

10th JULY 2014

Cottons

CHARTERED SURVEYORS

WEB
CATALOGUE
VERSION 2
(AMENDED 27/6/2014)

AUCTION

THURSDAY 10th JULY 2014
11:00 AM

LOCATION

ASTON VILLA FOOTBALL CLUB
VILLA PARK
BIRMINGHAM
B6 6HE

0121 247 2233 auctions@cottons.co.uk

www.cottons.co.uk

Important notice to be read by all bidders

Condition of Sale

Each Property/Lot will, unless previously withdrawn, be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

Auctioneers Advice

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

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

IMPORTANT NOTICE

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

Proceeds of Crime Act 2002/ Money Laundering Regulations 2003

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

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

- **Bank/Building Society Draft**
- **Personal/Company Cheque (All cheques must be accompanied by a Bank/Building Society statement showing proof of funds)**
- **Debit/Credit Card Payments**

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

Credit card or Business card Payments

Payment by credit card or debit card is acceptable. For payments by credit card or by a card linked to a business or corporate account a 2.00% surcharge is payable.

Please note we only accept Visa and MasterCard. All cards must be Chip & Pin enabled.

ID

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

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

7. Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which the seller might be prepared to sell at the date of the guide price but guide prices may change. All bidders will be notified of this change by the Auctioneer prior to the Lot being offered. The reserve price will be agreed between the auctioneer and the vendor prior to the auction sale and will be the minimum price that the vendor is prepared to accept. Whilst the reserve price is confidential it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

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. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

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 is required, so ensure that you bring with you a Driving Licence, Passport or other acceptable 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.

14. The successful bidder will be required to pay an Administration Fee of £395 + VAT, in addition to the 10% deposit (subject to a minimum deposit of £2000), being payable on each lot purchased whether purchasing prior, during or after auction, except for Lots with a purchase price of £10,000 or less, then the fee will be £150 + VAT.

15. Value Added Tax: It is the responsibility of all bidders to inspect the legal packs and make their own enquires relating to whether or not VAT will be charged in addition to the purchase price for a particular Lot.

Third Party Bidding

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

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

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

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

Misrepresentation Act

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

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

Footnote

If you have never been to an auction or require more information about a particular Lot, you are welcome to contact our office with any enquiries which you may have. All bidders are reminded that it is their responsibility to inspect the legal packs to satisfy themselves that they are fully aware of all terms and conditions including any Auctioneers or Solicitors fees/costs and Disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property. The auctioneers assume that by bidding for a property you have made all appropriate enquiries.

A Collective Auction Sale of 70 LOTS

Comprising of a range of Residential and Commercial, Vacant and Investment properties, Land and Development Opportunities. By instruction of a variety of Vendors including Banks, Receivers, Solicitors, Joint Property Agents, Companies and Private Clients.

Order of Sale

Lot Property

- 1 109 ENVILLE STREET, STOURBRIDGE, DY8 3TQ
- 2 244 CHURCH ROAD, YARDLEY, BIRMINGHAM, B25 8XL
- 3 FLAT 5, UNETT COURT, ST. MATTHEWS ROAD, SMETHWICK, B66 3TN
- 4 FLAT 6, UNETT COURT, ST. MATTHEWS ROAD, SMETHWICK, B66 3TN
- 5 24 WINCHESTER ROAD, WEDNESFIELD, WOLVERHAMPTON, WV10 6EJ
- 6 3 POPLAR AVENUE, SUMMER ROAD, ERDINGTON, BIRMINGHAM, B23 6UU
- 7 213 WILLENHALL ROAD, WOLVERHAMPTON, WV1 2HY
- 8 25 THOMPSON ROAD, SMETHWICK, B67 6HY
- 9 80 GLASTONBURY ROAD, YARDLEY WOOD, BIRMINGHAM, B14 4DR
- 10 LAND ON THE NORTH SIDE GLOVERS ROAD, BIRMINGHAM B10 0LB
- 11 176 GOOCH STREET, BIRMINGHAM, B5 7HE
- 12 FLAT 45 ARNSIDE COURT, NORTH PARK ROAD, BIRMINGHAM, B23 7YG
- 13 27 HIGHFIELD ROAD, SMETHWICK, B67 6AP
- 14 95 GORSEBROOK ROAD, WOLVERHAMPTON, WV6 0PD
- 15 149 PARK STREET SOUTH, WOLVERHAMPTON, WV2 3JF
- 16 49 CROSSLEY WALK, BROMSGROVE, WORCESTERSHIRE B60 3NT
- 17 19 CROMWELL DRIVE, DUDLEY, DY2 7ET
- 18 43 THE LINDENS, NEWBRIDGE CRESCENT, WOLVERHAMPTON, WV6 0LR
- 19 35 SUGARBROOK ROAD, BROMSGROVE, WORCESTERSHIRE B60 3DN
- 20 41 5- 427 STOURBRIDGE ROAD, BRIERLEY HILL, DY5 1LB
- 21 105 COPSE ROAD, DUDLEY, DY2 0AJ
- 22 145 WATERFALL LANE, ROWLEY REGIS, B65 0BJ
- 23 66 ESSEX AVENUE, WEST BROMWICH, B71 1HY
- 24 1010 CHESTER ROAD, CASTLE BROMWICH, BIRMINGHAM, B24 0LL
- 25 15 - 17 GREEN LANE, CASTLE BROMWICH, BIRMINGHAM, B36 0AY
- 26 58 REDDALL HILL ROAD, CRADLEY HEATH, B64 5JT
- 27 8 COLUMBINE ROAD, TEWKESBURY, GLOUCESTERSHIRE GL20 7SP
- 28 191 LEA ROAD, WOLVERHAMPTON, WV3 0LG
- 29 FLAT 61 BRIARLEY, BEACON VIEW ROAD, WEST BROMWICH, B71 3PG
- 30 1ST & 2ND FLOORS 60-72 NEWTOWN ROW, BIRMINGHAM, B6 4HP
- 31 71-73 BECKBURY ROAD, WEOLEY CASTLE, BIRMINGHAM, B29 5HS
- 32 DEVELOPMENT LAND, GRIMSTOCK HILL, LICHFIELD RD, COLESHILL, B46 1LD
- 33 HILLCREST HSE, GRIMSTOCK HILL, LICHFIELD RD, COLESHILL, B46 1LD
- 34 3 GLASS STREET, HANLEY, STOKE-ON-TRENT, ST1 2ET
- 35 1176 & 1178 COVENTRY ROAD, HAY MILLS, BIRMINGHAM, B25 8DA
- 36 271 WEDNESBURY ROAD, WALSALL, WS2 9QJ
- 37 4 DOUGLAS ROAD, BILSTON, WV14 8HP
- 38 15 BAYSWATER ROAD, PERRY BARR, BIRMINGHAM, B20 3AH
- 39 LAND CORNER OF UNION STREET/UPPER LICHFIELD STREET, WILLENHALL, WV13
- 40 1A & LAND ADJ BARNFIELD ROAD, TIPTON, DY4 9DE
- 41 1 THE COACH HOUSE, 6 REGENT STREET, WILLENHALL, WV13 1DJ
- 42 2 THE COACH HOUSE, 6 REGENT STREET, WILLENHALL, WV13 1DJ
- 43 111 LORD STREET, WOLVERHAMPTON, WV3 0QL
- 44 248 ALL SAINTS ROAD, WOLVERHAMPTON, WV2 1EL
- 45 RES DEVEL SITE, CHATHAM ROAD, NORTHFIELD, BIRMINGHAM, B31 2PL
- 46 149 CONGLETON ROAD, BUTT LANE, STOKE-ON-TRENT, ST7 1LY
- 47 144/146 STONEY LANE, BALSALL HEATH, BIRMINGHAM, B12 8AJ
- 48 56 REGENT ROAD, HANDSWORTH, BIRMINGHAM, B21 8AS
- 49 90 STONEY LANE, BALSALL HEATH, BIRMINGHAM, B12 8AF
- 50 285A LICHFIELD ROAD, MERE GREEN, SUTTON COLDFIELD, B74 2XH
- 51 7 BUTTRESS WAY, SMETHWICK, B66 3DL
- 52 213 WORLDS END LANE, QUINTON, BIRMINGHAM, B32 2RX
- 53 43 KENELM ROAD, OLDBURY, B68 8PF
- 54 6 AVONDALE ROAD, WOLVERHAMPTON, WV6 0AJ
- 55 57 HALESOWEN STREET, ROWLEY REGIS, B65 0HF

- Freehold Vacant Residential
Freehold Vacant Residential
Leasehold Residential Investment
Leasehold Residential Investment
Freehold Residential Investment
Freehold Vacant Residential
Freehold Residential Investment
Freehold Residential Investment
Freehold Vacant Residential
Freehold Building Plot
Leasehold Vacant Commercial
Leasehold Vacant Residential
Freehold Vacant Residential
Freehold Vacant Residential
Freehold Vacant Residential
Freehold Vacant Residential
Leasehold Vacant Residential
Leasehold Commercial Investment
Freehold Pt. Vacant Commercial
Freehold Vacant Residential
Freehold Vacant Residential
Freehold Residential Investment
Freehold Commercial Investment
Freehold Commercial Investment
Freehold Vacant Commercial
Freehold Commercial Investment
Freehold Residential Investment
Leasehold Residential Investment
Leasehold Vacant Commercial
Freehold Vacant Commercial
Freehold Development Land
Freehold Residential Investment
Freehold Vacant Commercial
Freehold Commercial Investment
Freehold Commercial Investment
Freehold Residential Investment
Freehold Vacant Residential
Freehold Land with Potential
Freehold Vacant Commercial
Freehold Vacant Residential
Freehold Residential Investment
Freehold Vacant Commercial
Freehold Vacant Residential
Freehold Development Land
Freehold Vacant Commercial
Freehold Premises
Freehold Residential Investment
Freehold Commercial Investment
Freehold Commercial Investment
Freehold Vacant Commercial
Freehold Residential Investment
Freehold Vacant Residential
Freehold Residential Investment
Freehold Vacant Residential

Lot Property

- 56 43 - 44 BRISBANE ROAD, SMETHWICK, B67 7AN
 - 57 19 YORK CRESCENT, WEDNESBURY, WS10 9JJ
 - 58 29 POMEROY ROAD, GREAT BARR, BIRMINGHAM, B43 7LY
 - 59 5 WATERY LANE, SMETHWICK, B67 6DS
 - 60 GARAGE YARD, HANGLETON DRIVE, BIRMINGHAM, B11 2QA
 - 61 OAKLANDS, TRINITY ROAD, KINGSBURY, TAMWORTH, B78 2LA
 - 62 FLAT 6, TRIDENT COURT, 1 SAVOY CLOSE, HARBORNE, BIRMINGHAM, B32 2HD
 - 63 LAND ADJ 15 CHERRY HILL ROAD, BARNT GREEN, BIRMINGHAM, B45 8LN
 - 64 64 ALLIANCE STREET, STAFFORD, ST16 1HY
 - 65 1 BAGLEY STREET, STOURBRIDGE, DY9 7AY
 - 66 36 LINDEN ROAD, LOUGHBOROUGH, LEICESTERSHIRE LE11 1PG
 - 67 30 HUMBER ROAD, COVENTRY, CV3 1BA
 - 68 2A HARRISON STREET, WALSALL, WS3 3HP
 - 69 154 STAFFORD STREET, WALSALL, WS2 8EA
 - 70 201 UPLANDS ROAD, HANDSWORTH, BIRMINGHAM, B21 8BT
- Freehold Residential Investment
Freehold Vacant Residential
Freehold Residential Investment
Freehold Vacant Residential
Freehold Garage Investment
Freehold Vacant Residential
Leasehold Vacant Residential
Freehold Land
Freehold Vacant Residential
Freehold Commercial Premises
Freehold Commercial Premises
Freehold Commercial Investment
Freehold Vacant Commercial
Freehold Commercial Premises
Freehold Vacant Residential

Auctioneers

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Andrew Smith, **Nick Burton** and **Richard Gaines**.

IMPORTANT NOTICE FOR PURCHASERS AT AUCTION

All Bidders must arrive at the Auction with the required Identification Documents and appropriate means of Deposit Payment. If you fail to comply with these requirements, you will be unable to bid.

ID REQUIREMENTS

- **Full UK Passport or Photo Driving Licence**
- **Recent Utility Bill, Council Tax Bill, or Bank Statement**
(not a mobile phone bill)

DEPOSIT/PAYMENT METHODS

- **Bank/Building Society Draft**
- **Personal/Company Cheque**
- **Debit/Credit Card**

A surcharge of 2.00% is payable for all credit cards and any card associated with a business account

Please note we only accept Visa and MasterCard

All cards must be Chip & Pin enabled

AUCTIONEER'S ADMINISTRATION FEE
Immediately following your successful auction bid you are required to pay the auctioneer's administration charge as detailed in the auction catalogue

LOT 1

Freehold Vacant Possession

Guide Price: £30,000 to £37,000

109 Enville Street, Stourbridge, West Midlands DY8 3TQ

Property Description:

A traditional end terraced house of brick construction with part slate clad roof, requiring complete repair and modernisation. The property is situated close to the junction with Cecil Street adjacent to the Queen's Head Public House and conveniently within a quarter of a mile distance to the west of Stourbridge Town Centre.

Accommodation:

Ground Floor:

Front Reception Room, Inner Hall with cellar access, Rear Reception Room, Rear Entrance Lobby, Kitchen, Bathroom with bath, wash basin and wc

First Floor:

Stairs and Landing, Two Double Bedrooms

Outside:

(Rear) Shared yard and overgrown garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



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& skills in
Property Investing?

pin
property
investors
network

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- Share strategies, knowledge & experiences
- Meet with Brokers, Solicitors & new contacts

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Want details of other meetings?

- Just go to : www.pinmeeting.co.uk

LOT 2

Freehold Vacant Possession

Guide Price: £110,000 to £118,000

244 Church Road, Yardley, Birmingham B25 8XL

Property Description:

A traditional semi detached house of brick construction surmounted by a pitched tile clad roof, benefiting from three bedrooms and mostly UPVC double glazed windows but requiring modernisation. The property is situated between the junctions of Wroxtton Road and Homecroft Road forming part of an established and popular residential area and conveniently within approximately 250 metres from Yardley Shopping Centre providing a wide range of retail amenities and services.

Accommodation:

Ground Floor:

Porch, Reception Hall, Through Lounge/Dining Room, Kitchen

First Floor:

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate wc

Outside:

(Front) Lawned foregarden

(Rear) Lawned garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



PROXY & TELEPHONE BIDDING

We can arrange to set up Telephone or Proxy Bids if you are unable to attend the Auction.

Please contact the Auction Team on 0121 247 2233

For further details and Terms & Conditions

LOT 3

Leasehold Investment
 Guide Price: £24,000 to £28,000

Flat 5, Unett Court, St. Matthews Road, Smethwick, West Midlands B66 3TN

Property Description:

A first floor studio flat forming part of a modern purpose built development, situated at the junction of St Matthews Road and Windmill Lane. The flat is offered for sale in a presentable condition and benefits from UPVC double glazed windows. The property forms part of an established residential area and Windmill Lane provides direct access to Cape Hill Shopping Centre being within approximately one quarter of a mile distance. The property is let on an Assured Shorthold Tenancy at a rental of £295 per calendar month (£3,540 per annum).

Accommodation:

Ground Floor:

Communal Hallway, Stairs and landing

First Floor:

Entrance Hall, Living Room/Bedroom, Kitchen with a range of modern fitted units, Bathroom

Outside:

Residents parking area

Leasehold Information:

Lease Term: 125 years from 1st January 2007
 Ground Rent: £125 per annum
 Service Charge: Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 4

Leasehold Investment
 Guide Price: £24,000 to £28,000

Flat 6 Unett Court, St. Matthews Road, Smethwick, West Midlands B66 3TN

Property Description:

A first floor studio flat forming part of a modern purpose built development, situated at the junction of St Matthews Road and Windmill Lane. The flat is offered for sale in a presentable condition and benefits from UPVC double glazed windows. The property forms part of an established residential area and Windmill Lane provides direct access to Cape Hill Shopping Centre being within approximately one quarter of a mile distance. The property is let on an Assured Shorthold Tenancy at a rental of £325 per calendar month (£3,900 per annum).

Accommodation:

Ground Floor:

Communal Hallway, Stairs and landing

First Floor:

Entrance Hall, Living Room/Bedroom, Kitchen with a range of modern fitted units, Bathroom

Outside:

Residents parking area

Leasehold Information:

Lease Term: 125 years from 1st January 2007
 Ground Rent: £125 per annum
 Service Charge: Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



MAILING LIST

We are currently updating our mailing list so, if you require a catalogue for our next auction on Thursday 11th September 2014 at Aston Villa Football Club, Aston Villa, Birmingham. Please complete the slip found at the back of this Viewing Schedule, and hand it to us at the auction or post it to us at the address provided.

Cottons
 CHARTERED SURVEYORS

LOT 5

Freehold Investment
Guide Price: £70,000 to £75,000

24 Winchester Road, Wednesfield, Wolverhampton WV10 6EJ

Property Description:

A traditional semi-detached house of brick construction surmounted by a hipped tile clad roof benefiting from gas fired central heating, UPVC double glazed windows and modern kitchen fittings. The property is set back behind a foregarden and forms part of an established residential area known as Fordhouses.

Winchester Road leads directly off Marsh Lane which in turn leads off Stafford Road (A449) and the property is conveniently within approximately two miles distance to the north of Wolverhampton City Centre and one mile to the south of the M54 Motorway (junction 2). The property is currently let on an Assured Shorthold Tenancy at a rental of £600 per calendar month (£7,200 per annum)

Accommodation:

Ground Floor:

Vestibule Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with a range of modern fitted units

First Floor:

Stairs and Landing, Three Bedrooms, Shower Room with glazed shower enclosure, pedestal wash basin and wc

Outside:

(Front) Foregarden and hard standing providing off road parking, pedestrian side access to rear

(Rear) Patio and long lawned garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 6

Freehold Vacant Possession
Guide Price: £65,000 - £70,000

3 Poplar Avenue, Summer Road, Erdington, Birmingham B23 6UU

Property Description:

A mid terraced property of brick construction surmounted by a replacement tiled roof set back from the road behind a lawned and gravelled foregarden that allows for off road parking. The property does require modernisation and improvement. Poplar Avenue can be found off Summer Road (B4142) which in turn is located off Gravelly Lane (B4531).

Accommodation:

Ground Floor:

Lounge, Kitchen, WC

First Floor:

Two Bedrooms and Bathroom having panelled bath, wash basin and WC

Outside:

(Front) Gravelled and lawned foregarden

(Rear) Lawned garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



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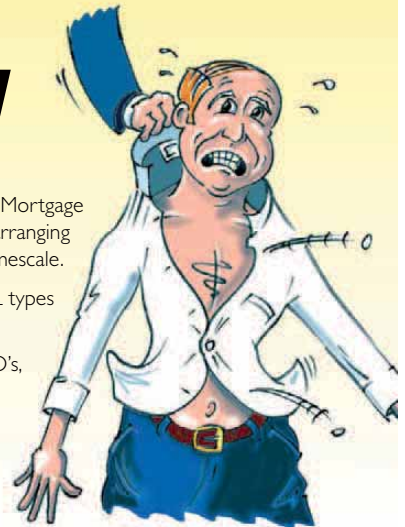
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www.dmifinance.com

LOT 7
Freehold Investment
 Guide Price: £50,000 to £55,000

213 Willenhall Road, Wolverhampton WV1 2HY
Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched tile clad roof, benefiting from UPVC double glazed windows and gas fired central heating. The property is situated close to the junction with Brooklands Parade and forms part of a predominantly residential area located within approximately one mile distance to the east of Wolverhampton City Centre.

The property is currently let on an Assured Shorthold Tenancy with the tenant paying a rent of £438.48 every four weeks (£5,700 per annum).

Accommodation:
Ground Floor:

Front Reception Room, Rear Reception Room, Kitchen, Bathroom with bath, wash basin and wc

First Floor:

Stairs and Landing, Three Bedrooms, Shower Room having shower enclosure, wash basin and wc

Outside:

(Front) Small forecourt

(Rear) Yard and garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



WEB CATALOGUE VERSION 2
(AMENDED 27/6/2014)

LOT 8
Freehold Investment
 Guide Price: £82,000 - £88,000

25 Thompson Road, Smethwick, West Midlands B67 6HY

Property Description:

A mid terraced property of brick construction surmounted by a tiled roof set back from the road behind a block paved foregarden allowing for off road parking. The property benefits from having UPVC double glazing, gas fired central heating, modern kitchen and bathroom fittings and is offered for sale in a presentable condition. Thompson Road is located

off both Old Chapel Road and Church Road. The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £575 pcm (£6,900 per annum)

Accommodation:
Ground Floor:

Entrance Hallway, Lounge, Dining Kitchen, Pantry

First Floor:

Three Bedrooms and Bathroom having panelled bath with shower over, wash basin and WC

Outside:

(Front) Block paved foregarden allowing for off road parking

(Rear) Lawned garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



WEB CATALOGUE VERSION 2
(AMENDED 27/6/2014)

LOT 9

Freehold Vacant Possession
Guide Price: £80,000 to £87,000

80 Glastonbury Road, Yardley Wood, Birmingham B14 4DR

Property Description:

A two storey mid terraced house having rendered elevations and surmounted by a pitched interlocking tile clad roof, benefiting from three bedrooms, UPVC double glazed windows and gas fired central heating but requiring modernisation and improvement throughout. The property is set back from the road behind a lawned foregarden and benefits from a long rear garden overlooking Chinnbrook Recreation Ground. Glastonbury Road forms part of a residential estate and leads directly off School Road which in turn leads off Priory Road.

Accommodation:

Ground Floor:

Entrance Hall, Lounge, Kitchen, Bathroom with wc

First Floor:

Stairs and Landing, Three Bedrooms

Outside:

(Front) Lawned foregarden, shared pedestrian entry access to rear

(Rear) Yard and long garden overlooking public open space

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 10

Freehold Building Plot
Guide Price: £74,000 - £78,000

Land on the North Side of Glovers Road, Small Heath, Birmingham B10 0LB



Property Description:

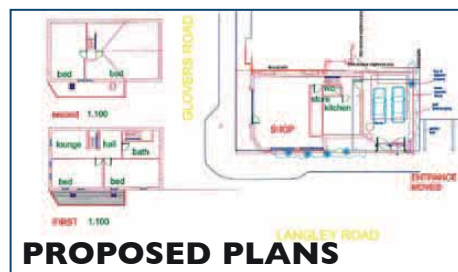
A rectangular parcel of freehold land extending to an area of approximately 192 sq.mtrs, having planning permission granted in full from Birmingham City Council for the erection of a two storey building comprising of a ground floor retail unit and first floor flat. The plot is located on the corner of Langley Road and Glovers Road which in turn can be found off both Golden Hillock Road and Coventry Road.

Planning:

Planning Consent was granted by Birmingham City Council Ref: 2011/07418/PA and dated 31st January 2012 for the erection of a detached two storey building comprising ground floor retail unit, first floor flat and associated works including car parking, landscaping and boundary treatment

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

Viewings: Via Cottons – 0121 247 2233



LOT 11
**Leasehold Vacant Workshop/Warehouse Premises
 By Instruction of the Joint Administrators**
 Guide Price: £75,000 PLUS (Plus VAT)

176 Gooch Street, Birmingham B5 7HE

Property Description:

A substantial commercial premises comprising predominantly of a ground floor workshop/warehouse along with additional office and meeting room accommodation located on both ground and mezzanine floors. The property is of part two storey brick construction and is prominently situated directly fronting Gooch Street between the junctions of Barford Street and Bishop Street. The property forms part of a mixed commercial and residential area located approximately half a mile distance to the south of Birmingham City Centre and within the Middleway/

Ring Road (A4540) which provides access around the city centre linking with the A38M Aston Expressway.

Accommodation:
Ground Floor:

Reception Hall, Inner Hall, Staff/ Meeting Room, Loading Bay with roller shutter access, Ladies and Gents Toilets and Main Workshop with additional Workspace leading off

First Floor:

Stairs and Landing Area, A range of Eight Offices/Rooms, Store and Ladies and Gents wc

Gross Internal Area:

Ground Floor:
588.93sq.mtrs (6,339sq.ft)

First Floor/Mezzanine:
196.9sq.mtrs (2,119sq.ft)
Total: 785sq.mtrs (8,458sq.ft)

Leasehold Information:

Lease Term: 75 years from 25th March 1967

Ground Rent: Currently £2,000 per annum

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 12

Leasehold Vacant Possession
Guide Price: £56,000 - £62,000



Flat 45 Arnside Court, North Park Road, Erdington, Birmingham B23 7YG

Property Description:

A two bedroomed flat situated on the second floor of a three storey brick built development set back from the road behind communal gardens and parking area. The property benefits from having UPVC double glazing and is offered for sale in a presentable condition throughout, the property further benefits from having a garage located in a separate block. Arnside Court is located off North Park Road which in turn is located off Brookvale Road (A4040)

Accommodation:

Ground Floor:

Communal Entrance with secure entry door system

Second Floor:

Entrance Hallway, Lounge, Kitchen, Two Bedrooms and Bathroom having panelled bath with shower over, wash basin and WC

Outside:

Communal gardens and parking area and garage located in a separate block.

Leasehold Information:

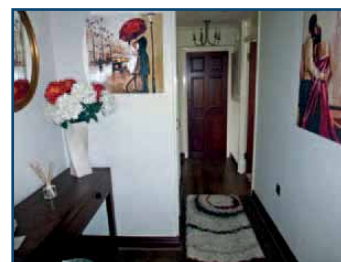
Term: 99 years from 9th April 1992
Ground Rent: A peppercorn

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 13

Freehold Vacant Possession
Guide Price: £55,000 - £60,000

27 Highfield Road, Smethwick B67 6AP

Property Description:

A mid-terraced property of brickwork construction, surmounted by a pitched tiled roof, set back behind a walled fore garden.

Situated in the lively suburb of Smethwick the property is within easy reach of Smethwick High Street, and offers three bedroom accommodation, which includes two reception rooms, kitchen, bathroom and garden. The property requires significant modernisation.

Accommodation:

Ground Floor:

Reception room 1, under-stair cupboard, Reception room 2, Kitchen, Bathroom with panelled bath, wash basin and WC.

First Floor:

Bedroom 1, Bedroom 2 (inter-communicating with), Bedroom 3

Outside:

Walled fore garden

Rear:

Garden and brick outbuilding.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 14
Freehold Vacant Possession
 Guide Price: £48,000 - £53,000

95 Gorsebrook Road, Wolverhampton West Midlands WV6 0PD

Property Description:

A mid-terraced property of rendered brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property benefits from having recently been refurbished and includes UPVC double glazing, gas fired central heating, modern bathroom fittings and new carpet throughout. The property further benefits from having off road parking accessed via double gates off Carter Road. Gorsebrook Road is located off both Dunstall Lane and Stafford Road (A449)

Accommodation:
Ground Floor:

Entrance Hallway, Lounge, Dining Room, Kitchen, Bathroom having panelled bath, wash basin and WC

First Floor:

Two Bedrooms and Shower Room having shower cubicle, wash basin and WC

Outside:

(Front) Walled foregarden

(Rear) Garden area with double gates allowing for off road parking with access off Carter Road

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233


OFF ROAD PARKING TO THE REAR
LOT 15
Freehold Vacant Possession
 Guide Price: £100,000 - £105,000

149 Park Street South, Blackenhall, Wolverhampton WV2 3JF

Property Description:

A semi-detached property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden and driveway giving access to garage and providing off road parking. The property is in need of improvement and modernisation. Park Street is located off Goldthorn Hill (A4039).

Accommodation:
Ground Floor:

Entrance Porch, Hallway, Front Reception Room, Rear Reception Room, Kitchen,

First Floor:

Three Bedrooms and Bathroom having panelled bath, wash basin and WC

Outside:

(Front) Walled foregarden and garage providing off road parking

(Rear) Garden with paved terrace and brick store

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

LOT 16

Freehold Vacant Possession
Guide Price: £90,000 - £97,000

49 Crossley Walk, Bromsgrove, Worcestershire B60 3NT



Property Description:

A two storey end-terraced house surmounted by a pitched tile clad roof providing well laid out accommodation benefiting from UPVC double glazed windows, gas fired central heating, three bedrooms and a garage. Crossley Walk forms part of a residential estate and is located between Villiers Road and Austin Road, the latter leading directly off Redditch Road (A38). Bromsgrove Town Centre lies within approximately one mile distance to the North East

Accommodation:

Ground Floor:

Reception Hall, Cloakroom with WC and wash basin, Through Lounge/Dining Room, Kitchen with range of modern fitted units

First Floor:

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin and WC

Outside:

Front: Lawned foregarden

Rear: Partly paved rear garden/yard and a free standing garage accessed by way of a rear right of way

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 17

Freehold Vacant Possession
Guide Price: £66,000 - £72,000

19 Cromwell Drive, Dudley, West Midlands DY2 7ET



Property Description:

A three bedroomed semi-detached property of part rendered brick construction surmounted by a tiled roof set back from the road behind a foregarden allowing for off road parking.

gas fired central heating and newly fitted modern kitchen and bathroom fitments. Cromwell Drive is located off Tansley Hill Road which in turn can be found off Oakham Road

Accommodation:

Ground Floor:

Entrance Hallway, Lounge, Dining Room, Kitchen

First Floor:

Three Bedrooms and Bathroom having panelled bath, wash basin and WC

Outside:

(Front) Foregarden allowing for off road parking

(Rear) Garden



Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

The property has been refurbished and includes UPVC double glazing,

LOT 18
Leasehold Vacant Possession

Guide Price: £56,000 - £62,000

43 The Lindens, Newbridge Crescent, Wolverhampton WV6 0LR

Property Description:

A first floor flat situated in a purpose built three storey block of brick construction. The property is set back from the road behind communal gardens and the property benefits from having UPVC double glazing and a garage located in a separate block. The property is offered for sale in a presentable condition. The Lindens is located off Newbridge Crescent which in turn can be found off Tettenhall Road (A41)

Accommodation:
Ground Floor:

Communal Entrance with secure door entry system, Entrance Hallway providing access to stairs

First Floor:

Entrance Hallway, Kitchen, Lounge, Two Bedrooms and Bathroom having panelled bath with shower over, wash basin and WC

Outside:

Communal lawned gardens and secure off road parking via a garage located in a separate block

Leasehold Information:

Term: From 20 May 1963 to 24 December 2105

Ground Rent: Refer to legal pack


Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

PROXY & TELEPHONE BIDDING

We can arrange to set up Telephone or Proxy Bids if you are unable to attend the Auction.

Please contact the Auction Team on 0121 247 2233

For further details and Terms & Conditions

LOT 19

Long Leasehold Industrial/Workshop Premises - Investment By Instruction of the Joint LPA Receivers

Guide Price: £70,000 to £75,000 (Plus VAT)

Unit 9, 35 Sugarbrook Road, Aston Fields, Bromsgrove, Worcestershire B60 3DN



Property Description:

A modern mid terraced industrial/workshop unit with ancillary mezzanine accommodation forming part of a popular and established business/industrial park containing a range of similar units.

The property has generally been well maintained by the existing occupier and is offered in a good state of repair. Sugarbrook Road is located off Sherwood Road which in turn leads off Bromsgrove Eastern Bypass (A38) and the property is located within approximately one mile distance to the south of Bromsgrove Town Centre, conveniently within approximately three miles distance from both the M42 Motorway (junction 1) and the M5 Motorway (junction 5)

Tenancy Information:

The property is currently let by way of a lease dated 9th January 2014 to Luxico Limited for a term of 3 years from the date of their first occupation of the property being 1st September 2011 at a rental of £12,500 per annum plus VAT on Full Repairing and Insuring Terms.

Accommodation:

Ground Floor: Loading Access/Workshop, Warehouse, Workshop Two, Hallway to Gents Toilet with wc and wash basin, Works Office, Lobby, Kitchen and Reception Office

Mezzanine Floor

Stairs and Landing Area, Board Room, Ladies Toilet with wc and wash basin, Store Room and Managers Office

Outside

Forecourt parking area for approximately four vehicles

Gross Internal Area:

Ground Floor: 218.91sq.mtrs (2,356sq.ft) approximately

Mezzanine Floor: 57.8sq.mtrs (622sq.ft) approximately

Leasehold Information:

Lease Term: From 3rd September 2010 until 29th November 2113
Ground Rent: Currently £3,200 per annum

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 20
Majority Vacant Possession
 Guide Price: £230,000 - £255,000

415 - 427 Stourbridge Road, Brierley Hill, West Midlands DY5 1LB

Property Description:

Brierley Hill is a small town within the Metropolitan Borough of Dudley, approximately two miles south of the town centre and two miles north of Stourbridge. Forming part of the Black Country, and within a heavily industrialised area, Brierley Hill had a population of 19,935 at the 2011 census. Historically, the area is best known for the manufacture of glass and steel.

One of the largest factories in the area was The Round Oak Steelworks, which was closed down and redeveloped in the 1980s, to become Merry Hill Shopping Centre, a regional shopping destination.

The subject premises are located on Stourbridge Road (A461), which is the main route linking Stourbridge and Dudley. Stourbridge Road lies approximately one mile from the Merry Hill Shopping Centre, and the national motorway network is accessible at Junction 2 of the M5, which is approximately six miles to the east.

The property is developed to provide a two-storey commercial and residential building to the Stourbridge Road frontage, with purpose-built workshop buildings and an open storage yard at the rear.

The commercial building, to the road frontage, is of two-storey brickwork construction with a flat roof. The workshop buildings are of modern, single-storey steel portal frame construction. There is a substantial, part-surfaced, open storage yard at the rear of the site, previously used as a transport depot.

The two-storey building offers reception, office, staff and ancillary accommodation at ground floor level. The first floor comprises a self-contained three-bedroom flat, let by way of an Assured Shorthold Tenancy.

The workshop buildings are split into two bays, with each having two roller shutter doors. The workshops have been owner-occupied by the vendors, and are used for vehicle MOT testing and servicing, and include an inspection pit and specialist garage equipment.

The workshops have an eaves height of over 5.5 metres and may be suitable for other purposes.

The rear yard has access from Stourbridge Road and a separate gated access of Garrett Street to the rear.

The site is currently owner-occupied for motor trade and transport purposes, and provides useful investment income from the residential accommodation.

The property is located within a mixed use area, and is considered suitable for alternative uses or development, subject to statutory consents. The total site area is approximately 2,355.3 sq m (0.58 acres)

Accommodation:
Ground Floor:

Office, reception and ancillary accommodation 108.8 sq m (1,171 sq ft)

Workshops/MOT test station 352.7 sq m (3,797 sq ft)

Total gross internal area (commercial element) 461.5 sq m (4,968 sq ft)

First Floor (Self-Contained Flat)

Hall, kitchen, bathroom/toilet, living room and three bedrooms.

Outside:

Car parking to the front of the site.

Open rear storage yard 1,239 sq m (0.30 acres)

Tenancy:

We are informed the first floor flat is let by way of an Assured Shorthold Tenancy at a rent of £550 per calendar month. The remainder of the site is offered with vacant possession.

Note:

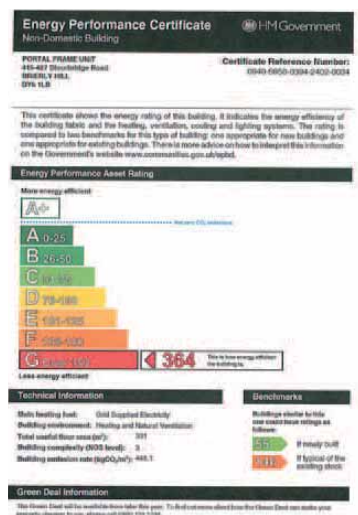
The property has a long-established use as an MOT testing station and vehicle service centre. Prospective purchasers interested in a continuation of the current use, may purchase the garage equipment by way of separate negotiation.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 21

Freehold Vacant Possession
Guide Price: £42,000 - £48,000

105 Copse Road, Dudley, West Midlands DY2 0AJ

Property Description:

A semi-detached property of brick construction surmounted by a tiled roof set back from the road behind a concrete foregarden providing off road parking. The property benefits from having UPVC double glazing however does require some modernisation and improvement. Copse Road is located off Stoney Lane and Heath Road

Accommodation:

Ground Floor:

Entrance Hallway, Lounge/Dining Room, Kitchen, Lobby

First Floor:

Three Bedrooms and Bathroom having panelled bath, wash basin and WC

Outside:

(Front) Concrete foregarden providing off road parking

(Rear) Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 22

Freehold Vacant Possession
Guide Price: £62,000 - £68,000

145 Waterfall Lane, Rowley Regis, West Midlands B65 0BJ



Property Description:

An end terraced property of rendered brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property has been converted to provide two separate self-contained flats to the ground and first floor respectively. The property benefits from having UPVC double glazing and electric heating and the property further benefits from having off road car parking located directly to the rear accessed via Terrace Street.

Accommodation:

Ground Floor:

Front Entrance, Lounge, Kitchen, Bedroom, Bathroom with panelled bath, wash basin and separate WC, Small Inner Lobby

First Floor:

Side Entrance, Hall, Kitchen/Lounge, Bedroom and Bathroom having panelled bath with electric shower over, wash basin and WC,

Outside:

(Front) Walled foregarden

(Rear) Garden area and off road parking accessed off Terrace Street

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



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LOT 23
Freehold Investment
 Guide Price: £74,000 - £78,000

66 Essex Avenue, West Bromwich, West Midlands B71 1HY

Property Description:

An end terraced property of brick construction surmounted by a tiled roof set back from the road behind a walled and lawned foregarden. The property benefits from having part double glazed windows and gas fired central heating and is offered for sale in a presentable condition.

The property further benefits from having a garage to the side providing off road parking accessed off Norfolk Avenue. Essex Avenue is located off Kesteven Road which in turn is found off Heath Lane. The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £550 pcm (£6,600 per annum).

Accommodation:
Ground Floor:

Entrance Porch, Lounge, Dining Room, Conservatory, Kitchen, Side Extension providing WC, Utility Room and Store Room

First Floor:

Three Bedrooms and Bathroom having panelled bath with shower over, wash basin and WC

Outside:

(Front) Lawned foregarden

(Rear) Garden and garage accessed off Norfolk Avenue

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 24

Freehold Investment
By Instruction of the Joint LPA Receivers
 Guide Price: £170,000 to £175,000

1010 Chester Road, Castle Bromwich, Birmingham B24 0LL



Property Description:

A freehold investment opportunity comprising of a ground floor fish & chip shop/hot food takeaway along with a well laid out flat/living accommodation to the first floor. The property is of two storey brick construction surmounted by a hipped tile clad roof and forms part of a neighbourhood retail parade, set back from Chester Road behind a service road which provides customer car parking. The property forms part of a densely populated residential area and Chester Road provides a high level of passing trade. The ground floor retail unit is in presentable and much improved condition, extended to the rear and benefits from secure rear access and the first floor flat is also in good presentable condition benefiting from gas fired central heating, UPVC double glazed windows and modern fittings.

Tenancy Information:

The property is let on a lease for a term of 20 years from 27th April 2007 on Full Repairing and Insuring Terms at a current rental of £16,000 per annum subject to rent reviews every 5 years.

Ground Floor:

Fish & Chip Shop/Takeaway having Servery and Customer Reception Area, Preparation Area, Chipping Area, Cold Store/Freezer Room, Lobby/Toilet with wc and wash basin

Outside:

(Rear) Concrete yard area with secure gated vehicular access from the rear, block built stores and external stairs to first floor

First Floor:

Flat/Living Accommodation Hallway, Bedroom One, Breakfast Kitchen containing a range of modern fitted units, Bathroom being fully tiled with modern four piece suite comprising glazed shower enclosure, corner bath, pedestal wash basin and wc, Lounge

Second Floor:

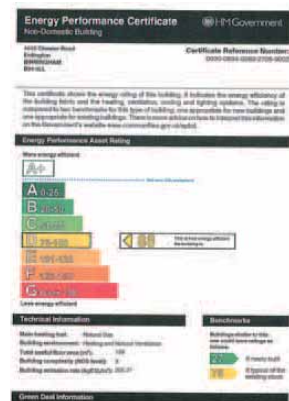
Stairs to Master Bedroom

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

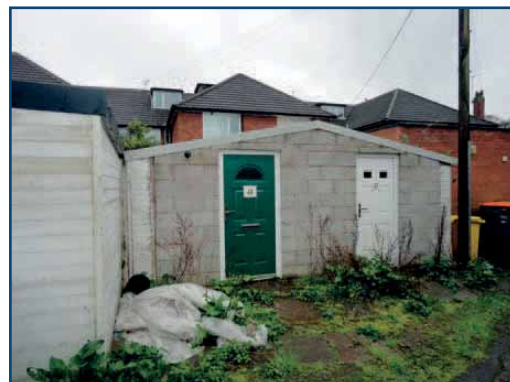


Gross Internal Area: 87.75sq.mtrs (944sq.ft)

LOT 25

Freehold Investment
By Instruction of the Joint LPA Receivers
Guide Price: £150,000 to £155,000

15 – 17 Green Lane, Castle Bromwich, Birmingham B36 0AY



Property Description:

A mid terraced retail shop of two storey brick construction surmounted by a pitched tile clad roof forming part of a neighbourhood shopping parade, set back from the road behind a service road which provides customer car parking. The property includes a three bedroom duplex flat to the first and second floors which is accessed from the rear and benefits from well laid out accommodation, UPVC double glazed windows and gas fired central heating. The property forms part of a popular and established residential area and Green Lane leads off Water Orton Road (B1118) which in turn provides access to Chester Road.

Tenancy Information:

The property is let on a lease for a term of 10 years from 8th October 2012 on Full Repairing and Insuring Terms at a current rental of £16,000.

Accommodation:

Ground Floor:

Retail Shop: 57.67sq.mtrs (616sq.ft) with UPVC Shop Front having roller shutter protection
Store/Kitchen: 6.61sq.mtrs (71sq.ft),
Toilet with wc and wash basin, Rear Lobby with storage,

Two Store Rooms: 17.97sq.mtrs (193sq.ft),
Rear Store/Former Garage: 31.38sq.mtrs (337sq.ft)

First Floor:

Flat Accommodation
Separate Rear Entrance, Stairs and Landing, Bedroom One (double), Bathroom with panelled bath, pedestal wash basin and wc, Lounge/Dining Room/Kitchen

Second Floor:

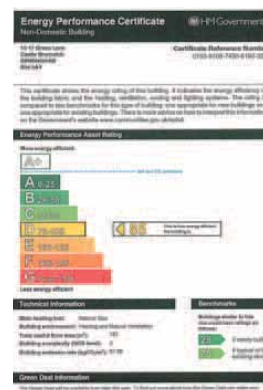
Stairs and Landing, Bedroom Two (single), Bedroom Three (double)

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 26

Freehold Vacant Retail Premises
Guide Price: £65,000 to £69,000

58 Reddal Hill Road, Cradley Heath, West Midlands B64 5JT

Property Description:

An end terraced retail unit of brick construction surmounted by a pitched tile clad roof forming part of a local shopping parade and requiring modernisation and repair throughout. Reddal Hill Road forms part of an established area containing a wide range of commercial and residential properties and is located off Halesowen Road (A458)

Planning History:

Planning consent was granted by Sandwell MBC (Ref: DC/11/53123) and dated 3rd March 2011 for Change of Use to a Hot Food Takeaway. This Planning consent has now lapsed.

Accommodation:

Ground Floor:

Retail Shop with roller shutter protection: 92.15sq.mtrs (991sq.ft)

First Floor:

External Rear Stairs to Two Rooms

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 27

Freehold Shop Investment
Guide Price: £140,000 - £145,000 + VAT

8 Columbine Road, Walton Cardiff, Tewkesbury, Gloucestershire GL20 7SP



Property Description:

A modern, purpose-built, single-storey, end of terrace, shop of brickwork construction, surmounted by a pitched tile clad roof, currently occupied and trading as Glory Garden Cantonese Takeaway.

Tewkesbury is a historic riverside town in Gloucestershire with a population of approximately 10,000, and benefits from excellent road links via Junction 9 of the M5 motorway, providing swift access to Worcester (16 miles), Birmingham in the north, Cheltenham (10 miles), Gloucester (10 miles) and Bristol (46 miles). Junction 1 of the M50 motorway (2 miles) provides a quick link to Ross on Wye and South Wales. Walton Cardiff lies approximately 1.5 miles to the Southeast of Tewkesbury Town Centre.

The property is situated in a prominent location within Walton Cardiff, a largely residential district, at end of parade of shops, including a convenience store, estate agents, and other commercial outlets including a veterinary surgery. The development occupies a landscaped site with car parking spaces.

Tenancy Information:

We have been informed by the vendor that the property is let on a lease for a term of 20 years from September 2003 on Full Repairing & Insuring Terms at a passing

rent of £14,750 per annum, exclusive. The lease makes provision for a rent review at the 15th anniversary.

Please see legal pack for full title and tenancy details.

Accommodation:

Retail/customer waiting area	31.1sq m (335sq ft)
Kitchen	19.2sq m (206sq ft)
Stores/Preparation area	24.6sq m (265sq ft)
Net Internal Area:	74.9 sq m (806 sq ft)

The premises also include staff WC

Outside:

Rear: Gated shared yard & designated parking space.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Energy Performance Certificate:

The EPC for this property was commissioned on 19th June 2014 and once undertaken will be added to the Legal Pack and available on our website.



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

LOT 28
Freehold Investment
 Guide Price: £138,000 - £148,000

191 Lea Road, Wolverhampton, West Midlands WV3 0LG

Property Description:

A semi-detached property of rendered brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property is currently being used as a HMO providing six lettable rooms all being separately metered. The property benefits from having UPVC double glazing and each room has its own shower room which provides a shower, wash basin and WC and for the flat provides a small kitchenette area. The property is situated on Lea Road in between the junction of Cannards Road and Owen Road. All of the rooms are currently let on Assured Shorthold Tenancy Agreements producing a rental income of £23,040 per annum.

Schedule of Tenancies

Room 1: Let at £311 per month (£3,732 per annum)
 Room 2: Let at £311 per month (£3,732 per annum)
 Room 3: Let at £311 per month (£3,732 per annum)
 Room 4: Let at £395 per month (£4,740 per annum)
 Room 5: Let at £301 per month (£3,612 per annum)
 Room 6: Let at £291 per month (£3,492 per annum)
 Total current rental income £23,040 per annum (£23,040 pcm)

Accommodation:

Ground Floor:
 Room 1: Having Bedroom/Lounge with Kitchenette and Shower Room having shower cubicle, wash basin and WC

Room 2:
 Having Bedroom/Lounge with Kitchenette and Shower Room having shower cubicle, wash basin and WC

Room 3:
 Having Bedroom/Lounge with Kitchenette and Shower Room having shower cubicle, wash basin and WC

First Floor:

Communal Kitchenette
 Room 4: Having Bedroom/Lounge with Kitchenette and Shower Room having shower cubicle, wash basin and WC

Room 5:
 Having Bedroom/Lounge, Shower Cubicle, wash basin and WC

Room 6:
 Having Bedroom/Lounge, Shower Cubicle, wash basin and WC

Outside:

(Front) Walled foregarden
 (Rear) Paved garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

WEB CATALOGUE VERSION 2
(AMENDED 27/6/2014)

LOT 29
Leasehold Investment
 Guide Price: £25,000 - £30,000

61 Briarley, Beacon View Road, West Bromwich, West Midlands B71 3PG
Property Description:

A two bedroom flat situated on the sixteenth floor of a substantial purpose built block benefiting from UPVC double glazed windows and electric heating, communal gardens and parking area. The Flat is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £476 per month (£5,712 per annum)

Accommodation:
Ground Floor:

Communal Entrance Hall with security door entry system, stairs and Lifts to

Sixteenth Floor:

Entrance Hall, Lounge, Kitchen, two Bedrooms and Bathroom

Outside:

Communal gardens and parking area

Leasehold Information:

Term: 199 years from 25 March 1989
 Ground Rent: £50 rising to £400
 Service Charge: Refer to legal pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 30

Vacant Leasehold Commercial Premises

Guide Price: £180,000 - £195,000

First and Second Floors, 60-72 Newtown Row, Birmingham B6 4HP

GROUND FLOOR EXCLUDED



Property Description:

The property occupies a prominent, busy commercial location fronting Newtown Row on the A34, at the junction of Lower Tower Street, to the north of Birmingham, within one mile of the city centre.

The location offers convenient access to the city's inner ring road and middle ring road, as well as providing a direct route to Dartmouth Circus and the A38M Aston Expressway, connecting with the national motorway network at Junction 6 (Spaghetti Junction) of the M6 motorway. The area is well served by public transport, with Snow Hill metro and railway station within walking distance, as well as regular bus services along Newtown Row.

The premises form part of a two/three storey building, where the ground floor accommodation has been sold separately.

The property comprises three suites of open-plan office accommodation, arranged over the first and second floors.

The accommodation is approached via a pedestrian entrance and reception/lobby leading off Lower Tower Street. There is a secondary entrance/fire escape leading off Newtown Row.

The premises have been recently refurbished to a high standard, to include new suspended ceilings with inset lighting, emulsion walls, new carpets/floor coverings, double-glazed windows, part perimeter trunking and gas fired central heating. Toilet and kitchen facilities are provided on each floor.

The property is offered with vacant possession, and is considered of interest to owner-occupiers and developers/investors.

Accommodation:

Ground Floor:

First Floor 4,400 sq ft (408.8 sq m)
Second Floor 1,930 sq ft (179.3 sq m)
Total net internal area 6,330 sq ft (588.1 sq m)

Development Potential:

We are informed by the vendor the premises have planning permission for office use within use class Class B1 (a).

However, a scheme has been drafted showing how the accommodation could be redeveloped to provide student accommodation with approximately 30 bed spaces or studios. Given the proximity of the property to Aston University, it is considered there would be good demand for student accommodation in this location.

Tenure:

We are informed by the vendor, that the property is held leasehold for a term of 125 years (less 3 days) from 3 January 2013, at a ground rent of one peppercorn. The lease contains tenant's full repairing and insuring covenants, and is subject to service charge provisions.

Please see the legal pack for full title information.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Energy Performance

Certificate: The EPC for this property was commissioned on 19th June 2014 and once undertaken will be added to the Legal Pack and available on our website.

DEPOSITS AND ADMINISTRATION FEE

On the fall of the hammer the successful bidder will be deemed to have legally purchased the lot and will be required to pay a deposit representing 10% of the purchase price (subject to a minimum of £2000) and in addition an Administration fee of £395 + VAT being payable on each lot purchased whether purchasing prior, during or after auction, except for lots with a purchase price of £10,000 or less then the fee will be £150 + Vat. All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful.

Auction deposits Bank/Building Society draft may be paid by the following methods

Debit/Credit Card

Payment by credit card or debit card is acceptable. For payments by credit card or by a card linked to a business or corporate account a 2.00% surcharge is payable.

Personal/Company Cheque

(all cheques are subject to a valid form of identification eg. passport or photo driving licence and must be accompanied by a Bank/Building Society Statement showing proof of funds)

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

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

Cottons

CHARTERED SURVEYORS

LOT 31
**Freehold Double Retail Shop and Two Flats
 (Majority Vacant Possession)**

Guide Price: £180,000 - £200,000

71-73 Beckbury Road, Weoley Castle, Birmingham B29 5HS

Property Description:

A substantial double fronted retail premises with two separate self-contained flats over along with a garage and secure yard located at the rear and accessed by way of a shared right of way. Beckbury Road leads off Castle Square and the property forms part of a busy neighbourhood shopping centre containing a wide range of retail amenities serving the surrounding densely populated catchment area.

The property is set well back from the road behind a block paved forecourt and was occupied for many years as an established green grocers shop. The shop may be suitable for a variety of retail uses including alternate uses subject to obtaining Planning Consent from the local Planning Department at Birmingham City Council.

Accommodation:
Ground Floor:

Double Retail Unit extending to 100.74 sq.mtrs (1084 sq.ft) with roller shutter protection, Preparation Room/Store, Freezer Room, Rear Hallway with kitchenette

Total Net Internal Area
141.33 sq.mtrs (1521 sq.ft)

Flat 71a:
Ground Floor:

Front Entrance, Reception Hall, Kitchen


First Floor:

Stairs and Landing, Two Double Bedrooms, Lounge, Bathroom with bath, wash basin, Separate WC

The Accommodation benefits from UPVC double glazed windows and gas fired central heating

Flat 73a:

The Auctioneers have not inspected the property internally and the vendor advises the property has Two Bedrooms

This flat is currently let on an Assured Shorthold Tenancy at a rental of £475 per calendar month (£5,700 per annum)

Outside:

Front: Block paved forecourt

Rear: Shared right of way to a secure gated yard and a brick built garage/store

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

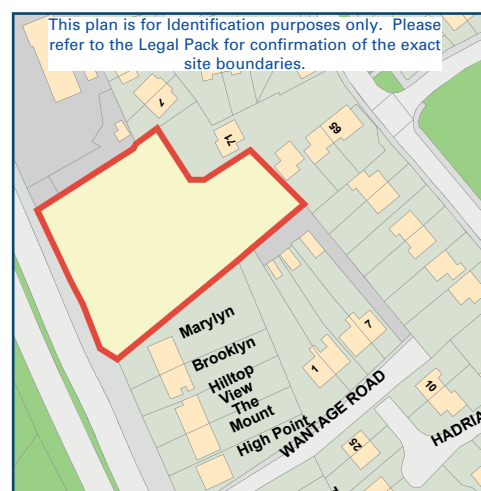


LOT 32

Freehold Residential Development Site for Seven Dwellings

Guide Price: £450,000 - £500,000

Development Land, Grimstock Hill, Lichfield Road, Coleshill B46 1LD



Property Description:

A freehold development site extending to an area of approximately 0.62 acres (2497 sq.mtrs) and located directly off the Lichfield Road. The site benefits from Planning Consent for 7 detached houses comprising of 6 three bedroomed houses and 1 four bedroomed house.

The land occupies a prominent position fronting Lichfield Road (A446) giving easy access to the M42 Motorway (Junction 9). Local services and amenities are available in nearby Coleshill Town Centre being with approximately a half mile distance.

Planning:

Planning Consent was granted by North Warwickshire Borough Council Ref : PAP/2013/0019 and dated 12th of December 2013 for the development of seven new dwelling houses, access road and new vehicular access to (A446) Lichfield Road.

A copy of the Planning Consent and Architects Drawings are available for inspection at North Warwickshire Borough Council website www.northwarks.gov.uk

Proposed Accommodation:

3 Bedroomed House:

Ground Floor:

Entrance Hallway with WC, Lounge, Kitchen, Dining Room,

First Floor:

Three Bedrooms and Bathroom

Outside:

Garage and gardens

4 Bedroomed House:

Ground Floor:

Entrance Hallway with WC, Study, Lounge, Dining Room, Kitchen

First Floor:

Four Bedrooms two with En-suite and Family Bathroom



Outside:

Garage and gardens

Legal Documents:

Available at www.cottons.co.uk

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

Viewings:

Via Cottons – 0121 247 2233

LOT 33
Freehold Investment
 Guide Price: £238,000 - £248,000

Hillcrest House, Grimstock Hill, Lichfield Road, Coleshill, Birmingham B46 1LD
**Property Description:**

A large detached dwelling house of brick construction with a pitched tile clad roof converted into six self-contained flats. The property occupies a prominent position fronting Lichfield Road (A446) adjacent to Hillcrest (Shell) Petrol Filling Station and providing easy access to the M42 Motorway (Junction 9). Local services and amenities are available in nearby Coleshill Town Centre being with approximately a half mile distance. All six flats are currently let on Assured Shorthold Tenancy Agreements producing a total rental of £25,560 per annum, a schedule of tenancies are detailed below.

Rental Income:**Schedule of Tenancies:**

Flat 1: Let at £295.00 per month
(£3,540 per annum)

Flat 2: Let at £325.00 per month
(£3,900 per annum)

Flat 3: Let at £325.00 per month
(£3,900 per annum)

Flat 4: Let at £395.00 per month
(£4,740 per annum)

Flat 5: Let at £395.00 per month
(£4,740 per annum)

Flat 6: Let at £395.00 per month
(£4,740 per annum)

Current Total Rental Income
£2,130.00 per month
(£25,560 per annum)

Accommodation:

(Please note the accommodation has not been inspected at the time of going to print but we understand from the vendor that the property contains the following)

Ground Floor:**Flat 1:**

Lounge, Open Plan Kitchen, Double Bedroom, Shower Room

Flat 4:

(Having Private Entrance)
Gated driveway providing off road parking, Lounge, Double Bedroom, Shower Room, Kitchen

Flat 5:

Lounge, Double Bedroom, Kitchen, Shower Room

Flat 6:

(Having Private Entrance)

Lounge, Dining Room, Kitchen, Shower Room, Two Double Bedrooms

First Floor:**Flat 2:**

Entrance Hall, Lounge, Kitchenette, Double Bedroom, En-Suite Shower Room

Flat 3:

Lounge, Kitchen, Double Bedroom, Shower Room

Outside:

(Front) Concrete forecourt

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

LEGAL PACKS

Once you have successfully bid for a property you have become the legal purchaser and are duty bound to complete within the contractual time scale. It is therefore your responsibility to consult your legal advisor and to have inspected the legal documentation which has been prepared for each lot by the vendor's solicitors prior to the Auction. The Legal Pack is available at the Auctioneers offices and website during the marketing period and in the auction room on the sale day. By bidding you are deemed by the Auctioneers to have satisfied yourself in respect of all matters relating to that property.

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

LOT 34

Freehold Licensed Restaurant/ Cafe with Vacant Possession

Guide Price: £190,000 + VAT - £205,000 + VAT

3 Glass Street, Hanley, Stoke on Trent ST1 2ET



Property Description:

Hanley is one of the six towns that joined together in 1910 to form the city of Stoke on Trent. Hanley now acts as the district's main city centre and shopping area, with the principal attraction being the Potteries Shopping Centre containing multiple retailers and department stores.

Glass Street is situated off Town Road, directly opposite the Potteries Shopping Centre, and close to the entertainment quarter, where other pubs, bars and leisure establishments are located.

The property comprises a predominantly two-storey building of brickwork construction, part-cement rendered, with a three-storey annex adjacent. The premises provide a licensed restaurant/cafe, and have been substantially refurbished, to provide open plan seating bar areas on the ground and first floors. The premises have usual kitchen and ancillary areas.

The property is offered with vacant possession, and may be of interest to owner-occupiers and investors.

Accommodation:

Ground Floor:

Open seating area, bar & servery 1,529 sq ft (142.0 sq m)
Kitchen 266 sq ft (24.7 sq m)
Toilets and utility room.

First Floor:

Open seating area 2,294 sq ft (213.1 sq m)
Total net internal area 4,089 sq ft (379.9 sq m)

Annex:

Ground Floor	354 sq ft	(32.9 sq m)
First Floor	388 sq ft	(36.0 sq m)
Second Floor	354 sq ft	(32.9 sq m)
Total net internal area	1,096 sq ft	(101.8 sq m)

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons: 0121 247 2233



Freehold Investment

Guide Price: £170,000 to £185,000



Energy Performance Certificate

Non-Residential Building

Site Address
1175, 1173 Commerce Road
Tuxedo
MD20319
MD20319

Certificate Reference Number
0000-0100-2009-0100-0000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building and the heating, ventilation, cooling and lighting systems. The rating is compared to best benchmarks for the first year of building use (designated for new buildings and existing buildings for existing buildings). There is more advice on how to interpret this information on the Government's website www.communities.gov.uk

Energy Performance Asset Rating

More energy efficient

A+ 95.00
A 92.25
B 86.50
C 79.00
D 73.00
E 69.00
F 65.00
G 55.00

Less energy efficient

Technical Information

Measure	Current	Maximum and Minimum
Building heating system	Gas	Gas
Building heating system (gross)	2	2
Building heating system (net)	0.02	0.02

Benchmarking

Buildings similar to this one
Buildings similar to this one
Buildings similar to this one

40 is a benchmarking reference for this building

20 is a benchmarking reference for this building

0 is a benchmarking reference for this building

Please note all Legal Packs are available on our website and all parties wishing to inspect a Legal Pack must register their correct details and password with the site. The Legal Packs are updated regularly during our marketing but documents may be added or changed during this period prior to the auction. Whilst we will endeavour to inform all persons registered for Legal Packs of any changes it is the responsibility of all bidders to re-check the Legal Packs for any changes prior to bidding and the Auctioneers/Vendors accept no liability whatsoever for a bidder not adhering to this advise.

LOT 36

Freehold Investment
Guide Price: £160,000 to £175,000

271 Wednesbury Road, Walsall WS2 9QJ



Property Description:

A double fronted two storey takeaway/restaurant premises of brick construction surmounted by a pitched slate clad roof, prominently situated fronting Wednesbury Road and benefiting from rear loading access off Hillary Road. The property offers generous and well laid out ground floor accommodation comprising of a restaurant and takeaway premises with ample kitchen and storage areas and has been fully refurbished and well maintained by the current tenants. The property is located close to the junction with Hillary Road forming part

of a retail parade in a local shopping centre and is located approximately three quarters of a mile distance from the M6 Motorway (junction 9) and one mile distance to the south of Walsall Town Centre.

Tenancy Information:

The property is currently let on a lease for a term of 20 years from 18th February 2011 on full repairing and insuring terms at a current rental of £16,800 per annum rising on 18th February 2017 to £17,680 per annum with 3 yearly rent reviews thereafter.

Accommodation:

Ground Floor:

Double Fronted Takeaway/Restaurant Premises having customer seating area and servery, Kitchen/Preparation Room, Rear Hall with store, Toilet with wc and wash basin, Rear Store/Freezer Room with loading access from Hillary Street

First Floor:

Internal Stairs and Landing, Two Rooms, Large Bathroom with bath, wash basin and wc

Net Internal Areas:

Ground Floor:	98.35sq.mtrs (1,058sq.ft)
First Floor:	40.32sq.mtrs (434sq.ft)
Total:	138.67sq.mtrs (1,492sq.ft)

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233

LOT 37

Freehold Investment
Guide Price: £72,000 - £78,000

4 Douglas Road, Bilston, West Midlands WV14 8HP

Property Description:

A three bedroomed semi-detached property of brick construction surmounted by a hipped tile clad roof set back from the road behind a gravelled foregarden. The property benefits from having UPVC double glazing, gas fired central heating and modern kitchen and bathroom fittings and is offered for sale in a presentable condition throughout. Douglas Road is located off Wallbrook Street which in turn is found off Fountain Lane. The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £540 per month (£6,480 per annum).

Accommodation:

Ground Floor:

Entrance Hallway, Living Room, Dining Room, Kitchen, Utility Room

First Floor:

Three Bedrooms and Bathroom having panelled bath with shower over, wash basin and WC

Outside:

(Front) Gravelled foregarden
(Rear) Lawned garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 38

Freehold Vacant Possession
Guide Price: £120,000 to £130,000

15 Bayswater Road, Perry Barr, Birmingham B20 3AH



Property Description:
A three storey mid terraced house of brick construction surmounted by a pitched replacement tile clad roof, offering well laid out generously proportioned accommodation which includes four bedrooms and benefiting

from gas fired central heating and UPVC double glazed windows. Bayswater Road leads off Canterbury Road which in turn leads off Birchfield Road (A34) and the property forms part of a popular residential area conveniently located for local schools



and within approximately one third of a mile distance from Perry Barr Shopping Centre.

Accommodation:

Ground Floor:

Reception Hall, Front Reception Room opening to Rear Reception Room, Open Plan Dining Room/Kitchen with a range of modern fitted units, Lobby, Cloak Room with wc and wash basin

First Floor:

Stairs and Landing, Three Bedrooms, Bathroom with four piece suite comprising panelled bath, glazed shower enclosure, pedestal wash basin and wc

Second Floor:

Stairs and Landing, Store Room, Bedroom Four with proposed En-suite Shower Room

Outside:

(Front) Foregarden boarded by mature privet hedge

(Rear) Shared pedestrian entry access, yard and lawned garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

LOT 39

Freehold Land with Development Potential
Guide Price: £40,000 - PLUS

Land Corner of Union St./Upper Lichfield St. Willenhall, West Midlands WV13



Description:

A parcel of freehold land roughly rectangular in shape, currently surfaced and demarcated for use as a car park and offering scope for redevelopment subject to obtaining a planning consent from Walsall Council. The land is prominently situated at the junction of Union Street and Upper Lichfield Street, opposite the entrance to a new Morrison's Superstore and within a short walk of Market Place which contains a wide range of retail amenities and services.

Planning:

The site may be suitable for a variety of uses and all interested parties should discuss their proposals with the local planning department at Walsall Council prior to bidding.

Site Area: 0.15 acres (607sq.mtrs)

Legal Documents:

Available at www.cottons.co.uk

Viewings:

External Only



WEB CATALOGUE VERSION 2
(AMENDED 27/6/2014)

LOT 40

**Freehold Vacant Industrial Property,
with Development Potential - Part + VAT**
Guide Price: £200,000 - £225,000

1A and Land Adjacent Barnfield Road, Tipton, DY4 9DE



Property Description:

Tipton is a town within the Metropolitan Borough of Sandwell in the West Midlands conurbation, recorded as having a population of 38,777 in the 2011 census. Tipton is located approximately half way between Birmingham and Wolverhampton, and is part of the Black Country.

Tipton was once one of the most heavily industrialised towns in the Black Country, although most of the factories closed during the 1980s and new housing estates have been built on many of the former factory sites, these new private homes representing an upturn in Tipton's fortunes. Indeed, the subject property has significant residential development potential, subject to statutory consents.

The property comprises two parcels of land, historically used for industrial purposes, although currently disused and presented in poor general condition.

The first and smaller site – 1A Barnfield Road – contains a few semi-derelict industrial buildings towards the rear of the site. Site cover is relatively low, so that most of the property comprises a concrete forecourt with buildings around the perimeter at the rear.

The second site, although adjacent to 1A Barnfield Road, does not appear to be physically linked to its neighbour at the present time. This site is developed to provide a series of relatively small, low-rise, single-storey industrial buildings to the left-hand boundary, facing from the front. These buildings are presented in poor general condition, and the main elements of the buildings in the form of the roofs and walls, are missing or partially missing. However, the second site is also developed

to provide a very substantial, predominantly single-storey, two-bay former steel stock shed, which appears of fairly modern construction, probably dating from the 1960s-1970s. Whilst these buildings are currently presented in poor general condition, they could be brought back into use through comprehensive repair and improvement.

1A Barnfield Road has a site area of 663.07 sq m (0.16 acres), whereas the land adjacent has a site area of 6,034.43 sq m (1.49 acres).

The total site area, therefore, is 6,697.5 sq m (1.65 acres).

The various former industrial buildings developed on the combined sites have a total gross internal area of approximately 29,027 sq ft (2,696.6 sq m).

Planning/Development:

Outline planning permission was granted in January 2010 for the redevelopment of these two parcels of land combined, to provide 19 dwellings. This planning consent has now lapsed.

The site is considered suitable for resumption of industrial use or for redevelopment for residential purposes, subject to statutory consents.

VAT:

The VAT exemption in respect of part of the property has been waived. Accordingly, 90.1% of the sale proceeds shall attract VAT.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



Energy Performance Certificate: The EPC for this property was commissioned on 19th June 2014 and once undertaken will be added to the Legal Pack and available on our website.

LOT 41
Freehold Vacant Possession

Guide Price: £42,000 - £46,000

1 The Coach House, 6 Regent Street, Willenhall, West Midlands, WV13 1DJ

Property Description:

A self contained residential unit that forms part of a former Coach House, the unit benefits from having secure gated access and an open plan Lounge/Kitchen with modern kitchen fitments. Regent Street is located off Granville Street which in turn is found off Bloxwich Road South.

Accommodation:
Ground Floor:

Lounge/Kitchen, Bedroom and Shower room having Shower cubicle, wash basin and WC.

Outside:

Communal Walkway

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons 0121 247 2233

LOT 42
Freehold Investment

Guide Price: £42,000 - £46,000

2 The Coach House, 6 Regent Street, Willenhall, West Midlands, WV13 1DJ

Property Description:

A self contained residential unit that forms part of a former Coach House, the unit benefits from having secure gated access, open plan Lounge/Kitchen with modern kitchen fitments. Regent Street is located off Granville Street which in turn is found off Bloxwich Road South.

The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £400 per month (£4,800 per annum).

Accommodation:
Ground Floor:

Lounge/Kitchen, Bedroom and Shower room having Shower cubicle, wash basin and WC.

Outside:

Communal Walkway

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons: 0121 247 2233

LOT 43

Freehold Vacant Commercial
Guide Price: £58,000 - £64,000

111 & 111A Lord Street, Wolverhampton, West Midlands, WV3 0QL



Property Description:

A freehold secure gated yard extending to an area of approximately 381 sq.mtrs, containing two separate workshops to the front and rear, the property may be suitable for a variety of uses however all interested parties must satisfy themselves in full with Wolverhampton City Council with any proposals they may have. Lord street is located off Great Brickkiln Street which in turn is located off the Ring Road St. Marks

Accommodation:

Yard Area

Front Workshop being approximately 82.48 sq.mtrs

Rear Workshop being approximately 86.84 sq.mtrs

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233

Energy Performance Certificate: The EPC for this property was commissioned on 19th June 2014 and once undertaken will be added to the Legal Pack and available on our website.



WEB CATALOGUE VERSION 2
(AMENDED 27/6/2014)

LOT 44

Freehold Vacant Possession
Guide Price: £56,000 - £62,000

248 All Saints Road, Wolverhampton, West Midlands WV2 1EL

Property Description:

A four bedroomed mid-terraced property of brick construction surmounted by a tiled roof extending to a walled foregarden. The property benefits from having UPVC double glazing and gas fired central heating. All Saints Road is located off Birmingham Road (A4123)

Accommodation:

Ground Floor:

Entrance Hallway, Lounge, Dining Room, Kitchen, Inner Lobby, Bathroom having panelled bath, wash basin and WC

First Floor:

Four Bedrooms and Shower Room having shower cubicle, wash basin and WC

Outside:

(Front) Walled foregarden

(Rear) Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 45
Freehold Residential Development Site

Guide Price: £275,000 - £300,000

Land Adjacent to Chatham Road, Northfield, Birmingham B31 2PL

Property Description:

A parcel of freehold land irregular in shape extending to an area of approximately 0.53 acres (0.214 hectares) accessed from of a right of way adjacent to number 142 Chatham Road and situated to the Eastern Section of Chatham Road which leads off Church Road.

Planning Consent was granted in 2007 for the construction of ten houses and two apartments and we are advised consent was duly activated by the commencement of ground works thereafter. Chatham Road comprises of a development of modern houses and the site benefits from ease of

access to Northfield Shopping Centre which contains a wide range of retail amenities and services by way of a pedestrian walkway which crosses Maas Road into Rochester Road and leads to Bristol Road South.

Planning:

Planning consent was granted by Birmingham City Council Ref: S/04765/07/FUL and dated 30th of October 2007 for the erection of 2 x 1 bedroom apartments, 3 x 1 bedroom houses and 7 x 2 bedroom houses with associated car parking. We understand that the Planning Consent was activated thereafter by the excavation of foundations

which are visible on site and we are in receipt of a copy letter from Birmingham City Council dated 17th October 2013 Ref 2013/04573/FP confirming Building Regulation Approval for the afore mentioned development.

A copy of the Planning Consent and associated details including Ground Investigation Report are available from the Auctioneers Offices or can be downloaded from Birmingham City Council Website quoting the planning reference number. All interested parties must satisfy themselves in respect of the current planning status prior to bidding.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

External Only

LOT 46

Freehold Former Leisure Property - with Vacant Possession
Guide Price: £85,000 to £95,000

149 Congleton Road, Stoke on Trent ST7 1LY



Property Description:

The property is located in Stoke on Trent, also known as The Potteries, a city in Staffordshire which forms a linear conurbation stretching for 12 miles, with an area of approximately 36 square miles.

Stoke on Trent is equidistant between Birmingham to the south and Manchester to the north, and is linked to the nearby M6 motorway at Junctions 15 and 16 by the A500.

The subject property occupies a prominent, high-profile corner location, facing Congleton Road (A34) in Butt Lane, with a return frontage to Cedar Avenue.

The property has a long-established use for leisure purposes, with previous uses including a cinema, bingo hall, factory shop and snooker hall. The premises have been most recently used as an Indian restaurant, and offer potential for development for a variety of other uses, subject to statutory consents.

Internally, the premises are arranged to provide a large, open-plan hall, bar area, kitchen and ladies, gents, and disabled toilet facilities

Externally, there is a substantial car park to the rear of the property.

Accommodation:

Ground Floor:

Bar/waiting area	440 sq ft	(40.9 sq m)
Main hall	1,654 sq ft	(153.7 sq m)
Kitchen	265 sq ft	(24.6 sq m)

Lower Ground Floor:

Store	194 sq ft	(18.0 sq m)
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First Floor:

Store/office	126 sq ft	(11.7 sq m)
Net internal area	2,679 sq ft	(248.9 sq m)

Outside:

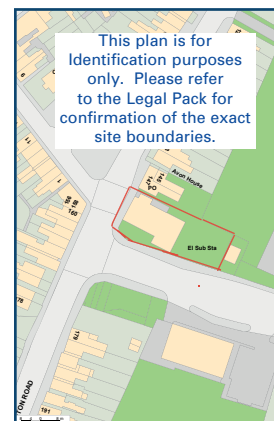
Car park with space for up to 20 cars

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



**WEB CATALOGUE VERSION 2
(AMENDED 27/6/2014)**

Once you have successfully bid for a property you will be required to present the Auctioneers with the following ID:

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

All bidders are required to register with ourselves prior to the commencement of the auction and would request where possible that potential purchasers visit our offices along with the necessary ID and pre-register.

Thank you in advance for your co-operation.
If you need any help please contact the Auction Team **Tel 0121 247 2233**

LOT 47
**Freehold Premises Occupied for Use as a Religious and Community Centre
 By Instruction of the Joint LPA Receivers**
144/146 Stoney Lane, Balsall Heath, Birmingham B12 8AJ
**Property Description:**

A double fronted two storey end terraced property of brick construction surmounted by a pitched replacement tile clad roof with additional single storey flat roofed extensions to the side and rear. The property is prominently situated at the corner of Stoney Lane and Wilton Road. It is currently used as a religious and community centre. The property forms part of a residential area but contains shops and restaurants on the Ladywood Road and Stratford Road. Stoney Lane leads directly off Highgate Road (A167) which provides direct access to both Stratford Road (A34) and Belgrave Middleway (A4540).

Occupancy Details:

As far as the Receiver is aware the property is occupied as a religious and community centre. All parties are referred to the back which contains two concurrent leases. The Receiver is unable to provide any warranty or confirm the validity of either document or the contents therein. Prospective purchasers should rely on their own enquiries and satisfy themselves in this respect.

Accommodation:

At the time of going to print the Auctioneers have not carried out an internal inspection of the property and the accommodation cannot be verified.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Note: No Guide Price is Available for this Lot

**WEB CATALOGUE VERSION 2
 (AMENDED 27/6/2014)**

LOT 48
Freehold Part Investment/Part Vacant Possession
Guide Price: £72,000 - £78,000
56 Regent Road, Handsworth, Birmingham B21 8AS
Property Description:

A mid terraced property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property has been converted to provide two separate flats one to the ground floor and one to the first floor, both flats benefit from having part UPVC double glazing and gas fired central heating. Regent Road is located off both Sandwell Road and Rookery Road (A4040). The first floor flat is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £350.00 pcm (£4,200 per annum). The ground floor flat is currently vacant.

Accommodation:**Ground Floor:**

Communal Entrance Hallway
 Flat 1 having Lounge, Bedroom, Dining Room, Kitchen and Bathroom with panelled bath, wash basin and WC

First Floor:

Flat 2 having Lounge, Bedroom, Kitchen and Bathroom having panelled bath, wash basin and

Outside:

(Front) Walled foregarden

(Rear) Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 49

Freehold Takeaway Investment By Instruction of the Joint LPA Receivers Guide Price: £110,000 PLUS

90 Stoney Lane, Balsall Heath, Birmingham B12 8AF

Property Description:

A traditional built mid terraced property of two storey brick construction surmounted by a pitched slate clad roof, comprising of a ground floor takeaway premises which we understand has recently been refurbished along with a self contained flat to the first floor. The property directly fronts Stoney Lane and forms part of a retail parade situated between the junctions of Trenville Avenue and Fulham Road.

Tenancy Information:

Ground Floor: Let on a lease Commencing on 6th February 2014 for a term of five years at a rental of £9,600 per annum

First Floor: Let on a Periodic Shorthold Tenancy at a rental of £450 per calendar month (£5,400 per annum)
Total rental Income: £15,000 per annum

Accommodation/Floor Areas:

Retail/Takeaway Area: 25.37sq.mtrs (273sq. ft) with servery and UPVC double glazed shop front having roller shutter protection, Kitchen and Storage Area: 35.82sq.mtrs (385sq.ft) with Separate WC and wash basin

Preparation Room: 19.93sq.mtrs (214sq.ft)

Store: 4.57sq.mtrs (49sq.ft)

Total Floor Area: 85.69sq.mtrs (921sq.ft)

First Floor:

External Rear Stairs providing access to Flat Accommodation: Entrance/Kitchen, Bathroom with bath, wash basin and wc, Bedroom and Lounge

Outside:

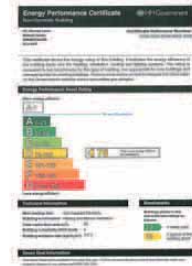
Small rear yard with vehicular loading access by way of a shared driveway which leads off Fulham Road

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



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LOT 50

Freehold Takeaway Investment
By Instruction of the Joint LPA Receivers
 Guide Price: £155,000 - PLUS

285A Lichfield Road, Mere Green, Sutton Coldfield, West Midlands B74 2XH

Property Description:

A single storey hot food takeaway premises of brick construction surmounted by a pitched tile clad roof with a wide glazed frontage. The property is situated adjacent to a bus stop providing a high level of passing trade, overlooking the busy traffic roundabout junction with Belwell Lane and located in the centre of the popular residential suburb of Mere Green containing a wide range of retail shops, bars and restaurants.

Lease Information:

The property is let on a lease for a term of 15 years from the 20th May 2005 on full repairing and insuring terms at a current rental of £20,000 per annum subject to three yearly rent reviews.

Accommodation:

Ground Floor:

Retail Shop/Takeaway Premises with Kitchen, Servery and Customer Area, Lobby, Toilet with wc and wash basin and Rear Preparation Room

Gross Internal Area:

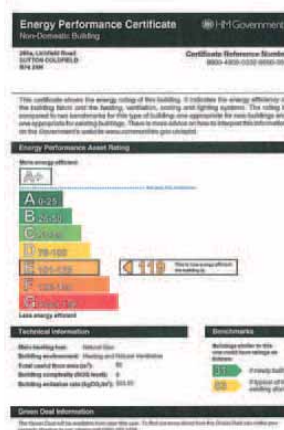
60.54sq.mtrs (651sq.ft)

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 51

By Instruction of the Joint LPA Receivers
Freehold Vacant Possession
 Guide Price: £60,000 PLUS

7 Buttress Way, Smethwick, West Midlands B66 3DL

Property Description:

A two storey brick built workshop premises with first floor office accommodation set back behind a tarmacadamed forecourt and forming part of an industrial area located between Soho Way (A457) and Rolfe Street (B4135) conveniently within approximately one and a half miles distance from the M5 Motorway (junction 1)

Accommodation:

Ground Floor:

Entrance Hall, Front Workshop with roller shutter vehicular access and Internal Office, Walk-in Store, Rear Workshop

First Floor:

Stairs and Landing, Kitchen, Three Offices, Hallway, Shower and Cloak Room with wc and wash basin

Outside:

(Front) Tarmacadamed forecourt

Gross Internal Area:

Ground Floor: 144.9sq.mtrs (1,559sq.ft)
 First Floor: 42.77sq.mtrs (460sq.ft)
 Total: 187.67sq.mtrs (2,019sq.ft)

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Note: The Receivers are in the process of purchasing the Freehold interest for this property. Completion of the auction sale shall be 28 days following exchange or 14 days following the purchase of the Freehold, whichever is the latter. Please refer to the legal pack for full details.



LOT 52

213 Worlds End Lane, Quinton, Birmingham, B32 2RX



Property Description:

A substantial extended detached property of part rendered brick construction surmounted by a tile clad roof and set back from the road behind a concrete forecourt allowing for off road parking. The property has been converted and extended to the rear and side to provide nine separate flats, all benefiting from UPVC double glazed windows and gas fired central heating (with the exception of Flats 8 and 9 that have Electric Heating). The property itself is situated close to the junction with Lower White Road and Higgins Lane. All the flats are currently let on an Assured Shorthold Tenancies producing a rental of £3,677 per week each (£44,124 per annum) a schedule of rentals are detailed below.

Schedule of Tenancies:

Flat 1 :	Let at £410.00 per month	(£4,920 per annum)
Flat 2 :	Let at £425.00 per month	(£5,100 per annum)
Flat 3 :	Let at £425.00 per month	(£5,100 per annum)
Flat 4 :	Let at £400.00 per month	(£4,800 per annum)
Flat 5 :	Let at £442.00 per month	(£5,304 per annum)
Flat 6 :	Let at £430.00 per month	(£5,160 per annum)
Flat 7 :	Let at £415.00 per month	(£4,980 per annum)
Flat 8 :	Let at £380.00 per month	(£4,560 per annum)
Flat 9 :	Let at £350.00 per month	(£4,200 per annum)

Current Total Rental Income:

£3,677 per month (£44,124 per annum)

Accommodation:

Front Building

Ground Floor:

Shared Entrance Hall

Flat 1 – Lounge, Bedroom, Kitchen and Bathroom having Panel Bath with shower over, Wash Basin and WC.

First Floor:

Flat 2 - Lounge, Bedroom, Kitchen and Bathroom having Panel Bath with shower over, Wash Basin and WC.

Flat 3 - Lounge, Bedroom, Kitchen and Bathroom having Panel Bath with shower over, Wash Basin and WC.

Rear Building:

Ground Floor:

Flat 4 – Having private entrance, Lounge, Bedroom, Kitchen and Bathroom having Panel Bath with shower over, Wash Basin and WC.

Flat 5 - Having private entrance at Rear, Lounge, Bedroom, Kitchen and Bathroom having Panel Bath with shower over, Wash Basin and WC.

Flat 8 – Lounge/Bedroom/Kitchen and Shower Room with shower cubicle, Wash Basin and WC.

Freehold Residential Investment (Nine Flats Producing £44,124 Per Annum)

Guide Price : £360,000 - £390,000



Flat 9 – Lounge/Bedroom, Kitchen and Bathroom having Panel Bath with shower over, Wash Basin and WC.

First Floor:

Flat 6 - Lounge, Bedroom, Kitchen and Bathroom having Panel Bath with shower over, Wash Basin and WC.

Flat 7 - Lounge, Bedroom, Kitchen and Bathroom having Panel Bath with shower over, Wash Basin and WC.

Outside:

(Front) paved forecourt providing off road parking, pedestrian side access to rear
(Rear) Lawned communal gardens

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 53

Freehold Vacant Possession
Guide Price: £76,000 - £82,000

43 Kenelm Road, Oldbury, West Midlands B68 8PF

Property Description:

A three bedroomed semi-detached property of brick construction surmounted by a tiled roof set back from the road behind a foregarden and driveway allowing access to garage and off road parking.

The property benefits from having UPVC double glazing and gas fired central heating. Kenelm Road is located off both Meadow Road and Farm Road which in turn can be found off Pound Road

Accommodation:

Ground Floor:

Entrance Porch, Entrance Hallway, Lounge, Dining Room, Kitchen, Rear Lean-to with brick built store x 2

First Floor:

Three Bedrooms and Shower Room having shower cubicle, wash basin and WC

Outside:

(Front) Fore garden and driveway allowing for off road parking giving access to garage

(Rear) Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 54

Freehold Investment
Guide Price: £138,000 - £148,000

6 Avondale Road, Wolverhampton, West Midlands WV6 0AJ

Property Description:

A semi-detached property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property is currently being used as a HMO providing six lettable rooms. The property has recently been refurbished and benefits from having UPVC double glazing and gas fired central heating and further benefits from having mains integrated smoke alarms and emergency lighting and is offered in a presentable condition throughout. Avondale Road is located off Allen Road and Riches Street which in turn can be found of Tettenhall Road (A41).

Due to the renovation works the owner has only recently started to re-let the rooms, currently three of the rooms are let on Assured Shorthold Tenancy Agreements, a schedule of tenancies are detailed below.

Schedule of Tenancies:

Room 1:	Let at £311 per month	(£3,732 per annum)
Room 2:	Let at £345 per month	(£4,140 per annum)
Room 3:	Vacant : Previously Let at £311 per month	(£3,732 per annum)
Room 4:	Vacant : Previously Let at £311 per month	(£3,732 per annum)
Room 5:	Vacant : Previously Let at £325 per month	(£3,900 per annum)
Room 6:	Let at £365 per month	(£4,380 per annum)

Total current rental income £12,800 per annum
Potential Rental Income if fully let £19,680 (£23,616 per annum)

Accommodation:

Ground Floor:

Entrance Hallway, Room 2, Communal Lounge, Kitchen, Shower Room having shower cubicle, wash basin and WC

First Floor:

Room 3, Room 4, Room 5 and Bathroom having panelled bath with shower over, wash basin and WC

Outside:

(Front) Walled foregarden
(Rear) Paved garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



WEB CATALOGUE VERSION 2
(AMENDED 27/6/2014)

LOT 55
Freehold Vacant Possession

Guide Price: £45,000 - £50,000

57 Halesowen Street, Rowley Regis, West Midlands B65 0HF

Property Description:

A semi-detached property of rendered brick construction surmounted by a tiled roof directly fronting the pavement. The property benefits from having UPVC double glazing and gas fired central heating however does require modernisation and improvement works. The property is located on Halesowen Street (A4099) close to the junction with Horner Way.

Please Note:

A Prohibition Order has been placed on the property dated the 14th of December 2011 by Dudley Metropolitan Borough Council. A copy of this Order is available to view in the legal pack. We have been informed by Stuart Rollason of Dudley Metropolitan Borough Council, Private Sector Housing that a grant may be available to contribute towards work to bring the property up to a liveable standard in accordance with

the Housing Act 2004. All interested parties should please make any enquiries they may have regarding this directly to Stuart Rollason at psh.housing@dudley.gov.uk.

Accommodation:
Ground Floor:

Lounge, Dining Room, Inner Lobby, Kitchen, Shower Room having shower cubicle and WC

First Floor:

Two Bedrooms

Outside:

(Rear) Garden area

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

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LOT 56

Freehold Residential Investment producing £13,200 per annum

Guide Price: £120,000 to £130,000

43 – 44 Brisbane Road, Smethwick, West Midlands B67 7AN



Property Description:

A freehold residential investment opportunity consisting of two bedrooms situated within a detached two storey former workshop premises which underwent substantial redevelopment and conversion in 2012 to provide the existing accommodation. Each flat provides generous accommodation with a range of modern fittings, UPVC double glazed windows, gas fired central heating, emergency lighting and each is separately metered.

The conversion was carried out with full planning and building regulation approval and a copy of the paperwork is available within the legal pack. The property is approached by way of a private yard/parking area and Brisbane Road leads directly off Stoney Lane which in turn leads off High Street.

Each flat is currently let on an Assured Shorthold Tenancy at a rental of £550 per calendar month (£6,600 per annum).

Total Rental Income: £13,200 per annum.

Accommodation:

Ground Floor:

44 Brisbane Road: Reception Hall, Two Double Bedrooms, Open Plan Lounge/Dining Room/Kitchen with a range of modern fitted units, Utility Area, Bathroom with panelled bath, pedestal wash basin and wc

First Floor:

43 Brisbane Road: Stairs and Landing, Two Double Bedrooms, Open Plan Lounge/Dining Room/Kitchen with a range of modern fitted units, Utility Area, Bathroom with panelled bath, pedestal wash basin and wc

Outside:

Gated vehicular access to a yard and parking area

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



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**WEB CATALOGUE VERSION 2
(AMENDED 27/6/2014)**

LOT 57
Freehold Vacant Possession
 Guide Price: £68,000 - £74,000

19 York Crescent, Kings Hill, Wednesbury, West Midlands WS10 9JJ
**Property Description:**

A traditionally built two-storey semi-detached building of brickwork construction, surmounted by a pitched tiled roof. This three-bedroom property benefits from an extended kitchen, gas fired central heating system, majority double-glazed and off-road parking.

York Crescent is a cul-de-sac off Birmingham Street, which is found off Walsall Road (A4038). The property is a mile from Junction 9 of the M6 motorway, and can also be accessed via the Black Country route (A463).

Accommodation:**Ground Floor:**

Entrance hallway, reception room through diner, kitchen.

First Floor:

Stairs, landing, three bedrooms, bathroom with panelled bath, WC and wash basin.

Outside:

Front: Driveway, with off-road parking.

Rear: Paved & Gravelled Yard.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

LOT 58
Leasehold Investment
 Guide Price: £90,000 to £100,000

29 Pomeroy Road, Great Barr, Birmingham B43 7LY
Property Description:

A semi-detached house of brick construction surmounted by a hipped tile clad roof occupying a corner plot at the junction with Princep Close and set well back from the road behind a lawned foregarden and driveway. The property forms part of the popular and established Pheasey Estate and Pomeroy Road leads off Wimperis Way which in turn leads off Beacon Road (B4154). The property benefits from UPVC double glazed windows, gas fired central heating and a garage. The property is currently let on an Assured Shorthold Tenancy at a rental of £650 per calendar month (£7,800 per annum)

Accommodation:

Whilst the accommodation has not been internally inspected by the auctioneers we are advised by the tenant that it comprises:

Ground Floor:

Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen

First Floor:

Three Bedrooms, Bathroom with modern suite comprising panelled bath, with shower over, pedestal wash basin and wc

Outside:

(Front) Foregarden, driveway to garage

(Rear) Garden

**Legal Documents:**

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Leasehold Information:

Lease Term: 99 years from 29th September 1958.

LOT 59

Freehold Vacant Possession
Guide Price: £78,000 to £85,000

5 Watery Lane, Smethwick, West Midlands B67 6DS

Property Description:

A traditional end terraced house of two storey brick construction surmounted by a hipped slate clad roof, situated at the junction with Rosefield Road and benefiting from UPVC double glazed windows, gas fired central heating and a garage. Watery Lane forms part of an established residential area and leads directly off High Street (A4030) close to the junction with Bearwood Road.

The property is conveniently within less than one mile distance from local retail amenities located at Bearwood and Cape Hill and within approximately a quarter of a mile distance from Victoria Park.

Accommodation:

Ground Floor:

Through Lounge/Dining Room, Kitchen

First Floor:

Stairs and Landing, Two Double Bedrooms, Bathroom with bath having shower over, wash basin and wc

Outside:

(Front) Walled foregarden and side garage

(Rear) Yard/Garden



Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

LOT 60

Freehold Garage Yard Investment
Guide Price: £30,000 - £35,000

Garage Yard to the rear of 12-14 Hangleton Drive, Sparkhill, Birmingham B11 2QA



Property Description:

A lock-up garage yard accessed via a driveway located between 10 and 12 Hangleton Road. The yard contains 14 lock-up garages all currently let producing a total rental of £350 pcm (£4,200 per annum).

A Schedule of Tenancies are detailed below. Hangleton Drive is located off Golden Hillock Road.

Schedule of Tenancies

Garage 1: Let at £25.00 per month (£300 per annum)
Garage 2: Let at £25.00 per month (£300 per annum)
Garage 3: Let at £25.00 per month (£300 per annum)
Garage 4: Let at £25.00 per month (£300 per annum)
Garage 5: Let at £25.00 per month (£300 per annum)
Garage 6: Let at £25.00 per month (£300 per annum)
Garage 7: Let at £25.00 per month (£300 per annum)
Garage 8: Let at £25.00 per month (£300 per annum)
Garage 9: Let at £30.00 per month (£360 per annum)
Garage 10: Let at £20.00 per month (£240 per annum)

Garage 11: Let at £25.00 per month (£300 per annum)
Garage 12: Let at £25.00 per month (£300 per annum)
Garage 13: Let at £25.00 per month (£300 per annum)
Garage 14: Let at £25.00 per month (£300 per annum)

Current Total Rental Income £4,200.00 per annum

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

LOT 61
Freehold Vacant Possession
 Guide Price: £185,000 - £195,000

Oaklands, Trinity Road, Kingsbury, Tamworth, Staffordshire B78 2LA
**Property Description:**

A three bedroomed detached bungalow of brick construction surmounted by a tiled roof set back from the road behind a lawned foregardens to the front and side and driveway allowing for access to garage and off road parking.

The property benefits from having UPVC double glazing and gas fired central heating and is offered in a presentable condition, the property further benefits from having a separate detached second garage. The property is located on Trinity Road close to the junction with Tamworth Road (A51).

Accommodation:**Ground Floor:**

Entrance Porch, Entrance Hallway, Sitting Room, Lounge, Kitchen, Dining Room, Three Bedrooms, Bathroom with panelled bath with shower over, wash basin and WC.

Outside:

(Front) Gardens to front, rear and side, two garages

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 62

Leasehold Vacant Possession

Guide Price: £48,000 - £52,000

Flat 6, Trident Court, Savoy Close, Harborne, Birmingham B32 2HD

Property Description:

A ground floor flat situated in a purpose built three storey block of brick construction. The property is set back from the road behind communal gardens and parking area. The property does require some modernisation and improvement however does benefit from having a garage located in a separate block. Savoy Close is located off Tennyson Road.

Accommodation:

Ground Floor:

Communal Entrance with secure entry door system, Entrance Hallway, Lounge with Bedroom area, Kitchen and Bathroom having panelled bath, wash basin and WC

Outside:

Communal gardens and parking area and garage located in a separate block

Leasehold Information:

Term: 99 years from 25th March 1982
Ground Rent: £10.00 per annum

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 63

Freehold Land

Guide Price: £14,000 - £18,000

Land adjacent to 15 Cherry Hill Road, Barnt Green, Birmingham B45 8LN

Property Description:

A parcel of freehold wooded land extending to approximately 2.06 acres fronting Cherry Hill Road and located in the village of Barnt Green. Cherry Hill Road is located off Twatling Road and Kendal End Road.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

External Only



LOT 64

Freehold Vacant Possession

Guide Price: £56,000 - £62,000

64 Alliance Street, Stafford, Staffordshire ST16 1HY

Property Description:

An end terraced property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property benefits from having UPVC double glazing and gas fired central heating. Alliance Street is located off both Stone Road (A34) and Eccleshall Road (A5013)

Accommodation:

Ground Floor:

Lounge, Dining Room, Kitchen, Inner Lobby and WC

First Floor:

Two Bedrooms and Bathroom having panelled bath, wash basin and WC

Outside:

(Front) Walled foregarden

(Rear) Lawned Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 65

By Instruction of the Joint LPA Receivers
Freehold Commercial Premises
 Guide Price: £90,000 Plus

1 Bagley Street, Lye, Stourbridge, West Midlands DY9 7AY

Property Description:

A traditionally built, two-storey detached building of brickwork construction, surmounted by a pitched tiled roof. The property benefits from a two-storey extension to the side and single-storey extension to the rear, gas fired central heating and majority double glazing. The property further benefits from off-road parking and a parcel of land to the rear.

Situated on Bagley Street, off Stourbridge Road (A458) in the Lye area of Dudley. Stourbridge town centre is one mile to the west and approximately 6.5 miles to the east is Junction 3 of the M5.

1 Bagley Street may suit a range of uses including dentist surgery, veterinary clinic, day nursery or conversation back to a residential use subject to statutory consents.

Current Occupation:

The property is currently occupied under the terms of a licence agreement at £250 per calendar month. The licence agreement can be terminated on one month's notice by either landlord or tenant.

Accommodation:

Net internal area:
1,399 sq ft (129.97 sq m)

Ground Floor:

Entrance hall, four offices or meeting rooms, male and female toilets, kitchen and stores.

First Floor:

Stairs and landing, five further offices/meetings rooms.

Outside:

Front: Part-walled, concrete parking area to front and side.

Rear: A parcel of land which may have future development potential subject to Statutory Consents.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

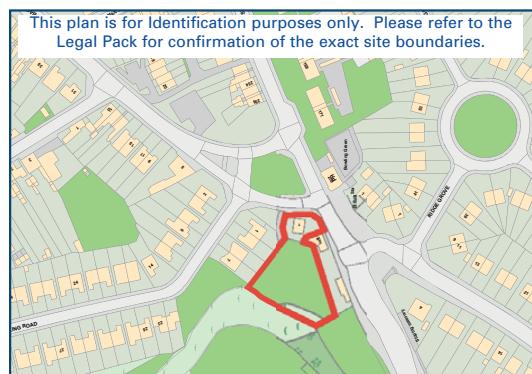
Viewing arrangements contained in the viewing schedule will be External Only.

Internal Viewings Dates:

Monday 7th July at 10.00 am.
Wednesday 9th July at 10.00 am.

Energy Performance

Certificate: The EPC for this property was commissioned on 19th June 2014 and once undertaken will be added to the Legal Pack and available on our website.



WEB CATALOGUE VERSION 2
(AMENDED 27/6/2014)

LOT 66

Freehold Vacant Possession
 Guide Price: £70,000 to £78,000

36 Linden Road, Loughborough, Leicestershire LE11 1PG

Property Description:

A traditional bay fronted end terraced house of brick construction surmounted by a pitched slate clad roof, benefiting from gas fired central heating but requiring modernisation and improvement throughout. The property is situated in a cul-de-sac forming part of an established residential area and Linden Road leads off Limehurst Avenue which in turn leads off Bridge Street (B589).

The property is located within approximately half a mile distance from Loughborough Town Centre, one mile distance from Loughborough University and two and a half miles distance to the east of the M1 Motorway (junction 23) providing access to the Midlands Motorway Network. Loughborough itself comprises of a popular Leicestershire Town which is well known for its University and is located between the cities of Leicester and Nottingham.

Accommodation:

Ground Floor:

Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen, Veranda/Rear Entrance with brick stores and wc

First Floor:

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and wc

Outside:

(Front) Walled foregarden

(Rear) Covered side passageway, rear yard/patio and overgrown garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 69

Prominent Freehold Commercial Premises
By Instruction of The Administrators of Yardley Holland Limited
 Guide Price: £80,000 to £90,000

154 Stafford Street, Walsall WS2 8EA

**Property Description:**

A substantial traditional built commercial premises predominantly of three storey brick construction surmounted by a pitched tile clad roof and prominently situated fronting Stafford Street. The property benefits from double fronted retail accommodation to the ground floor along with offices, storage and workshop premises to the remaining part of the building and in addition the property benefits from vehicular side access to a rear yard providing valuable storage and car parking.

The property is located south of the junction with Proffitt Street within approximately half a mile distance to the north of Walsall Town Centre and within approximately one and a half miles distance from the M6 Motorway (junction 10).

Planning:

The existing use of the premises has been duly established over many years and the property may be suitable for redevelopment including conversion to residential accommodation. All interested parties should discuss any proposals which they may have for the site with the local planning department at Walsall Council.

Current Occupancy:

The property is sold subject to a Licence to occupy in favour of P & M Tubes & Fittings Limited from 13th March 2014 on a month by month basis but not exceeding a total of 6 months at a Licence Fee of £500 per calendar month.

Accommodation:**Ground Floor:**

Recessed Entrance, Retail Shop (left hand side) with Rear Store, Inner Hall, Toilet and Rear Workshop, Retail Shop (right hand side) with Rear Office, Kitchen, Toilet and Rear Workshop

First Floor:

Stairs and Landing, Three Offices, Kitchenette, Store Room and Toilet

Second Floor:

Stairs and Landing, Two Rooms

Outside:

Forecourt, vehicular side access, brick paved yard/car parking area with open storage

Net Internal Area:

Ground Floor:	145.92sq.mtrs (1,570sq.ft)
First Floor:	86.07sq.mtrs (926sq.ft)
Second Floor:	47.97sq.mtrs (516sq.ft)
Total:	280sq.mtrs (3,013sq.ft)
Total Site Area:	0.15 acres (588sq.mtrs)

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



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



Energy Performance Certificate HM Government

Non-Dwelling Building

154 Stafford Street
WSA 8EA
WS2 8EA

Certificate Reference Number: 1022 0221 4700 9400 9400

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to best practicable for the type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.cottons.co.uk.

Energy Performance Asses Rating

More energy efficient

A+

A

B

C

D

E

F

G

Less energy efficient

Technical Information

Main heating fuel: Gas (Liquefied Petroleum Gas)

Heating system: Heating and Natural Ventilation

Year installed (Year new only): 2010

Building compliance (EPC rating): 3

Building compliance rate (EPC rating): 100.0%

Sanctions

Buildings subject to this rating are subject to sanctions if they fail to meet the minimum energy efficiency standard.

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LOT 70

Freehold Vacant Possession

Guide Price: £65,000 - £75,000

201 Uplands Road, Handsworth, Birmingham B21 8BT



Property Description:

A traditional semi detached house of brick construction surmounted by a pitched tile clad roof benefiting from UPVC double glazed windows but requiring complete modernisation and improvement throughout. Uplands Road leads directly off Sandwell Road (A4040) and the property is conveniently located within approximately three quarters of a miles distance from Soho Road providing access to a wide range of retail amenities and services and one miles distance from the M5 Motorway (Junction 1)

Accommodation:

Ground Floor:

Porch Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen

First Floor:

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

Outside:

(Front) Foregarden

(Rear) Shared pedestrian side access to a yard and overgrown garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

HARRY R. BARBER. FR.I.C.S.

CHARTERED SURVEYOR
ESTATE AGENT, VALUER AND AUCTIONEER

Announcement

We are pleased to announce that we are once again appointed as Auctioneer's to Coventry City Council whom we have acted for since 2009 successfully disposing of surplus properties throughout the city.

We are instructed to offer a range of Properties and Land on their behalf in our next auction sale to be held on 11th September 2014.

Please register your details with us if wish to receive advance notification of these properties.

In addition if you are considering selling a property in Coventry then we shall be pleased to hear from you.



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As recommended by

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JIB183.10.13

Sale Memorandum

Date

Name and address of **seller**

Name and address of **buyer**

The **lot**

The **price** (excluding any **VAT**)

Deposit paid

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

We acknowledge receipt of the deposit _____

Signed by the **buyer**

Signed by us as agent for the **seller**

The **buyer's** conveyancer is

Name

Address

Contact

Common Auction Conditions for Auction of Real Estate in England & Wales

(Edition 3 August 2009) Reproduced with the consent of the RICS No responsibility for loss occasioned to any person acting or refraining, from auction as a result of the material included in this publication can be accepted by the author or publisher. © Royal Institution of Chartered Surveyors August 2009

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

A5.3 **You** must before leaving the **auction**:

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

A5.4 If **you** do not **we** may either:

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

A5.5 The deposit:

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

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

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

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

A5.8 Where the **buyer** is a company **you** warrant that the **buyer** is properly constituted and able to buy the **lot**. Words in bold blue type have special meanings, which are defined in the Glossary. The general conditions (including any extra general conditions) apply to the **contract** except to the extent that they are varied by **special conditions** or by an **addendum**.

G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The **buyer** buys with full knowledge of:

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

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

G2. Deposit

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

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

G2.2 The deposit

- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and
- (b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.

G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the **seller** on **completion** or, if **completion** does not take place, to the person entitled to it under the **sale conditions**.

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

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

G3. Between contract and completion

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

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

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.4 Unless the **buyer** is already lawfully in occupation of the **lot** the **buyer** has no right to enter into occupation prior to **completion**.

G4. Title and identity

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

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

(a) The **buyer** may raise no requisition or objection to any of the **documents** that is made available before the **auction**.

(b) If the **lot** is registered land the **seller** is to give to the **buyer** within five **business days** of the **contract date** an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the **lot** is being sold.

(c) If the **lot** is not registered land the **seller** is to give to the **buyer** within five **business days** an abstract or epitome of title starting from the root of title mentioned in the **special conditions** (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the **buyer** the original or an examined copy of every relevant document.

(d) If title is in the course of registration, title is to consist of certified copies of:

- (i) the application for registration of title made to the land registry;
 - (ii) the **documents** accompanying that application;
 - (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iv) a letter under which the **seller** or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the **buyer**.
- (e) The **buyer** has no right to object to or make requisitions on any title information more than seven **business days** after that information has been given to the **buyer**.

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

(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the **buyer**; and

(b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the **lot** where the **lot** is leasehold property.

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

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

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

G5. Transfer

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

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

(b) the **seller** must approve or revise the draft **transfer** within five **business days** of receiving it from the **buyer**.

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

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

G6. Completion

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

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

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

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

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

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

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

G7. Notice to complete

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

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

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

- (a) terminate the **contract**;
- (b) claim the deposit and any interest on it if held by a stakeholder;
- (c) forfeit the deposit and any interest on it;
- (d) resell the **lot**; and
- (e) claim damages from the **buyer**.

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

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

G8. If the contract is brought to an end

If the **contract** is lawfully brought to an end:

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

G9. Landlord's licence

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

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

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

G9.4 The **seller** must:

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

G9.5 The **buyer** must:

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

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

G10. Interest and apportionments

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

G11.1 "Current rent" means, in respect of each of the **tenancies** subject to which the **lot** is sold, the instalment of

rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding **completion**.

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

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

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

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

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

G12. Management

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

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

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

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

G13. Rent deposits

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

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

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

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

G14. VAT

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

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

G15. Transfer as a going concern

G15.1 Where the **special conditions** so state:

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

G15.2 The **seller** confirms that the **seller**

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

G15.3 The **buyer** confirms that:

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

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

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

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

- (a) retain and manage the **lot** for the **buyer's** own benefit as a continuing business as a going concern subject to and with the benefit of the **tenancies**; and
 - (b) collect the rents payable under the **tenancies** and charge **VAT** on them
- G15.6 If, after **completion**, it is found that the sale of the **lot** is not a transfer of a going concern then:
- (a) the **seller's** conveyancer is to notify the **buyer's** conveyancer of that finding and provide a **VAT** invoice in respect of the sale of the **lot**;
 - (b) the **buyer** must within five **business days** of receipt of the **VAT** invoice pay to the **seller** the **VAT** due; and
 - (c) if **VAT** is payable because the **buyer** has not complied with this **condition** G15, the **buyer** must pay and indemnify the **seller** against all costs, interest, penalties or surcharges that the **seller** incurs as a result.

G16. Capital allowances

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

respect of the **lot**.

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

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

G16.4 The **seller** and **buyer** agree:

(a) to make an election on **completion** under Section

198 of the Capital Allowances Act 2001 to give effect to this **condition** G16; and

(b) to submit the value specified in the **special conditions** to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17. Maintenance agreements

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

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

G18. Landlord and Tenant Act 1987

G18.3 This **condition** G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.

G18.2 The **seller** warrants that the **seller** has complied with sections 58 and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19. Sale by practitioner

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

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

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

G19.4 The **lot** is sold:

(a) in its condition at **completion**;

(b) for such title as the **seller** may have; and

(c) with no title guarantee; and the **buyer** has no right to terminate the contract or any other remedy if information provided about the **lot** is inaccurate, incomplete or missing.

G19.5 Where relevant:

(a) the **documents** must include certified copies of those under which the **practitioner** is appointed, the document of appointment and the **practitioner's** acceptance of appointment; and

(b) the **seller** may require the **transfer** to be by the lender exercising its power of sale under the Law of Property Act 1925.

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

G20. TUPE

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

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

(a) The **seller** must notify the **buyer** of those employees whose contracts of employment will transfer to the **buyer** on **completion** (the "Transferring Employees"). This notification must be given to the **buyer** not less than 14 days before **completion**.

(b) The **buyer** confirms that it will comply with its obligations under **TUPE** and any **special conditions** in respect of the Transferring Employees.

(c) The **buyer** and the **seller** acknowledge that pursuant and subject to **TUPE**, the contracts of employment between the Transferring Employees and the **seller** will transfer to the **buyer** on **completion**.

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

G21. Environmental

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

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

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

G22. Service Charge

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

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

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

(a) service charge expenditure attributable to each **tenancy**;

(b) payments on account of service charge received from each tenant;

(c) any amounts due from a tenant that have not been received;

(d) any service charge expenditure that is not attributable to any **tenancy** and is for that reason irrecoverable.

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

(a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account;

(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five **business days** of receipt in cleared funds; but in respect of payments on account that are still due from a tenant **condition** G11 (**arrears**) applies. G22.5 In respect of service charge expenditure that is not attributable to any **tenancy** the **seller** must pay the expenditure incurred in respect of the period before **actual completion date** and the **buyer** must pay the expenditure incurred in respect of the period after **actual completion date**. Any necessary monetary adjustment is to be made within five **business days** of the **seller** providing the service charge account to the **buyer**.

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

(a) the **seller** must pay it (including any interest earned on it) to the **buyer** on **completion**; and

(b) the **buyer** must covenant with the **seller** to hold it in accordance with the terms of the **tenancies** and to indemnify the **seller** if it does not do so.

G23. Rent reviews

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

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

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

be unreasonably withheld or delayed.

G23.4 The **seller** must promptly:

(a) give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and

(b) use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.

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

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

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

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

G24. Tenancy renewals

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

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

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

G24.4 Following **completion** the **buyer** must:

(a) with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;

(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the **tenancy** and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and

(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed **tenancy**) account to the **seller** for the part of that increase that relates to the **seller's** period of ownership of the **lot** within five **business days** of receipt of cleared funds.

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

G25. Warranties

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

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

(a) on **completion** assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and

(b) apply for (and the **seller** and the **buyer** must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by **completion** the warranty must be assigned within five **business days** after the consent has been obtained.

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

(a) hold the warranty on trust for the **buyer**; and

(b) at the **buyer's** cost comply with such of the lawful instructions of the **buyer** in relation to the warranty as do not place the **seller** in breach of its terms or expose the **seller** to any liability or penalty.

G26. No assignment

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

G27. Registration at the Land Registry

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

(a) procure that it becomes registered at Land Registry as proprietor of the **lot**;

(b) procure that all rights granted and reserved by the lease under which the **lot** is held are properly noted against the affected titles; and

(c) provide the **seller** with an official copy of the register relating to such lease showing itself registered as proprietor.

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

(a) apply for registration of the **transfer**;

(b) provide the **seller** with an official copy and title plan for the **buyer's** new title; and

(c) join in any representations the **seller** may properly make to Land Registry relating to the application.

G28. Notices and other communications

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

G28.2 A communication may be relied on if:

(a) delivered by hand; or

(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or

(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the **sale memorandum**) by a postal service that offers normally to deliver mail the next following **business day**.

G28.3 A communication is to be treated as received:

(a) when delivered, if delivered by hand; or

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

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

G29. Contracts (Rights of Third Parties) Act 1999

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

**A full copy of the Common Auction Conditions including the Glossary can be found at:
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