicitors:

Edmunds & Co

420 Birmingham Road

Sutton Coldfield

West Midlands B72 1YJ

Telephone No – 0121 350 0987

Ref: Mr J Dowdeswell

Viewings:

Via Cottons – 0121 247 2233





3 School Road, Moseley, Birmingham B13 9ET

Property Description:

An imposing three-storey; double-fronted; semi-detached property of brick construction, surmounted by a tile clad roof, set back from the road behind a paved fore-garden, allowing for off road parking. The property is currently being let on a room-by-room basis with thirteen lettable rooms, communal kitchen and shower areas and benefits from well laid out accommodation, gas-fired central heating and Cable Television connected to all bedrooms. School Road is located in a popular and established residential area and is found off Wake Green Road (B4217) and is within a quarter of a mile distance from the main shopping area in Alcester Road which provides a wide range of local shops, amenities and bars. A total of eight of the thirteen rooms are currently let on Assured Shorthold Tenancy Agreements, producing a total rental of £2,610.00 per calendar month (£31,320.00 per annum). A copy of the tenancy agreements are available to view from the auctioneers office. Note: We understand, from the vendor, that when the property was

previously fully let it produced a rental of £4,060 per month (£48,720.00 per annum).

Accommodation:

Ground Floor
Entrance Hallway, Three Bedrooms, Shower Room having shower cubicle, pedestal wash hand basin & WC, Separate WC, Kitchen Area, Utility Area, Cellar.
First Floor
Stairs and Landing, Six Bedrooms, Kitchen Area, Shower Room with shower cubicle, pedestal wash hand basin, Separate WC.
Second Floor
Stairs and Landing, Kitchen Area, WC, Separate Shower cubicles with pedestal wash hand basins, Four Bedrooms.

Outside (front) – Paved fore-garden allowing for off road parking.
Outside (rear) – Good sized lawned garden

Vendors Solicitors:

Please Refer To Cottons
Telephone No – 0121 247 2233

Viewings:

Via Cottons – 0121 247 2233



**18 Southlands Road, Moseley,
Birmingham B13 9RJ**

Property Description:

An end terraced property with rendered frontage, interlocking tile clad roof and set back from the road behind a lawned fore-garden. The property benefits from well laid out accommodation, UPVC double glazed windows, gas-fired central heating, newly fitted Kitchen and is offered for sale in presentable condition. Southlands Road is located in a popular established residential area and is situated off Billesley Lane which in turn is located off Wake Green Road (B4217). The property is approximately one mile distance from the main high street in Moseley providing a wide range of local shops, bars and amenities.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception,
Rear Reception, Extended Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with panelled
bath, pedestal wash basin & W.C.

Outside (front) – Lawn & hedged
fore-garden
Outside (rear) – Lawned garden

Vendors Solicitors:

My Home Move Conveyancing
4 Thorpe way
Grove Park
Enderby
Leicester LE19 1YR
Telephone No – 0845 234 0230

Ref: Carolyn Pyrah

Viewings:

Via Cottons – 0121 247 2233

**111 Newton Road, Sparkhill,
Birmingham B11 4PS**

Property Description:

A substantial six bedroom mid terraced property of brick construction, surmounted by a tile clad roof, set back from the road behind a small walled fore-garden. The property benefits from well laid out accommodation, UPVC double glazed windows and gas-fired central heating. The majority of the property is in presentable condition, however does require some modernisation and improvement. Newton Road is situated between Stoney Lane and Stratford Road (A34), in an established residential area and within walking distance to a wide range of local shops situated on Stratford Road.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception,
Rear Reception, Kitchen, Inner
Lobby, Bathroom with panelled
bath, pedestal wash hand basin &
low level W.C.
First Floor
Stairs and Landing, Four Bedrooms.
Second Floor
Stairs and Landing Area, Two
Bedrooms.

Outside (front) – Walled fore-garden
Outside (rear) - Garden

Vendors Solicitors:

Coley & Tilley
Neville House
14 Waterloo Street
Birmingham
B2 5UF

Telephone No – 0121 643 5531

Ref: Mr G Griffiths

Viewings:

Via Cottons – 0121 247 2233



19 Pointon Close, Bilston, West Midlands WV14 9XE

Property Description:

A semi detached property of brick construction, surmounted by an interlocking tile clad roof, set back from the road behind a walled and lawned fore-garden. The property benefits from well laid out accommodation, UPVC double glazed windows, gas-fired central heating and is offered for sale in presentable condition. Pointon Close is set in a cul-de-sac off Nally Drive which in turn leads off Ettingshall Road (A4126) and is approximately one and a half miles from the main shopping area in Bilston.

Accommodation:

Ground Floor
Entrance Hall, Reception Room, Dining Room, Kitchen, Inner Lobby, Utility Room, Shower Room having shower cubicle, W.C and pedestal wash hand basin.

First Floor

Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wash hand basin & W.C.

Outside (front) – Lawned fore-garden.

Outside (rear) – Lawned garden.

Vendors Solicitors:

Lane & Co
9 York Road
Erdington
Birmingham
B23 6TE

Telephone No – 0121 382 6622

Ref: Mr J Francis

Viewings:

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 6th April 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.





147, 149, 151, 155, 157 & 161 Greenlawns, St Marks Road, Tipton, West Midlands, DY4 0SU

Property Description:

A portfolio of seven duplex maisonettes/flats comprising of six three bedroom units and one two bedroom unit, occupying a wing which contains a total of eight flats and forming part of a purpose built block. Each flat has undergone complete internal modernisation and refurbishment and each benefits from gas fired central heating, UPVC double glazed windows, new kitchen and bathroom fitments, rewiring including smoke alarms, new internal doors, redecoration and new fitted carpets and floor coverings. The flats provide well laid out accommodation and are ideally suited for investment purposes. Greenlawns itself comprises of a development containing a number of similar blocks fronting St Marks Road and set back behind a tarmac service road and communal garden areas. The development is currently undergoing major improvement works and repairs to the common parts and block exteriors along with the provision of new boundary fencing and vehicular security gates situated to the front of the development. Works are being initiated by Greenlawns Residents Association who have taken control of the day to day management of the development under a right to manage company. Each lessee has paid in full (via the management company) the cost of purchasing their share of the freehold, and at the time of preparing the catalogue this freehold purchase is ongoing and being administered by the management company's solicitors.

Accommodation:

Ground Floor
Communal Entrance Hall.

Number 147 - Lounge, Dining

Kitchen,
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with modern
suite comprising panelled bath,
pedestal wash hand basin and WC.

Number 149 – Lounge, Dining

Kitchen
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with modern
suite comprising panelled bath,
pedestal wash hand basin and WC.

Number 151 – Lounge, Dining

Kitchen
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with modern
suite comprising panelled bath,
pedestal wash hand basin and WC.

Communal Stairs and Landing to

Number 155 – Second Floor -

Lounge, Dining Kitchen,
Third Floor
Stairs and Landing with door to
shared balcony, Two Bedrooms,
Bathroom with modern suite
comprising panelled bath, pedestal
wash hand basin and WC.

Number 157 – Second Floor –

Lounge, Dining Kitchen,
Third Floor
Stairs and Landing with door to
shared balcony, Three Bedrooms,
Bathroom with modern suite
comprising panelled bath, pedestal
wash hand basin and WC.

Number 159 - Second Floor –

Lounge, Dining Kitchen,
Third Floor
Stairs and Landing with door to
shared balcony, Three Bedrooms,
Bathroom with modern suite

Vacant Possession/Flat Investment Opportunity



comprising panelled bath, pedestal wash hand basin and WC.

Number 161 - Second Floor – Lounge, Dining Kitchen, Third Floor

Stairs and Landing with door to shared balcony, Three Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash hand basin and WC.

Outside – Communal Gardens with parking area along with seven lock-up garages located in an adjacent block.

Gross Internal Area (per flat) – 80 sq m (863 sq ft).

Term:

99 years from 25 December 1986 (share of freehold paid for and currently being purchased).

Ground Rent:

Currently £70 per annum, increasing in December 2036 to £140 per annum and increasing again in December 2061 to £280 per annum for each flat.

Service Charge:

£800 per annum approximately for each flat

Vendors Solicitors:

Eddowes Perry & Osbourne
46 High Street
Sutton Coldfield
West Midlands
B72 1UL
Telephone No – 0121 686 9444

Ref: Ms K Osbourne

Viewings:

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 6th April 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



COTTONS
THE AUCTIONEERS





Flats 1-3, 2 Bicknell Croft, Druids Heath, Birmingham B14 5LY

Property Description:

A detached two-storey property, occupying a prominent corner position and comprising of a former children's home which was converted, with planning consent, into three separate Self-contained Flats. The property has since been informally sub-divided by converting flat 2 into three separate flats and flat 3 into two separate flats. Bicknell Croft itself is situated directly off Manningford Road, which in turn leads off Bell Lane. The property is currently fully let on Assured Shorthold Tenancies as follows:

Flat 1 £100.00 per week
Flat 2A £90.00 per week
Flat 2B £86.00 per week
Flat 2C £90.00 per week
Flat 3 £100.00 per week
Flat 3A £100.00 per week
Total Rental Income - £566.00 per week (£29,432.00 per annum).

Note: The Vendors currently employ a Caretaker, who provides the day-to-day management of the property at a cost of approximately £3,000.00 per annum.

Accommodation:

Flat 1 (Duplex Flat)

Ground Floor

Covered Entrance, Entrance Hall, Reception Hall, Rear Entrance Hall, Lounge, Kitchen with a range of modern fitted units.

First Floor

Stairs and Landing, Bathroom with panelled bath, wash basin & WC, Two Bedrooms.

Flat 2A (First Floor)

Kitchen with a range of modern units, Bedroom, Lounge, Bathroom with bath, wash basin, Separate WC.

Flat 2B (First Floor)

Bed/Living Room with Kitchenette, Shower Room with WC and wash basin.

Flat 2C (First Floor)

Living/Kitchen with a range of units,

Double Bedroom, Shower Room with WC and wash basin.

Flat 3 (Ground Floor)

Living/Kitchen with a range of modern units, Two Bedrooms, Rear Lobby, Laundry Room, Shower Room with wash basin & WC.

Flat 3A (Ground Floor)

Living/Kitchen with a range of modern units, Two Bedrooms, Rear Lobby, Shower Room with wash basin & WC.

Outside (front) – Lawned fore-garden.

Outside (rear) – Pedestrian side access to paved & gravel yard, brick-store and garage.

Vendors Solicitors:

Williams Freeman & Lloyd
 1490 Stratford Road
 Hall Green
 Birmingham
 B28 9EU

Telephone No – 0121 744 4416

Ref: Mr C J Waters

Viewings:

Via Cottons – 0121 247 2233





1-3 Naden Road, Hockley, Birmingham, B19 1DY

Property Description:

A substantial factory/manufacturing premises comprising of a detached three storey brick built property along with yard and ancillary buildings currently in derelict condition and in need of substantial repairs. The property is situated fronting Naden Road which in turn leads directly off Soho Hill (A41) and is in an area of mixed residential and commercial properties. The site itself extends to approximately 1,395 square metres (0.34 acres) and may be particularly suitable for residential redevelopment.

Planning Details:

The site was earmarked by Birmingham City Council in their Draft Executive Summary dated 3 February 2003 (North West Birmingham SRB6 Area Development Framework) for residential redevelopment. We strongly advise that all interested parties contact the Planning

Department at Birmingham City Council (Telephone Number 0121 303 2238 - Reference Mr Richard Thomas) in order to satisfy themselves as to the feasibility for obtaining planning consent for any proposed residential schemes and should do so prior to bidding. It should be noted that there is a document in draft that will replace SRB6, but as yet no details are available. Again, please contact the Planning Department at Birmingham City Council.

Vendors Solicitors:

Steel & Clunis
30 Grove Lane
Handsworth
Birmingham
B21 9EP

Telephone No – 0121 523 9191

Ref: Mr N Gillette

Viewings:

Via Cottons – 0121 247 2233





52 Lower Essex Street, Birmingham, B5 6SN

Property Description:

This substantial site contains five Industrial Units, let to four separate tenants together with office space, with planning permission for conversion to a hotel/hostel, currently let to a separate tenant. The property is located close to the junction of Sherlock Street, Lower Essex Street and Wrentham Street, and is within half a mile of the Inner Ring Road (A4540).

Accommodation and Tenancies:

Unit 1 - Measures 13.00 x 4.2 = 54.6sq.m. (587sq.ft.)

Unit 2 - Measures 19.24 x 8.14 = 156.6sq.m. (1,685sq.ft.)

Both are currently let to the same tenant, who is trading as an MOT Testing Station and Repair Workshop. The current rental is £11,960pa

Unit 3 - Measures 19.24 x 12.36 = 237sq.m. (2,559sq.ft.)

This unit is currently let as a Motor Vehicle Store. The current rental is £7,800pa

Included in the above measured area is Unit 5 -

Unit 5 - Offices comprising of

Reception Room, Two Private Offices, Kitchen and W.C. Currently let as a Taxi Booking Office. The rental is £4,160pa

There is a secure yard to the front of Units 1, 2 and 3, that is currently employed as storage for all units.

Unit 4 - Measures 10.6 x 9.2 = 97.52sq.m. (1,049sq.ft.)

This unit is currently let as a Car Wash at a rental of £5,200pa

There is a secure yard to the front of this unit, used as forecourt parking for the car wash.

Unit 6 - Gross Internal Area is - Ground Floor of 167.9sq.m. (1,807sq.ft.) and First Floor of 276.9sq.m. (2,981sq.ft.). The total GIA is 444.8sq.m. (4,787sq.ft.) Former Office premises, but now benefiting from Planning Consent for conversion into a Hotel/Hostel. The property is currently let to a single tenant at a rental of £26,000pa.

The Total Floor Area of all Units is 990sq.m. (10,662sq.ft.) approx
The Total Site Area is 1,502.6sq.m. (1,797sq.yds..)

Unit	Rent	Term	Permitted Use
1 and 2	£11,960pa	15 Years	MOT Testing Station and Repair Shop
3	£7,800pa	6 Years	Motor Vehicle Storage
4	£5,200pa	21 Years	Car Wash
5	£4,160pa	21 Years	Private Hire Booking Office
6	£26,000pa	21 Years	Hotel/Hostel
Total	£55,120pa		



Leasehold Investment



The commencement date of all of the Underleases is 12 September 2005. All of the Underleases have rent reviews every three years from the date of commencement and are on a Full Repairing and Insuring basis.

Tenure:

Leasehold – The Head Lease was granted for 75 years from 24 June 1952 and is due to expire 23 June 2027. Ground Rent payable £319.20 per annum, fixed until the end of the lease.

Vendors Solicitors:

Elliott and Co.
83 Newhall Street
Birmingham
B3 1LH

Telephone No – 0121 236 9690

Ref: Mr M J Elliott

Viewings:

Via Cottons – 0121 247 2233

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6th April 2006

CALL THE AUCTION TEAM NOW

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2 B Sandy Lane, Radford, Coventry, CV1 4DX

Property Description:

A substantial three storey former office premises with basement car parking and of concrete frame construction with external brick cladding and flat roof. The property occupies a prominent position fronting Sandy Lane adjacent to the Merrick Lodge Hotel and close to the junction with St Nicholas Street and further benefits from car parking to the rear accessed by way of shared rear driveway. The property is conveniently located approximately half a mile distance to the North of Coventry City Centre and benefits from planning consent for conversion into student accommodation and is ideally located for access to Coventry University which is located within the City Centre and approximately three quarters of a mile distant.

Planning:

The property benefits from planning consent granted by Coventry City Council (Reference 46921/E dated 29 July 2004) for change of use of the office building to student accommodation with car parking. The plans which accompanied the planning consent were for a conversion scheme to provide student accommodation of 40 rooms, 4 office suites and associated space. The property may also be suitable for conversion to a number of other uses including residential subject to obtaining the necessary planning consent from the local authority. All interested parties must satisfy themselves that the property is suitable for any proposed scheme prior to bidding. A copy of the planning consent and plans are available for inspection at the Auctioneers office.

Rental Income:

The property is sold subject to a lease for a term of fifteen years from 28 September 2001 to Orange Personal Communication Services Limited for the use of the roof

space for the siting of mobile telephone masts at a current rental of £8,100 per annum (subject to three yearly reviews).

Accommodation:

The accommodation is arranged on three floors with basement as follows:-

Basement - Suitable for car parking and storage - 536 square metres (5,779 square feet).

Ground Floor – Side Entrance Lobby, Offices - 518 square metres (5,581 square feet), Stores - 537 square metres (58 square feet).

First Floor
Offices - 465 square metres (5,011 square feet), Stores - 718 square metres (77 square feet).

Second Floor
457 square metres (4,922 square feet), Stores – 751 square metres (81 square feet).
Total gross internal area – 1998 square metres (21,509 square feet).

Outside

The property benefits from a car parking area for approximately 15 cars located at the rear and accessed via a shared right of way.

Vendors Solicitors:

Sarginsons, Hughes & Masser
10 The Quadrant
Coventry
CV1 2EL

Telephone No – 02476 553 181

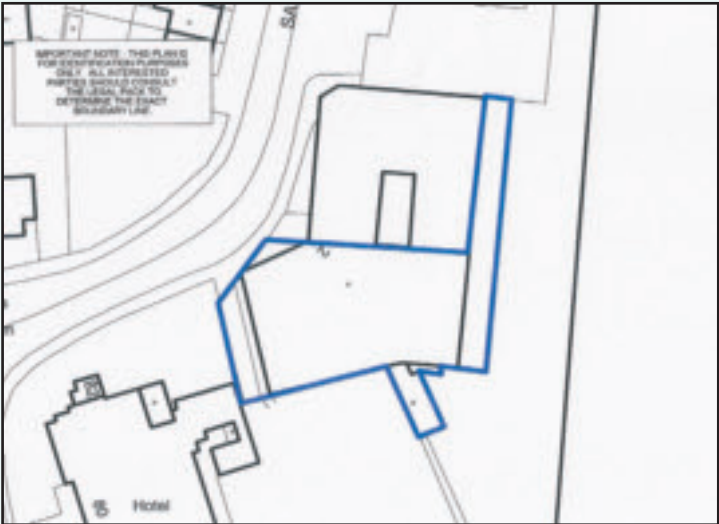
Ref: Mr I Cox

Viewings:

Via Cottons – 0121 247 2233



Possession/Redevelopment Opportunity





**15 Wolverhampton Street, Willenhall,
West Midlands, WV13 2NF**

Property Description:

A centrally located end terraced property with a part rendered front elevation, timber framed shop front and tile clad roof. The property is currently split into a Ground Floor Retail Unit, benefiting from A5 Planning Consent and a self contained, two bedroom flat. Wolverhampton Street itself is located just off Market Place, in the centre of Willenhall, and accesses New Road (B4464) and The Keyway (A454)

The property is currently fully let on the following terms. –

Ground Floor Unit:

Currently let at £5,200 per annum on a 10 year, on a Full Repairing and Insuring Lease from 12 March 2005 with three yearly rent reviews.

First Floor Flat:

Currently let on an Assured Shorthold Tenancy at £70pw (£3,640 per annum)

Total Rental Income:

£8,840 per annum

Accommodation:

Ground Floor
Retail Unit, currently let as a Take-Away
First Floor Flat
Living Room, Kitchen, Two Bedrooms and Bathroom with bath, wash hand basin and W.C.

Outside (rear) – Small lawned garden.

Vendors Solicitors:

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG

Telephone No – 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

**WE ARE ASSEMBLING LOTS
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6th April 2006

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LOT 42

Paddock 17, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

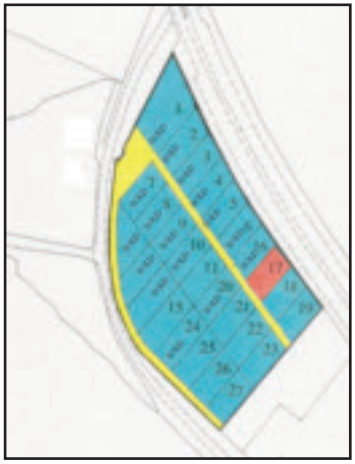
Description:

A parcel of freehold land extending to approximately one quarter acre and situated within the hamlet of Long Green approximately six miles to the West of the historic town of Tewkesbury. The land itself lies directly between the M50 Motorway and the Ledbury Road (A438) and comprises of grazing land forming part of a predominantly rural area. The paddock is accessed by way of a right of way leading from a gated entrance off Ledbury Road.

Directions from Birmingham:- Exit M5 South at Junction 8, join the M50 Motorway, Exit M50 Motorway at Junction 1 and join A38 to Tewkesbury. Proceed for approximately 4 miles turning onto the A438 towards Ledbury. Proceed for approximately 4 further miles and the land is located prior to the Motorway on the right hand side with access gained via a gated entrance and marked "Land For Sale".

Local Authority - Malvern District Council.

Freehold Land



Vendors Solicitors:

Powell & Co
9/11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD

Telephone No – 0121 355 1001

Ref: Mr N Humphrey

Viewings:

External Viewings

N.B. The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

LOT 43

Paddock 18, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

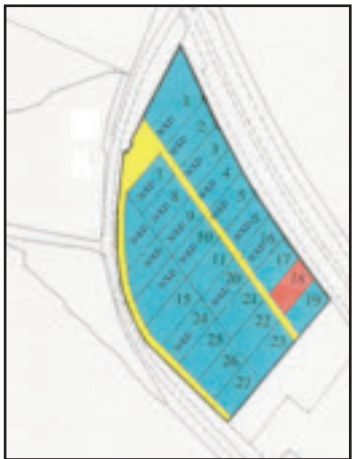
Description:

A parcel of freehold land extending to approximately one quarter acre and situated within the hamlet of Long Green approximately six miles to the West of the historic town of Tewkesbury. The land itself lies directly between the M50 Motorway and the Ledbury Road (A438) and comprises of grazing land forming part of a predominantly rural area. The paddock is accessed by way of a right of way leading from a gated entrance off Ledbury Road.

Directions from Birmingham:- Exit M5 South at Junction 8, join the M50 Motorway, Exit M50 Motorway at Junction 1 and join A38 to Tewkesbury. Proceed for approximately 4 miles turning onto the A438 towards Ledbury. Proceed for approximately 4 further miles and the land is located prior to the Motorway on the right hand side with access gained via a gated entrance and marked "Land For Sale".

Local Authority - Malvern District Council.

Freehold Land



Vendors Solicitors:

Powell & Co
9/11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD

Telephone No – 0121 355 1001

Ref: Mr N Humphrey

Viewings:

External Viewings

N.B. The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.



LOT 44

Paddock 21, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Description:

A parcel of freehold land extending to approximately one quarter acre and situated within the hamlet of Long Green approximately six miles to the West of the historic town of Tewkesbury. The land itself lies directly between the M50 Motorway and the Ledbury Road (A438) and comprises of grazing land forming part of a predominantly rural area. The paddock is accessed by way of a right of way leading from a gated entrance off Ledbury Road.

Directions from Birmingham:- Exit M5 South at Junction 8, join the M50 Motorway, Exit M50 Motorway at Junction 1 and join A38 to Tewkesbury. Proceed for approximately 4 miles turning onto the A438 towards Ledbury. Proceed for approximately 4 further miles and the land is located prior to the Motorway on the right hand side with access gained via a gated entrance and marked "Land For Sale".

Local Authority - Malvern District Council.

Freehold Land



Vendors Solicitors:

Powell & Co
9/11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD

Telephone No – 0121 355 1001

Ref: Mr N Humphrey

Viewings:

External Viewings

N.B. The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

LOT 45

Paddock 22, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Description:

A parcel of freehold land extending to approximately one quarter acre and situated within the hamlet of Long Green approximately six miles to the West of the historic town of Tewkesbury. The land itself lies directly between the M50 Motorway and the Ledbury Road (A438) and comprises of grazing land forming part of a predominantly rural area. The paddock is accessed by way of a right of way leading from a gated entrance off Ledbury Road.

Directions from Birmingham:- Exit M5 South at Junction 8, join the M50 Motorway, Exit M50 Motorway at Junction 1 and join A38 to Tewkesbury. Proceed for approximately 4 miles turning onto the A438 towards Ledbury. Proceed for approximately 4 further miles and the land is located prior to the Motorway on the right hand side with access gained via a gated entrance and marked "Land For Sale".

Local Authority - Malvern District Council.

Freehold Land



Vendors Solicitors:

Powell & Co
9/11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD

Telephone No – 0121 355 1001

Ref: Mr N Humphrey

Viewings:

External Viewings

N.B. The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.



LOT 46

Paddock 25, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Description:

A parcel of freehold land extending to approximately one quarter acre and situated within the hamlet of Long Green approximately six miles to the West of the historic town of Tewkesbury. The land itself lies directly between the M50 Motorway and the Ledbury Road (A438) and comprises of grazing land forming part of a predominantly rural area. The paddock is accessed by way of a right of way leading from a gated entrance off Ledbury Road.

Directions from Birmingham:- Exit M5 South at Junction 8, join the M50 Motorway, Exit M50 Motorway at Junction 1 and join A38 to Tewkesbury. Proceed for approximately 4 miles turning onto the A438 towards Ledbury. Proceed for approximately 4 further miles and the land is located prior to the Motorway on the right hand side with access gained via a gated entrance and marked "Land For Sale".

Local Authority - Malvern District Council.

Freehold Land



Vendors Solicitors:

Powell & Co
9/11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD

Telephone No – 0121 355 1001

Ref: Mr N Humphrey

Viewings:

External Viewings

N.B. The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

LOT 47

Freehold Vacant Possession



24 Highbury Road, Smethwick, West Midlands, B66 1QX

Property Description:

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof set back from the road behind a walled foregarden. Highbury Road itself comprises of a cul-de-sac located off Mallin Street, and the property is situated opposite the junction with Lonsdale Road. The property requires modernisation and improvement throughout.

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen

First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.

Outside (front) – Walled Foregarden, Shared pedestrian entry access leading to rear
(rear) – Yard and Garden

Vendors Solicitors:

Nicholas Brimble & Co
427 Bearwood Road
Bearwood
West Midlands
B66 4DF

Telephone No – 0121 429 8016

Ref: Mr N Brimble

Viewings:

Via Cottons - 0121 247 2233



COTTONS
THE AUCTIONEERS





Units 16/17 Hive Industrial Estate, Factory Road, Handsworth, Birmingham

Property Description:

A pair of industrial units, now internally connected, located on the popular Hive Industrial Estate. The units were formerly used in connection with the textile industry. The property benefits from a Northlight roof, fluorescent strip lighting and a Industrial Air Blower unit. Hive Industrial Estate is located on Factory Road in Handsworth. Factory Road itself runs directly off Benson Road, which in turn runs directly off Bacchus Road. There is a Service Charge payable of £20pcm (£240pa) to cover the general upkeep of the Estate.

Accommodation:

Ground Floor
Private Office and Workshop
Total Area -
14.14m x 14.71m = 207.9sq.m.
(2,238sq.ft.)

Mezzanine Storage Level

Outside (front) – The property fronts onto a covered access road, with a shared Right of Way to and from the entrance of the Estate

Vendors Solicitors:

Steel And Clunis
30 Grove Lane
Handsworth
Birmingham
B21 9EP

Telephone No – 0121 523 9191

Ref: Mr N Gillette

Viewings:

Via Cottons – 0121 247 2233

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6th April 2006

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0121 247-2233



**636 Coventry Road, Sheldon,
Birmingham, B10 0UT**


Property Description:

A retail unit of traditional brick and slate construction, with a substantial amount of living accommodation to the rear and to the floors above.

The property is offered for sale in excellent condition and may suit conversion to complete residential, subject to obtaining all relevant Planning Consents.

The property is located within a busy parade of shops on Coventry Road, close to the junction with Dora Road. Coventry Road (A45) provides direct access to Birmingham City Centre and the M42 at Junction 6.

Accommodation:

Ground Floor
Shop
Sales Area measuring 38.2sq.m.
(411sq.ft.) with door to;
Living Accommodation
L- Shaped Living Room, Kitchen,
Lobby, Bathroom, Access to Cellar
First Floor
Stairs to Gallery Landing, Three
Bedrooms, Storeroom, Bathroom
Second Floor
Bedroom

Outside (rear) – Paved patio with
lawn and ornamental fish pond

Vendors Solicitors:

Convey and Complete
2 Station Road
Solihull
West Midlands
B91 3SB

Telephone No – 0121 704 1213

Ref: Ms Emma Fisher

Viewings:

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

Auction deposits may be paid by the following methods

Bank/Building Society draft

Debit/Credit card

(credit card payments subject to a surcharge of 2%)

Personal/Company Cheque

*(all cheques are subject to a valid form of identification
eg. passport or driving licence)*

If you have any questions regarding Deposit payment then
please contact our Auction Department prior to the Sale day.





The San Roque Hotel, 16-18 Stirling Road, Edgbaston, Birmingham, B16 9BG

Property Description:

A double fronted three storey twenty bedroom hotel premises of brick construction having stone clad front elevation, surmounted by pitched tile clad roof and having been substantially extended at the rear. The property has been established as a hotel for many years and has been run by the current Vendor for the last eight years up until recently. The property benefits from UPVC double glazed windows, gas fired central heating, mains fitted fire detection systems with emergency lighting and has generally been well maintained and will be sold with a range of fixtures, fittings and furniture, a full inventory of which will be available from the Vendors' Solicitors. Stirling Road itself runs directly between Hagley Road (A456) and Waterworks Road within approximately three quarters of a mile distance from Birmingham City Centre and benefits from rear vehicular access via the Clarendon Suite car park subject to a licence fee and we understand from the Vendor that this is currently £200 per annum.

Accommodation:

Ground Floor
Reception Hall with Counter and access to full width Cellar comprising of various rooms, Small Office/Store, Lobby, Room 20, Lounge with Bar, Dining Room, Rear Hallway, Gents Toilets with urinals, WC and wash basin, Ladies Toilets with WC and wash basin, Kitchen with Pantry, Secondary Reception Hall, Linen Cupboard/Store, Room 10 with En-Suite Shower Room having WC and

wash basin, Room 11, Room 12 with En-Suite Shower Room with pedestal wash basin and WC, Laundry Room.

First Floor

Stairs and Landing with Linen Cupboard, Room 1 with glazed shower and wash basin, Room 2 with glazed shower and wash basin, Room 3 with glazed shower and wash basin, Bathroom with panelled bath, wash basin and WC, Cloakroom with WC and wash basin, Room 4 with En-Suite Bathroom having pedestal wash basin and WC, Room 5 with glazed shower and vanity wash basin, Room 6 with wash basin, Room 7 with En-Suite Shower Room having glazed shower, pedestal wash basin and WC, Landing area with store cupboard, Room 8 having En-Suite shower room, pedestal wash basin and WC, Cloakroom with WC, Bathroom with panelled bath and vanity wash basin, Room 9 (Manager's Flat) with Lounge, Inner Hall, Bathroom with panelled bath, pedestal wash basin and WC and Bedroom,

Second Floor

Stairs and Landing, Room 17, Bathroom with panelled bath, pedestal wash basin and WC, Room 16 with wash basin, Room 15 with wash basin, Room 14 with wash basin, Room 18 with wash basin, Room 19 with En-Suite Bathroom having bath and WC

Outside (front) – Tarmacadam forecourt

Outside (rear) – Paved and concrete yard with integral garage/yard area and gated vehicular access via The Clarendon Suite car park.



Vacant Possession/Hotel Business Opportunity

Gross Internal Floor Areas:

Ground Floor -
238 sq mtrs (2569 sq ft)
First Floor -
213 sq mtrs (2297 sq ft)
Second Floor -
119 sq mtrs (1282 sq ft)
Total -
571 sq mtrs (6147 sq ft)

Vendors Solicitors:

Challinors
St Chad's House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG

Telephone No – 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





The Queens Head Public House, 120 Aberdeen Street, Winson Green, Birmingham B18 7DL

Property Description:

A detached public house, situated fronting Aberdeen Street, which runs directly between Winson Green Road (A4040) and Dudley Road (A457). The property is of brick construction with an interlocking tile clad roof and benefits from part UPVC double glazed windows, gas-fired central heating and provides well laid out living accommodation/Self-contained Flat over. The property has until recently been trading as a public house/private members club and is offered for sale with a range of fixtures and fittings (a schedule of these is available from the solicitors office).

Accommodation:

Ground Floor
Entrance Hall, Open Plan Bar, Lounge & Function Room, Rear Entrance Hall, Kitchen – Gross Internal Area – 131.72 sq m (1,1417 sq ft), Cellar – 61 sq m (maximum) (664 sq ft).

First Floor

Private access off Aberdeen Street, Stairs & Landing, Built-in store cupboard, Living Room, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC, Breakfast/Kitchen.

Outside (rear) – Covered yard area/veranda, separate staff toilets, disabled toilets, ladies & gents toilets, enclosed paved patio & Tarmac beer garden with shed.

Vendors Solicitors:

Elliott & Co
83 Newhall Street
Birmingham
B3 1PB

Telephone No – 0121 236 9690

Ref: Mr M Elliott

Viewings:

Via Cottons – 0121 247 2233

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**259 Old Oscott Lane, Great Barr,
Birmingham B44 9UY**

Property Description:

A detached four bedroom property of brick construction, surmounted by an interlocking tile clad roof, set back from the road behind a lawned fore-garden and driveway, allowing for access to Garage for off road parking. The property benefits from well laid out accommodation and gas-fired central heating, and is offered for sale, primarily, in presentable condition and is set in an established popular residential area, located via a service road next to number 257 Old Oscott Lane. The property is approximately three quarters of a mile distance from both Perry Park and The One Stop Shopping Centre providing a wide range of shops and local amenities.

Accommodation:

Ground Floor
Hallway, Kitchen/Dining Room, W.C. with pedestal wash basin, Through Lounge.

First Floor

Stairs and Landing, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin & W.C.

Outside (front) – Lawned fore-garden and driveway.

Outside (rear) – Lawned garden & patio area.

Vendors Solicitors:

Chamba & Co
85a High Street
West Bromwich
West Midlands
B70 6NZ

Telephone No – 0121 553 0001

Ref: Mr H Singh

Viewings:

Via Cottons – 0121 247 2233



LOT 53

Plot 1, Land off Queslett Road, Great Barr, Birmingham B43

Land Description:

A parcel of land extending to approximately 458 sq m (0.11 acres) and currently comprising of open grazing land, forming part of the Green Belt and situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre.

Vendors Solicitors:

Higgs & Sons
1 Townsend Place
Kingswinford
Dudley
West Midlands
DY6 9JL

Telephone No – 01384 342100

Freehold Land



Ref: Mr M Pettigrew

Viewings:

External viewings

LOT 54

Plot 6, Land off Queslett Road, Great Barr, Birmingham B43

Land Description:

A parcel of land extending to approximately 506 sq m (0.125 acres) and currently comprising of open grazing land, forming part of the Green Belt and situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre.

Vendors Solicitors:

Higgs & Sons
1 Townsend Place
Kingswinford
Dudley
West Midlands
DY6 9JL

Telephone No – 01384 342100

Freehold Land



Ref: Mr M Pettigrew

Viewings:

External viewings



LOT 55

Land, Ashes Road, Oldbury, West Midlands

Land Description:

A parcel of freehold land, extending to approximately 0.23 hectares (0.58 acres), roughly rectangular in shape and having an access strip which extends to Ashes Road and provides direct road frontage opposite No 67. The site itself is currently grassed and is situated on the north side adjacent to a railway embankment and on the south side to public open space in an area of predominantly residential property but also containing a variety of industrial factory premises. The site is located within one quarter of a mile distance from the Wolverhampton Road (A4123) which provides direct access to the M5 Motorway (Junction 2), Dudley and Wolverhampton Centres and Birmingham City Centre via Hagley Road (A456). All interested parties should contact the local planning department of Sandwell Metropolitan Borough Council to check suitability of the land for their intended use.



Vendors Solicitors:

Powell & Co
9-11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD

Telephone No – 0121 355 1001

Ref: Mr N Humphrey

Viewings:

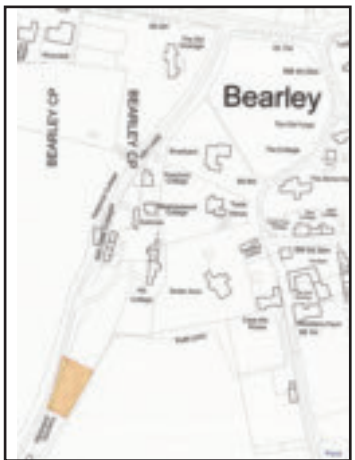
Via Cottons – 0121 247 2233

LOT 56

Land, Ash Lane, Bearley, Nr Stratford upon Avon, Warwickshire

Land Description:

A parcel of freehold land, extending to approximately 3000 sq ft (278 sq m) or thereabouts, and situated fronting Ash Lane on the outskirts of the popular village of Bearley, located in the Warwickshire Countryside, conveniently within approximately six miles distance from the M40 Motorway (junction 15), providing direct access to the Midlands Motorway Network and approximately five miles to the north of the historic town of Stratford upon Avon, providing a wide range of amenities and services. Bearley Railway Station is within approximately one mile distance.



Ref: Mr N Humphrey

Viewings

Via Cottons – 0121 247 2233

Vendors Solicitors

Powell & Co
9-11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD

Telephone No – 0121 355 1001

Freehold Land



**Building Plot, 80 Station Road, Handsworth,
Birmingham, B21 0EX**

Property Description:

A parcel of freehold building land, situated between numbers 78 and 82 Station Road, and having a frontage of 4.35 m (14 ft), benefiting from planning consent for the erection of a five bedroom dwelling house. Station Road itself forms part of an established residential area and is situated directly off Holyhead Road (A41) and is conveniently within approximately half a miles distance from a wide range of local amenities situated on Soho Road.

Planning:

The plot benefits from planning consent granted by Birmingham City Council (Reference C/02440/04/FUL and dated 28 May 2004) for the erection of one new five bedroom dwelling. The plans accompanying the planning consent were for a three storey mid terraced dwelling house benefiting from the following accommodation.

Ground Floor

Entrance Hall, Front Living Room, Inner Hall, Rear Living Room, Dining Kitchen, Cloakroom off having WC.

First Floor

Stairs and Landing, Three Bedrooms and Bathroom

Second Floor

Stairs and Landing, Two further Bedrooms and Shower Room

A copy of the planning consent and plans are available for inspection from the Auctioneers Offices.

Vendors Solicitors:

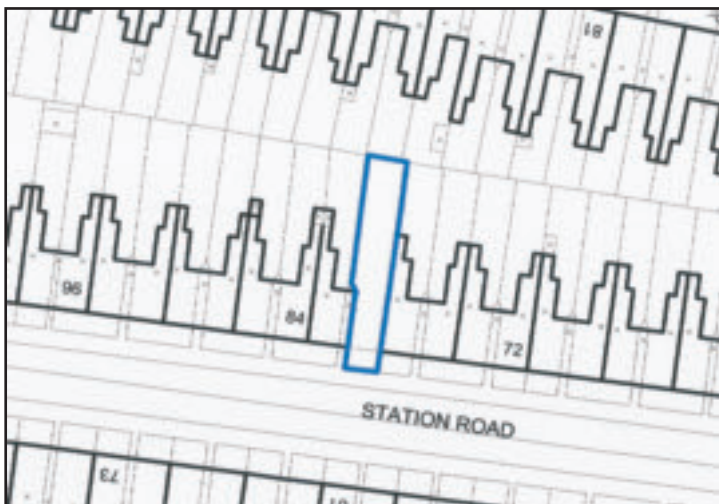
Higgs & Sons
Townsend Place
Kingswinford
West Midlands
DY6 9JL

Telephone No – 01384 342 100

Ref: Ms Y Fletcher

Viewings:

Via Cottons – 0121 247 2233



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www.cottons.co.uk

E-mail: auctions@cottons.co.uk





Land At 92-96 Great Bridge Road, Moxley, Wolverhampton, West Midlands

Land Description:

A freehold residential development site having a frontage of 19.8 metres (67 feet) and extending to approximately 563 square metres (0.13 acres) and fronting Great Bridge Road opposite the junction with Bradley Lane. The site is rectangular in shape and is situated between Numbers 90 and 98 Great Bridge Road forming part of a predominantly residential area. The site benefits from planning consent for the erection of two dwelling houses and associated car parking and is conveniently located within approximately three miles distance to the South East of Wolverhampton City Centre which provides a wide range of retail amenities and services.

Planning:

The site benefits from planning consent granted by Walsall Metropolitan Borough Council (Reference 03/1144/FL/W3 and dated 17 June 2003) for the erection of two dwelling houses

and associated car parking. The site further benefits from full plans approval granted by Walsall Metropolitan Borough Council, Building Control Service (Reference 2004/0199 and dated 29 May 2004). A copy of the planning consent and building regulation plans approval and working drawings along with a ground investigation report are available for inspection at the Auctioneers offices. The working drawings drawn up for building regulation approval, details one x three bedroom and one x four bedroom detached dwelling house.

Vendors Solicitors:

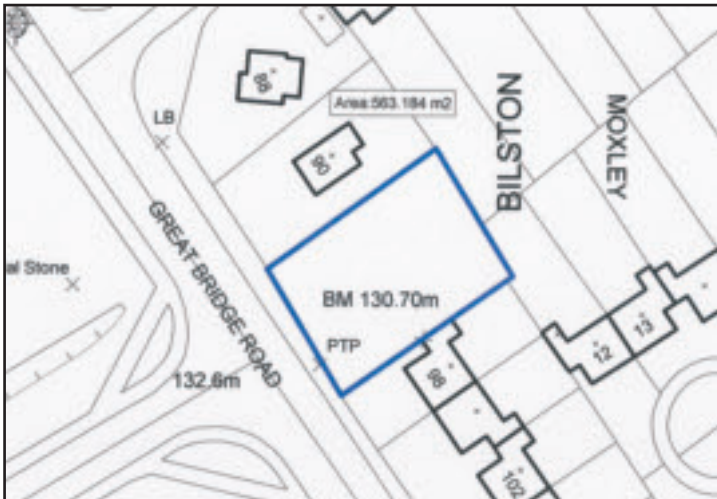
VKM
Suite 1 Talisbrook House
Castle Street
Wolverhampton
West Midlands WV1 3AD
Telephone No – 01902 311 155

Ref:

Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233





49 & 51 Bailey Road, Bilston, West Midlands WV14 6RZ

Property Description:

A parcel of freehold land extending to approximately 420 sq m (0.10 acres) and currently containing a pair of semi detached houses, which have suffered structural movement and are beyond repair. Bailey Road itself is situated off Hadley road which in turn leads off Wellington Road (A41) and is conveniently within approximately two miles from Wolverhampton City Centre.

The site has been earmarked by Wolverhampton City Council (Neighbourhood Renewal Department) for regeneration, and it is a requirement, of the city council, that a successful purchaser will demolish the existing properties and redevelop the site, and following exchange of contracts apply for planning consent within six months along with redevelopment of the site within twelve months. The Neighbourhood Renewal Department have indicated that planning consent is likely to be granted for a like-for-like replacement of the existing three-bedroom semi detached houses.

However the property is sold with no warranty provided by the vendors, that planning consent will be granted, and all interested parties should make their own enquiries, prior to bidding, with the Planning Department at Wolverhampton City Council, concerning the likelihood of receiving planning consent for any proposed scheme.

All interested parties may wish to discuss their proposals for the site by contacting Wolverhampton City Council, Planning Department - 01902 555409 or Neighbourhood Renewal Department (reference Richard Long) - 01902 555705.

Vendors Solicitors

M R Hepburn Solicitors
53A Reddicap Heath Road
Sutton Coldfield
West Midlands
B75 7DX

Telephone No – 378 0440

Ref: Mr M R Hepburn

Viewings:

Via Cottons – 0121 247 2233





**4 Fashoda Road, Selly Park,
Birmingham, B29 7QB**

Property Description:

A traditional style mid terraced house of brick construction, offering well laid out accommodation and benefiting from gas-fired central heating and UPVC double glazing. The property is situated in the popular Selly Park area, located directly between Hobson Road and Dogpool Lane which in turn leads off Pershore Road (A441). The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £550 per calendar month (£6,600 per annum)

Accommodation:

Ground Floor
Entrance Hall, Front Living Room, Rear Living Room, Kitchen, Bathroom comprising Bath, WC and wash basin.

First Floor
Stairs and Landing,
Three Bedrooms

Outside (front) – Small walled foregarden
Outside (rear) – Paved yard and garden

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP

Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233

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**Flat 3, 105 Handsworth Wood Road,
Birmingham, B20 2PH**

Property Description:

A one bedroom first floor flat forming part of a converted semi-detached brick built three storey property surmounted by a tile clad roof, set back from the road behind a paved driveway. The property benefits from well laid out accommodation, gas fired central heating, however does require some modernisation and improvement. Handsworth Wood Road (B4124) can be located off Wellington Road (A4040) and the property is approximately one and a half miles from the One Stop Shopping Centre in Perry Barr and the University of Central England Perry Barr Campus.

Accommodation:

Ground Floor
Communal entrance and stairs

First Floor
Lounge, Kitchen, Bedroom and Bathroom having panelled bath, pedestal wash basin and low level WC.

Term:

99 years from 24 June 1976

Ground Rent:

£20.00 per annum

Service Charge:

Refer to Solicitors

Vendors Solicitors:

Challinors
St Chads House
215 Hagley Road
Edgbaston
Birmingham B16 9RG
Telephone No – 0121 455 6333

Ref: Mr B Kang

Viewings:

Via Cottons – 0121 247 2233

LOT 62
**131 Glebe Farm Road,
Stechford,
Birmingham B33 9NE**
Property Description:

A modern link detached house of cavity brick construction, surmounted by a pitched interlocking tile clad roof, providing well laid out accommodation and benefiting from UPVC double glazed windows, gas-fired central heating, two bathrooms, modern kitchen fittings and off-road parking. The property overlooks Glebe Farm Recreation Ground and is situated close to the junction with Middle Leafield and is approximately one mile distance from Bordesley Green East (B4128) which provides access to Birmingham City Centre. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £125 per week (£6,500 per annum).

Accommodation:

Ground Floor
Reception Hall, Shower Room with glazed shower cubicle, wash basin & WC, Through Lounge/Dining Room, Open Plan Kitchen with a range of modern fitted units, built-in oven and hob.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled



bath, pedestal wash basin & WC.
Outside (front) – Partly paved fore-garden and Tarmac driveway providing off-road parking.
Outside (rear) – Paved patio, Lawned garden and workshop (previously garage).

Vendors Solicitors

Hearne & Co
120-121 Poplar Road
Smethwick
West Midlands
B66 4AP
Telephone No – 0121 420 3636

Ref: Mr R Hearne

Viewings

Via Cottons – 0121 247 2233



LOT 63

106 Brays Road, Sheldon, Birmingham, B26 1NS

Property Description:

A well located end terraced retail unit with self contained flat over, of traditional construction, surmounted by a tile clad roof. The property forms part of a busy parade and is offered for sale in excellent internal condition, with the shop benefiting from Gas Fired Central Heating and modern upvc Double Glazed shop front. The flat benefits from full upvc Double Glazing.

To the rear of the property is a small Builders Yard, let on an informal tenancy agreement. The yard benefits from vehicular access off a rear right of way, which is accessed off Brays Road.

Brays Road itself leads directly off Coventry Road (A45), which provides direct access to Birmingham City Centre and the M42 at Junction 6.

The property is currently let on the following tenancies;

Ground Floor Unit

Currently used as a Tanning Shop and let at £7,800 per annum, on a Full Repairing and Insuring lease, for a term of five years, commencing 23 January 2006.

First Floor Flat

Currently vacant – estimated rental value when let - £500 per calendar month (£6,000 per annum)

Builders Yard at Rear

Currently let on an informal tenancy at a rental of £20 per week (£1,040 per annum)

Current Rental Income

£8,840 per annum

Potential Rental Income When Fully Let

£14,840 per annum

Freehold Part Investment, Part Vacant Possession



Accommodation:

Ground Floor

Retail Unit measuring 52.9sq.m. (569sq.ft.) and currently partitioned into a Reception, Three Tanning Rooms, Two Storerooms, Rear Wing and Separate W.C. with wash hand basin.

First Floor Flat

Separate Access from pedestrian side access, and comprising Living Room, Kitchen, Two Bedrooms and Bathroom with bath, shower cubicle, pedestal wash hand basin and W.C.

Outside (rear) – Garden, currently used as Builders Yard and accessed via a Right of Way across the rear of the property.

Vendors Solicitors

James Pearce and Co.
606 Bromford Lane
Ward End
Birmingham B8 2DP
Tel – 0121 784 1886

Ref: Edward Pearce

Viewings

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 6th April 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



COTTONS
THE AUCTIONEERS





The Old Lodge, Moor Lane, Witton, Birmingham, B6 7AE

Property Description:

A most unique property known as The Old Lodge situated at the main entrance to Witton Cemetery and comprising of a Grade II Listed Period Dwelling House constructed in the mid 1800's of sandstone and block containing many intricate features and detail along with an imposing clock tower and surmounted by a multi pitched slate clad roof. The property provides extensive two storey accommodation containing a range of both reception rooms and bedrooms and is currently stripped of all internal fixtures, fittings and joinery and requires complete modernization and repair throughout. The property is surrounded by gardens and benefits from a road frontage onto Moor Lane set back behind an attractive stone wall. The property may provide opportunities for various residential uses and all interested parties must satisfy themselves by both inspecting the Legal Pack and consulting the Local Planning Department as to the suitability of their intended use. Moor Lane itself leads directly between Brookvale Road (A4040) and College Road.

Accommodation:

Ground Floor
Entrance Hall, Grand Reception Hall with Cellar access, Reception Room

1 with large built in safe, WC, Reception Room 2, Reception Room 3, Inner Hall, Reception 4, Room 5 and Room 6.

First Floor

Stairs and Gallery Landing, Bathroom (no fittings) 6 Potential Bedrooms, Secondary staircase leading to enclosed yard area containing a range of dilapidated brick stores and outbuildings.

Outside (front) – Surrounding gardens

Gross Internal area: 281.78 sq m (3,033 sq ft) approximately

Term:

99 Years from the 14 March 1988

Ground Rent:

Currently £25.00 per annum

Vendors Solicitors:

Sehgal & Co
1 Nexus House
456 Stratford Road
Sparkhill
Birmingham
B11 4AE

Telephone No – 0121 772 2226

Ref: Mr T Ali

Viewings:

Via Cottons – 0121 247 2233





Thanksgiving Hall, 151 London Road, Leicester, LE2 1EF

Property Description:

A substantial public hall and place of worship, which has been occupied by the Independent Holiness Movement for many years, and directly fronts London Road, situated virtually opposite the junction with Highfield Street and adjacent to the Marquis Wellington Public House. The single storey accommodation is of brick construction, surmounted by a slate clad roof and benefits from a gas-fired central heating system which is currently unused and has not been tested. London Road (A6) provides one of the main routes into Leicester City Centre and comprises of a busy and vibrant road containing a diverse range of commercial and retail premises, and further provides access to Leicester Railway Station being within approximately half a mile distance, and is also within close proximity to DeMontford Hall and gardens, Victoria Park and Leicester University. Leicester City Centre lies approximately three quarters of a mile distant to the north west.

Important Note – The Vendors have strictly specified that the property may not be used for the purposes of a nightclub, dance hall, gentlemen's club or lap dancing premises, public house or any form of licensed premises, a casino or premises associated with any form

of gambling and a restrictive covenant will be placed on the title to that effect. A full description of the restrictive covenant is available for inspection in the legal pack.

Accommodation:

Public Hall – 222 sq m (2390 sq ft) with internal Reception Area and Stage.

Vestry – 15.4 sq m (165 sq ft) with Cloakroom having WC and wash basin.

School Room – 37.77 sq m (406 sq ft) Rear Entrance Hall, Wash Room with wash basin & WC.

Outside (front) – A gated Tarmacadam full length side yard.

Outside (rear) – Tarmacadam yard with wash room having WC and wash basin, external access to Cellar containing gas-fired boiler (not tested).

Gross Internal Floor Area – 275.17 sq mtrs (2962 sq ft)

Vendors Solicitors:

Payne & Payne
The Square
1a Kingston Road
Wilerby
Hull HU10 6AD
Telephone No – 01482 326446

Ref: Mr P E Craft

Viewings:

Via Cottons – 0121 247 2233



18 St Elizabeth Road, Foleshill, Coventry, CV6 5BY



Property Description:

A traditional mid terraced house of brick construction surmounted by an interlocking concrete tile clad roof directly fronting the pavement and located between Eld Road and Princess Street in an established residential area approximately one and a half miles distance to the north east of Coventry City Centre. The property is let on a Secure Assured Periodic Tenancy Agreement at a currently rental of £95 per week (£4,940 per annum).

Accommodation:

Ground Floor
Front Living Room, Lobby with built in cupboard, Rear Reception Room, Rear Entrance Hall, Kitchen with Pantry.
First Floor
Stairs and Landing, Two Double Bedrooms, Dressing Room, Bathroom with panelled bath, pedestal wash basin & WC.

Outside
Rear – shared pedestrian entry access to yard, brick WC and

stores, and garden

Vendors Solicitors:

Dickinson Dees
St Ann's Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB

Telephone No – 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons – 0121 247 2233

Freehold Vacant Possession



4 Hall Lane, Walsgrave, Coventry CV2 2AW

Property Description:

A semi detached bungalow of brick construction, surmounted by an interlocking tile clad roof, providing well laid out one-bedroom accommodation and benefiting from gas-fired central heating and double glazed windows and doors. Hall Lane itself forms part of an established residential area and comprises of a cul-de-sac, located off Ansty Road (A4600) within approximately a quarter of a mile distance from Walsgrave General Hospital, one mile distance from the M6 Motorway (Junction 2) and three miles distance from the City Centre.

Accommodation:

Ground Floor
Reception Hall, Lounge, Inner Hall with built-in cupboards, Bathroom

with panelled bath with electric shower over, pedestal wash basin & W.C, Double Bedroom, Kitchen with a range of units.

Outside (front) – Lawned fore-garden and Tarmacadam driveway leading to brick built Garage, pedestrian side access to rear.
Outside (rear) – Paved patio and lawned garden.

Vendors Solicitors:

Hammonds
2 Park Lane
Leeds LS3 1ES
Telephone No – 0870 839 7557

Ref: Mr M Whitworth

Viewings:

Via Cottons – 0121 247 2233



**50 Shaftesbury Avenue, Keresley,
Coventry CV7 8NE**

Property Description:

A semi detached house of Wimpey 'No Fines' construction, occupying a large corner plot, situated at the junction with Somers Road and benefiting from gas-fired central heating and mostly UPVC double glazed windows. The property is situated in the village of Kerseley, which is located approximately four miles distance to the north of Coventry City Centre.

The property is currently let on a secure Assured Periodic Tenancy at a rental of £85.00 per week (£4,420.00 per annum).

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Living Room, Kitchen, Utility Room/Rear Entrance Hall, Separate WC.

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin & WC.

Outside (front) – Lawned fore-garden, pedestrian side access and side garden.

Outside (rear) – Large garden with vehicular gated access off Somers Road.

Vendors Solicitors:

Dickinson Dees
St Ann's Wharf
112 Quayside
Newcastle upon Tyne NE99 1SB

Telephone No – 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons – 0121 247 2233

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6th April 2006

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0121 247-2233





85 Somers Road, Kerseley, Coventry CV7 8LS

Property Description:

A semi detached property of Cornish style concrete construction having tile clad first floor elevation and roof, and providing well laid out accommodation, benefiting from UPVC double glazed windows. The property is situated in the village of Keresley, which is located approximately four miles distance to the north of Coventry City Centre.

The property is currently let on a secure Assured Periodic Tenancy at a rental of £85.00 per week (£4,420.00 per annum).

First Floor

Stairs and Landing, Separate WC, Three Bedrooms.

Outside (front) – Lawned fore-garden with pedestrian side access to rear.

Outside (rear) – Yard, shed and overgrown garden.

Vendors Solicitors:

Dickinson Dees
St Ann's Wharf
112 Quayside
Newcastle upon Tyne NE99 1SB

Telephone No – 0191 279 9000

Accommodation:

Ground Floor
Entrance Hall, Bathroom with panelled bath, pedestal wash basin, Dining/Kitchen, Lounge.

Ref: Mr I Gallon

Viewings:

Via Cottons – 0121 247 2233

IMPORTANT NOTICE

Auction deposits may be paid by the following methods

Bank/Building Society draft

Debit/Credit card

(credit card payments subject to a surcharge of 2%)

Personal/Company Cheque

*(all cheques are subject to a valid form of identification
eg. passport or driving licence)*

If you have any questions regarding Deposit payment then please contact our Auction Department prior to the Sale day.





9 De Compton Close, Keresley, Coventry CV7 8NB

Property Description:

A semi detached property of Cornish style concrete construction having tile clad first floor elevation and roof, providing well laid out accommodation and benefiting from UPVC double glazed windows and gas-fired central heating. The property is situated in the village of Keresley, which is located approximately four miles distance to the north of Coventry City Centre.

The property is currently let on a secure Assured Periodic Tenancy at a rental of £85.00 per week (£4,420.00 per annum).

Accommodation:

Ground Floor
Reception Hall, Bathroom with panelled bath, pedestal wash basin, Dining/Kitchen with Pantry

cupboard, Rear Living Room.

First Floor

Stairs and Landing, Separate WC, Three Bedrooms.

Outside (front) – Lawned fore-garden with pedestrian side access to rear.

Outside (rear) – Shed and overgrown garden.

Vendors Solicitors:

Dickinson Dees
St Ann's Wharf
112 Quayside
Newcastle upon Tyne NE99 1SB

Telephone No – 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons – 0121 247 2233



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215 Pickersleigh Road, Malvern, Worcestershire WR14 2QS

Property Description:

A semi detached house of brick construction, surmounted by a pitched interlocking tile clad roof, providing well laid out accommodation, benefiting from a large rear garden and requiring complete modernisation and improvement throughout, and further offers potential for side extension works (subject to obtaining planning approval from the local planning authority). The property is situated in an established residential area, set back from the road behind a service road and is located close to the junction with Edith Berry Court, within approximately one mile distance from Malvern Town Centre providing a wide range of retail amenities and services.

Accommodation:

Ground Floor
Reception Hall, Front Reception

Room, Dining Room, Kitchen, Hallway with pantry cupboard, Rear Entrance Hall with brick Workshop/Store and WC.

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin & WC.

Outside (front) – Lawned fore-garden with pedestrian gated access to rear.

Outside (rear) – Paved patio and large lawned garden.

Vendors Solicitors:

Hammonds
2 Park Lane
Leeds LS3 1ES

Telephone No – 0870 839 7557

Ref: Mr M Whitworth

Viewings:

Via Cottons – 0121 247 2233





22 Jolley Street, Smallthorne, Stoke-on-Trent, ST6 1JY

Property Description:

A traditional end terraced house of brick construction, with a predominantly tile clad roof, benefiting from part UPVC double glazed windows. Jolley Street itself is situated a short distance off Ford Green Road (B5051) which in turn leads off Hanley Road (A5272) and is located approximately one and a half miles distance to the north of Hanley Town Centre, providing a wide range of retail amenities and services.

Accommodation:

Ground Floor
Front Reception, Inner Hall with Cellarette, Rear Reception Room, Kitchen, Shower Room with tiled shower enclosure, pedestal wash basin & WC.

First Floor

Stairs and Landing, Two Double Bedrooms.

Outside (rear) – Enclosed paved yard.

Vendors Solicitors:

Chamba & Co
85 High Street
West Bromwich
West Midlands
B70 6NZ

Telephone No – 0121 553 0001

Ref: Mr H Singh

Viewings:

Via Cottons – 0121 247 2233

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E-mail: auctions@cottons.co.uk





3 & 3A Alms Road, Doveridge, Ashbourne, Derbyshire DE6 5JZ

Property Description:

A pair of semi detached Dormer-style Cottages of rendered brick construction, surmounted by a pitched tile clad roof and situated in the popular village of Doveridge, which is conveniently located within one mile distance of the A50 dual carriageway, providing access to the local town of Uttoxeter, being within approximately two miles distance, along with the cities of Stoke-on-Trent and Derby, and with the M6 Motorway (junction 14) and M1 Motorway (junction 24a) all being within less than twenty miles distance. The properties themselves are known as Holly Cottage (No 3) and Dove Cottage (No 3A) and the former has recently been used as a local shop with living accommodation, and has since been fully converted into a residential dwelling and benefits from oil-fired central heating, mostly double glazed windows, modern kitchen and bathroom fitments, rewiring and re-plastering with some minor cosmetic improvements outstanding. Dove Cottage (3A) is in need of modernisation throughout, however does benefit from oil-fired central heating, part double glazed windows, rewiring and some re-plastering.

Accommodation:

No 3 – Holly Cottage
Ground Floor

Entrance Hall, Lounge, Dining/Kitchen with a range of modern units, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin & WC, Bedroom 1 (double).

First Floor

Stairs and Landing, Two Double Bedrooms, Shower Room with tiled shower enclosure, wash basin & WC.

No 3A – Dove Cottage

Ground Floor

Dining/Kitchen, Lounge, Inner Hall with storage recess, Bathroom with bath, pedestal wash basin & WC, Bedroom 1 (double).

First Floor

Stairs and Landing, Bedroom 2 (small double), Bedroom 3 (double).

Outside (front) – Forecourt providing ample off-road parking with gated access to full length side driveway. Outside (rear) – Paved patio with integral store, oil central heating tanks, free-standing Garage and garden.

Vendors Solicitors:

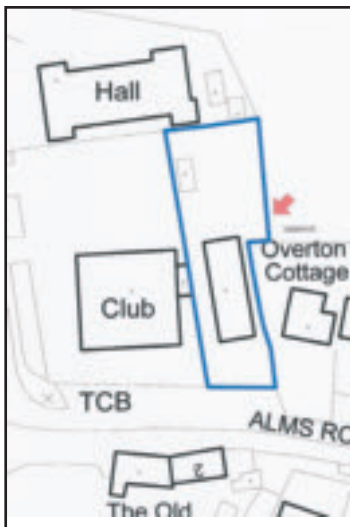
Guest Walker & Co
12A The Shambles
York YO1 7LZ

Telephone No – 01904 624903

Ref: Ms J Bell

Viewings:

Via Cottons – 0121 247 2233





4 Limekilns, Polesworth, Tamworth, Staffordshire, B78 1NY

Property Description:

A modern detached residence of cavity brick construction surmounted by a pitched tile clad roof benefiting from double glazed windows, gas fired central heating, three/four bedrooms, two bathrooms and garage. The property is situated in a cul-de-sac and enjoys canalside frontage at the rear overlooking the Coventry Canal. The property is situated in the village of Polesworth close to open countryside and within approximately half a miles distance from the village centre providing a range of local amenities and within approximately five miles distance from both Tamworth town centre and the M42 Motorway (Junction 10).

Accommodation:

Ground Floor
Canopy Entrance, Reception Hall, Office/Study, Cloakroom with WC and wash basin, Breakfast Kitchen with extensive range of wooden panelled units, built in oven, hob and cooker hood, Utility Room, Lounge, Dining Room.

First Floor

Stairs and Landing, Bedroom One with En-Suite having corner jacuzzi bath with shower over, pedestal wash basin and WC, Bedroom Two, Bedroom Three and Bedroom Four (intercommunicating), Bathroom with panelled bath, pedestal wash basin and WC.

Outside

Front – Block paved driveway providing off road parking, garage, pedestrian side access to rear
Rear - Paved patio, lawned garden and gated access to terrace fronting Coventry Canal.

Vendors Solicitors:

N Legal
Charter House
56 High Street
Sutton Coldfield
B72 1UJ
Telephone No – 0121 355 5531

Ref: Ms I Rose

Viewings:

Via Cottons – 0121 247 2233



43 Scholars Close, Handsworth, Birmingham, B21 0UB

Property Description:

A modern three storey, six bedroomed semi-detached house of brick construction, surmounted by a tile clad roof, providing well laid out accommodation and benefiting from UPVC double glazed windows, gas-fired central heating, modern kitchen fitments, garage and off-road parking. Scholars Close is a new build estate that can be located off St Michaels Hill, which in turn can be located off Soho Hill (A41) providing direct access to Birmingham City Centre. The Property is approximately one quarter of a mile from the main shopping area on the Soho road which provides a wide range of local shops and amenities.

Accommodation:

Ground Floor
Reception Hall, Lounge, Dining Room, Kitchen with a range of modern fitted units, built-in oven and hob, WC.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Second Floor.
Two Bedrooms, Store Room and



shower room with Shower Cubicle, low level WC & pedestal wash basin. Outside (front) – Lawned fore-garden and Tarmac driveway leading to garage providing off-road parking. Outside (rear) – Paved patio, Lawned garden.

Vendors Solicitors

Kenneth Curtis and Company
88 Aldridge Road
Perry Barr
Birmingham B42 2TP

Telephone No – 0121 356 1161

Ref: Mr A Curtis

Viewings

Via Cottons – 0121 247 2233

50 Longford Road, Kingstanding, Birmingham, B44 0RR

Property Description:

A mid terraced house of brick construction surmounted by a pitched interlocking tile clad roof set back from the road behind a foregarden. The property benefits from UPVC double glazed windows and gas fired central heating. Longford Road is situated off Hartley Road which in turn leads off Kings Road (B4149). The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £115 per week (£5,980.00 per annum).

Please Note: This property has not been inspected by the Auctioneers but we understand that it benefits from the following accommodation:-

Accommodation:

Ground Floor
Lounge, Kitchen.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom.

Outside:
(front) Lawned Foregarden
(rear) Pedestrian Entry Access To Garden.



Vendors Solicitors

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham B16 9RG

Telephone No – 0121 455 6333

Ref: Mr P Lugsdin

Viewings

Via Cottons – 0121 247 2233



15 Bean Road, Dudley, West Midlands DY2 8TH

Property Description:

A traditional mid terraced house of part rendered brick construction, surmounted by an interlocking tile clad roof, benefiting from UPVC double glazed windows, gas-fired central heating and providing generous well laid out accommodation which requires modernisation and improvement throughout. The property benefits from planning consent for conversion into two self contained flats and could be of particular interest to residential investors once conversion has been completed. Bean Road itself runs between Dixon Green Road (B4171) and Black Acre Road and the property is conveniently located within approximately half a mile distance from Dudley Shopping Centre, providing a wide range of retail amenities and services.

Planning:

The property benefits from planning consent granted by Dudley Metropolitan Borough Council (Reference P05/1609 and dated 16 September 2005). A copy of the planning consent and plans are available for inspection at the Auctioneers office.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with Cellar access, Large Lounge (previously two reception rooms), Kitchen, Utility Room, Dining Room.
First Floor
Stairs and Landing, Four Bedrooms,



Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) – Walled fore-garden
Outside (rear) – Garden

Vendors Solicitors

Nicholas Brimble & Co
427 Bearwood Road
Smethwick
West Midlands
B66 4DF

Tel: 0121 429 8016

Ref: Mr N Brimble

Viewings

Via Cottons – 0121 247 2233



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Development Land at Guys Motors Industrial Estate, Park Lane, Wolverhampton WV10 9QF

Description:

A parcel of freehold development land, roughly rectangular in shape, and extending to approximately 540 sq m (0.13 acres), located on Guys Motors Industrial Park, which leads off Park Lane, in an area of mixed residential and commercial property. Guys Motors Industrial Estate contains a range of industrial buildings and the plot has the benefit of planning consent for the erection of three industrial starter units and could be of particular interest to investors once construction has been completed.

Planning:

The property benefits from planning consent, granted by Wolverhampton City Council (reference RR/GE dated 24 March 2005) for the erection of three industrial units, along with seven car-parking

spaces. The proposed scheme submitted to the planning authority contained three single-storey units, each extending to between 50 sq m (540 sq ft) and 60 sq m (630 sq ft) and each containing wash room with WC. A copy of both the planning consent and plans are available for inspection at the auctioneer's offices.

Vendors Solicitors:

Shepherds
6 Birmingham Road
Great Barr
Birmingham
B43 6NR

Telephone No – 0121 358 7001

Ref: Mr B Shepherd

Viewings:

Via Cottons – 0121 247 2233



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7 Cossington Road, Erdington, Birmingham, B23 5EL

Property Description:

A traditional style semi detached house of brick construction standing behind a walled foregarden and benefiting from UPVC double glazing. Cossington Road itself runs directly between Gretton Road and Chipstead Road. The property is currently let on an Assured Shorthold Tenancy at a rental of £115 per week (£5,980.00 per annum)

Please Note: This property has not been inspected by the Auctioneers but we understand that it benefits from the following accommodation:-

Accommodation:

Ground Floor
Porch Entrance, Reception Room, Kitchen.

First Floor

Stairs and Landing, Two Bedrooms, Bathroom.

Outside:

(front) Walled Foregarden

(rear) Garden and side pedestrian access

Vendors Solicitors:

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham B16 9RG

Telephone No – 0121 455 6333

Ref: Mr P Lugsdin

Viewings:

Via Cottons – 0121 247 2233

Freehold Vacant Possession



239 Wright Road, Washwood Heath, Birmingham, B8 3PB

Property Description:

A mid terraced property of brick construction standing behind a walled foregarden, benefiting from well laid out accommodation. The property is situated in a popular and established residential area close to the junction with Malthouse Lane and Washwood Heath Road (B4114)

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, WC

First Floor

Stairs and Landing, Two Bedrooms, Bathroom comprising Bath and wash basin and WC.

Outside (front) Walled foregarden

Outside (rear) Garden and pedestrian access

Vendors Solicitors:

Carvers
10 Coleshill Road
Hodge Hill
Birmingham
B36 8AA

Telephone No – 0121 784 8484

Ref: Mr P Taylor

Viewings:

Via Cottons - 0121 247 2233



LOT 81

Leasehold Investment

42 Parkdale Close, Erdington, Birmingham, B24 8JU

Property Description:

A semi detached house of brick construction surmounted by a tile clad roof occupying a cul-de-sac location, and benefiting from well laid out accommodation. Parkdale Close itself is in an established popular residential area leading directly off Erdington Hall Road, which in turn leads off Bromford Lane (A4040) and is located within less than a mile distance from both Erdington High Street providing a wide range of shops and amenities and also Erdington Railway Station which gives direct access to both Birmingham City Centre and Sutton Coldfield Town Centre. The property is currently let on an Assured Tenancy at a rental of £500 per calendar month (£6,000 per annum).

Accommodation:

Ground Floor
Porch Entrance, Entrance Hall,
Reception Room, Kitchen

First Floor
Stairs and Landing, Three
Bedrooms, Bathroom comprising
Bath and wash basin and WC.



Outside (front) Garden and
driveway leading to integral garage
Outside (rear) Garden and
pedestrian access

Term: 99 years from 25 March 1971

Ground Rent: £30 per annum

Vendors Solicitors

Athi Kulisra Smith
388 High Street
West Bromwich
West Midlands
B70 9LB

Telephone No – Tel: 0121 553 5555

Ref: Mr H K Athi

Viewings:

Via Cottons – 0121 247 2233

LOT 82

Freehold Investment

102 Bendall Road, Kingstanding, Birmingham B44 0SN

Property Description:

A mid terraced house of part rendered brick construction, surmounted by a pitched replacement tile clad roof, set back from the road behind a forecourt parking area and benefiting from UPVC double glazed windows and gas fired central heating. Bendall Road itself is situated directly off Kings Road (B4149) within approximately half a mile distance from a range of retail and supermarket facilities at New Oscott. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £115 per week (£5,980 per annum).

Accommodation:

Ground Floor
Entrance Hall, Lounge, Kitchen,
Bathroom with modern suite
comprising panelled bath, pedestal
wash basin, WC, built in understairs
cupboard.
First Floor
Stairs and Landing, Three
Bedrooms.



Outside (front) – Concrete forecourt
providing off road parking.
Outside (rear) – Paved yard and a
predominantly lawned garden.

Vendors Solicitors

Challinors
St Chad's House
215 Hagley Road
Edgbaston
Birmingham B16 9RG
Telephone No – 0121 455 6333

Ref: Mr P Lugsdin

Viewings:

Via Cottons – 0121 247 2233



LOT 83

Freehold Vacant Possession



**152 Coltham Road,
Willenhall, West
Midlands, WV12 5QA**

Property Description:

A semi detached house of brick construction surmounted by a hipped tile clad roof benefiting from gas fired central heating and UPVC replacement windows, new kitchen and bathroom fitments, off road parking and having undergone various redecoration works. Coltham Road itself forms part of a predominantly residential area and is situated directly off Wesley Road (A462).

Accommodation:

Ground Floor
Reception Hall, Lounge, Archway to Dining Room, Kitchen, Rear Covered Entrance with Brick Store and WC and brick built workshop.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Loft
Converted Loftroom with access off Bedroom 3

Outside
Front – gravelled forecourt providing off road parking.

Rear – pedestrian gated side access to yard/patio and lawned garden.

Vendors Solicitors

Anthony Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham B42 2TP
Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons - 0121 247 2233

LOT 84

Freehold Investment

**690 Parkfield Road,
Wolverhampton,
WV4 6EF**

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched interlocking tile clad roof and set back from the road behind a walled foregarden. The property benefits from electric storage heating and is situated between the junctions of Birmingham New Road (A4123) and Buller Street and is conveniently within one miles distance to the south of Wolverhampton City Centre. The property is currently let on a Company Tenancy Agreement at a rental of £7,800 per annum. Note the tenant has paid the full rental in advance up until the expiry of the Tenancy Agreement on 24 August 2006, and the proportionate balance will be transferred by the Vendor's Solicitor to the Purchaser on completion.

Accommodation:

The property has not been inspected by the Auctioneers, however we understand from the Vendor that it benefits from the following accommodation.

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen and Shower Room.



First Floor
Stairs and Landing, Two Bedrooms

Outside (front) – Walled Foregarden
(rear) - Shared
pedestrian entry access to garden

Vendors Solicitors:

Arnold and Co
148 Causeway Green Road
Oldbury
West Midlands
B68 8LJ

Telephone No – 0121 552 2382

Ref: Mr M Arnold

Viewings:

Via Cottons - 0121 247 2233





3 Vicarage Road, Wolverhampton, WV2 1BZ

Property Description:

A traditional end terraced house of brick construction, surmounted by a concrete interlocking tile clad roof benefiting from gas fired central heating and mains fitted fire detection system and emergency lighting. The property occupies a corner position situated at the junction of Sutherland Place within approximately one quarter of a mile distance from Wolverhampton City Centre.

Vendors Solicitors

Sehgal & Co
456 Stratford Road
Sparkhill
Birmingham
B11 4AE

Telephone No – 0121 772 2226

Ref: Mr T Ali

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Second Floor
Stairs to Attic Bedroom Three.
Outside (front) – Small walled foregarden.
Outside (rear) – Paved yard and overgrown garden.

6 Danesmoor House, 569 Hob Moor Road, Yardley, Birmingham B25 8XB


Property Description:

A purpose built first floor flat, forming part of a six-storey block, providing well laid out accommodation, benefiting from security door entry system. The property requires modernisation and repair throughout and is conveniently situated in the centre of Yardley, which houses a wide range of local retail amenities and services.

Note: All interested parties should be aware that the freeholder (Birmingham City Council) have planned essential maintenance and repairs for the block, which will include some minimal repairs to concrete and brick work, wall ties, balconies and roof, rewiring of the communal areas and flats (where necessary) and repairs to the lift installation. The cost to each lessee will be £15,500 and the freeholder has proposed that the cost of works would be spread out over a three to four year period.

Accommodation:

Ground Floor
Communal Entrance Hall, Stairs & lift access, Basement, Store Room

and Store cupboard.

First Floor
Reception Hall, Two Double Bedrooms, Lounge with door to Balcony, Kitchen, Bathroom with bath, wash basin & WC.

Outside – Communal gardens.

Term: 25 years from 27 February 1989

Ground Rent: £10.00 per annum

Service Charge: £1,015.00 per annum (2004-2005)

Vendors Solicitors

Lane & Co
9 York Road
Erdington
Birmingham B23 6TE

Telephone No – 0121 382 6622

Ref: Mr Francis

Viewings:

Via Cottons – 0121 247 2233





Yard rear of 1 Northfield Road, Cotteridge, Birmingham B30

Property Description:

A parcel of freehold land situated to the rear of No. 1 Northfield Road, and accessed by way of a shared driveway. The property itself has been used for many years as a builders and storage yard and is fenced with a dual vehicular gated access. The site is approximately 12.8 metres in length, 6.17 metres wide (maximum) and 3.96 metres wide (minimum). Northfield Road itself leads directly off Watford Road and the yard is within walking distance of Cotteridge Centre which provides a wide range of amenities and services.

Vendors Solicitors:

Challinors
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG

Telephone No – 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233



15 Playdon Grove, Kings Heath, Birmingham, B14 4RH

Property Description:

A mid terraced property of brick construction standing behind a foregarden and driveway occupying a cul-de-sac location. The property offers well laid out accommodation and is in need of modernisation. Playdon Grove is located off Grendon Road forming part of an established and popular location and is approximately 1 mile distance from Kings Heath High Street (A435) providing a wide range of retail amenities and services.

Accommodation:

Ground Floor
Porch Entrance, Reception Room,
Kitchen, Bathroom comprising bath,
WC and wash basin

First Floor
Stairs and Landing, Three
Bedrooms

Outside (front) Gated foregarden,
providing off road parking
Outside (rear) Garden and
pedestrian access


Vendors Solicitors

Challinors
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG

Telephone No – 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233



**227 Holyhead Road, Handsworth,
Birmingham B21 0AP**

Property Description:

A mid terraced property of brick construction, surmounted by a tile clad roof, set back from the road behind a paved fore-garden. The property provides well laid out accommodation, however, does require complete modernisation and improvement. Holyhead Road is located close to the junction with Paddington Road and is approximately a quarter of a mile distance from Soho Road which provides a wide range of local shops and amenities, and direct access to Birmingham City Centre.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Two Bedrooms, Bathroom with panelled bath, pedestal wash hand basin & W.C.

Outside (front) – Paved fore-garden
Outsider (rear) – Lean-to providing access to workshop area.

Vendors Solicitors:

Putsman WLC
Britannia House
50 Great Charles Street
Birmingham
B3 2LT

Telephone No – 0121 237 3000

Ref: Mr R Thorpe

Viewings:

Via Cottons – 0121 247 2233

**71 Solihull Road,
Sparkhill,
Birmingham, B11 3AD**

Property Description:

A traditional mid terraced house of brick construction surmounted by a slate clad roof and requiring complete modernisation and improvement throughout along with the provision of a bathroom. The property benefits from a garage located to the rear accessed by a shared vehicular driveway and Solihull Road itself is situated directly off Formans Road which in turn leads off Stratford Road (A34).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Inner Hall, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms.

Outside
Front – walled foregarden
Rear – brick yard with brick store and WC, lawned garden and garage with vehicular access via a shared driveway.

Vendors Solicitors

Irwin Mitchell
Riverside East
2 Millsands
Sheffield
S3 8DT

Telephone No – 01142 947 844

Ref: Mrs S Stockdale

Viewings:

Via Cottons - 0121 247 2233





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'The Auctioneers'

Cottons have been successfully disposing of property by Auction for well in excess of 50 years and are well established as one of the leading Auctioneers outside of London.

Our major auctions are held regularly at The Aston Villa Football Club and typically comprise of an extensive range of residential and commercial property, land and ground rent investments.

Whilst our catalogue will normally comprise of property within the Midlands Region, we have a proven track record for selling lots further afield and extending across the U.K.

IF YOU HAVE A PROPERTY TO INCLUDE IN A FUTURE AUCTION CONTACT THE AUCTION TEAM NOW ON 0121 247 2233

In addition, our extensive knowledge and expertise developed over the years enables us to provide our clients with a comprehensive range of quality services comprising;

'The Estate Agents'

We now offer an unrivalled Estate Agency service from our offices at 305 Bearwood Road, Smethwick, and at 361 Hagley Road, Edgbaston. For a list of properties currently available or for a free market appraisal please telephone 0121 533 4747.

'The Letting Agents'

We provide a specialised letting service for both Landlords and Tenants.

'The Property Managers'

We currently manage an extensive range of residential, commercial and industrial property throughout the UK for both private and corporate clients.

'The Estate Managers'

We specialise in managing estate property of all types whether it be a block of flats/apartments, an office development, an industrial estate or a ground rent portfolio.

'The Surveyors'

Our survey and valuation department is experienced in the valuation of all types of residential and commercial property.

'The Property Insurance Specialists'

In conjunction with our brokers we can offer an extensive range of Insurance services for all types of property including buildings and contents cover and landlord's rental guarantee.

If you are looking for an Agent to provide unrivalled advice and service then please contact us.

**WE ARE ASSEMBLING LOTS
FOR OUR NEXT MAJOR AUCTION
SALE ON**

6TH APRIL 2006

CALL THE AUCTION TEAM NOW

0121 247-2233