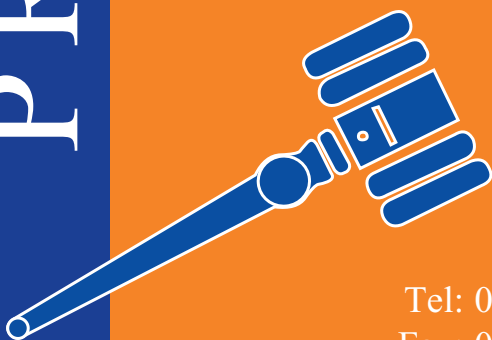


PROPERTY AUCTION

Cottons
Chartered Surveyors

**THURSDAY
15TH SEPTEMBER 2011
AT 11.00 AM**

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



Tel: 0121 247 2233
Fax: 0121 247 1233
E-mail: auctions@cottons.co.uk

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors. These conditions are available for inspection at the Vendors Solicitors office, 5 working days before the sale and may also be inspected in the sale-room prior to the auction sale but they will NOT then be read.

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

AUCTIONEERS ADVICE

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

1. It is important for you to view the property and satisfy yourself as to the condition, obtaining any Surveyors reports you may feel appropriate. Viewing arrangements for each Lot are shown in the catalogue. Inspection of investment properties, is by courtesy of the tenant(s) and full consideration should be given to their occupancy.
2. It is assumed that interested parties have carefully inspected the relevant properties and made appropriate pre-contract searches and enquiries. 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 fitments, drains and any other pipework, appliances, heating systems and electrical fitments. Prospective purchasers are advised to undertake their own investigations.
6. It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.
7. 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 enquiries relating to whether or not VAT will be charged in addition to the purchase price for a particular Lot.

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.

Auction Sale

101 LOTS

Comprising of a range of Residential and Commercial Vacant and Investment properties along with Freehold Land, Freehold Agricultural Land and Freehold Development Opportunities and Freehold Public House

41	Freehold Vacant Residential
16	Freehold Vacant Commercial
11	Freehold Residential Investment
1	Freehold Agricultural Land
3	Freehold Commercial Properties
3	Freehold Commercial Investment
3	Development Land
1	Freehold Development Opportunity
3	Freehold Land
1	Freehold Public House
3	Freehold Residential Properties
1	Leasehold Commercial Investment
1	Leasehold Residential Properties
3	Leasehold Residential Investment
1	Leasehold Vacant Commercial
9	Leasehold Vacant Residential

ORDER OF SALE

Lot Property

1	61 TRESHAM ROAD, GREAT BARR	Freehold Vacant Residential
2	12 HAMPTON ROAD, ASTON	Freehold Vacant Residential
3	48 RAWLINGS ROAD, SMETHWICK	Freehold Residential Investment
4	64 DEAKIN ROAD, ERDINGTON	Freehold Vacant Residential
5	12 ST. DOMINICS ROAD, BIRMINGHAM	Freehold Vacant Residential
6	208 CHERRYWOOD ROAD, BORDESLEY GREEN	Freehold Vacant Residential
7	14 OMBERSLEY ROAD, BALSALL HEATH	Freehold Commercial Investment
8	84 ST. ANNES ROAD, WILLENHALL	Freehold Vacant Commercial
9	50 WADHURST ROAD, EDGBASTON	Freehold Vacant Residential
10	401 LODGE ROAD, HOCKLEY	Freehold Vacant Commercial
11	57 PARGETER ROAD, SMETHWICK	Freehold Vacant Residential
12	3 HIGH STREET, MARKET DRAYTON	Freehold Vacant Commercial
13	612 COVENTRY ROAD, SMALL HEATH	Freehold Commercial/Residential
14	41 CATESWELL ROAD, HALL GREEN	Freehold Vacant Residential
15	58 GLENWOOD ROAD, KINGS NORTON	Freehold Vacant Residential
16	20 LOCK HOUSE, WATERSIDE, SHIRLEY	Freehold Offices
17	7 WOLVERHAMPTON ROAD, BLOXWICH	Freehold Vacant Restaurant
18	145 COLES LANE, SUTTON COLDFIELD	Freehold Vacant Residential
19	78 JOHNSON ROAD, WEDNESBURY	Freehold Vacant Residential
20	3/13 BOLDMERE ROAD, SUTTON COLDFIELD	Leasehold Commercial/Residential Investment
21	THE RED LION PH, 270 SOHO ROAD, BIRMINGHAM	Freehold Public House
22	DEVELOPMENT AT SPRINGFIELD ROAD, SUTTON COLDFIELD	Freehold Development Land
23	THE SURGERY KERRIA CENTRE, KERRIA ROAD, TAMWORTH	Freehold Development Opportunity
24	LAND ADJ 25 KENWOOD CLOSE - REF: SL K1	Freehold Land
25	1A, 1B, 1C & 1D HILTON ROAD, TIVIDALE, OLDBURY	Freehold Vacant Residential Investment
26	163 NETHERCOTE GARDENS, SHIRLEY	Leasehold Vacant Residential
27	5 KITCHENER ROAD, SELLY PARK	Freehold Residential Investment
28	242 ALBERT ROAD, ASTON	Freehold Vacant Residential
29	53 AYLESFORD ROAD, HANDSWORTH	Freehold Vacant Residential
30	496 CITY ROAD, BIRMINGHAM	Freehold Residential Investment
31	CONWAY VILLA, 7 CRESCENT ROAD, WEDNESBURY	Freehold Vacant Residential
32	21 THE SQUARE, LICHFIELD ROAD, WILLENHALL	Leasehold Vacant Residential
33	FORMER PUBLIC TOILETS, LIVINGSTONE ROAD, COVENTRY	Freehold Vacant Commercial
34	21 CLARENDON ROAD, EDGBASTON	Freehold Vacant Residential
35	9 & 11 ST. AUGUSTINES ROAD, EDGBASTON	Freehold Vacant Residential
36	14 MOSTYN ROAD, HANDSWORTH	Freehold Vacant Residential
37	11 GRESHAM ROAD, HALL GREEN	Freehold Vacant Residential
38	1 RAWLINS CROFT, CASTLE VALE	Freehold Vacant Residential
39	3 BOULTON WALK, BIRMINGHAM	Freehold Vacant Residential
40	7 JOHNSON ROAD, ERDINGTON	Freehold Vacant Residential
41	13 ANDERSON ROAD, SMETHWICK	Freehold Vacant Residential
42	51 HICKORY DRIVE, EDGBASTON	Leasehold Vacant Residential
43	FLAT 4, 369 GILLOTT ROAD, BIRMINGHAM	Leasehold Residential Investment
44	FLAT 5 PORTLAND PLACE, PORTLAND ROAD, BIRMINGHAM	Leasehold Residential
45	26 HARDEN CLOSE, WALSALL	Leasehold Vacant Residential
46	149 & 151 SOUTH ROAD, ERDINGTON	Freehold Vacant Residential
47	157, 159, 161, 163 & 167 SOUTH ROAD, ERDINGTON	Freehold Vacant Residential



48	169 SOUTH ROAD, ERDINGTON	Freehold Vacant Residential
49	171 SOUTH ROAD, ERDINGTON	Freehold Vacant Residential
50	318 WELLINGTON ROAD, PERRY BARR	Leasehold Vacant Residential
51	27 WILTSHIRE CLOSE, BEDWORTH	Freehold Vacant Residential
52	9 HECKLEY ROAD, EXHALL	Leasehold Residential Investment
53	20 LAUREL ROAD, TIPTON	Freehold Vacant Residential
54	FLAT 3, THE POPLARS. PARK ROAD, BLOXWICH	Leasehold Vacant Residential
55	UNIT 2 ARDATH ROAD, KINGS NORTON	Freehold Vacant Commercial
56	STAMBERMILL WORKS, BAGLEY STREET, STOURBRIDGE	Freehold Commercial Property
57	UNIT 1 & 1A TIMMIS ROAD, STOURBRIDGE	Freehold Commercial Property
58	302 DUDLEY ROAD, ROWLEY REGIS	Freehold Vacant Residential
59	FLAT 1 BELL COURT, BELL STREET SOUTH, BRIERLEY HILL	Leasehold Vacant Residential
60	23 & 25 PORTLAND ROAD, EDGBASTON	Freehold Investment Opportunity
61	178 BRIDGE STREET WEST, BIRMINGHAM	Freehold Vacant Residential
62	LAND SOUTH OF 40 - 48 LYE CROSS ROAD	Freehold Land
63	58 SWINDON ROAD, EDGBASTON	Freehold Residential Investment
64	63 ST. MARYS ROAD, BEARWOOD	Freehold Residential Investment
65	4/4A HIGH STREET, DROITWICH	Freehold Commercial Property
66	201 SHAWHURST LANE, HOLLYWOOD	Freehold Vacant Residential
67	15 SOUTH TERRACE, 216 MAIN STREET, DICKENS HEATH	Leasehold Vacant Residential
68	LAND AT LAUNDRY COTTAGE, BEAUMARIS ROAD, NEWPORT	Freehold Land with Potential
69	LAND AT CLIFFE DRIVE, BIRMINGHAM	Freehold Yard
70	300 PORTLAND ROAD, BIRMINGHAM	Freehold Vacant Residential
71	119 LIME STREET, WOLVERHAMPTON	Freehold Vacant Residential
72	43 MILTON ROAD, WOLVERHAMPTON	Freehold Vacant Residential
73	95 CAMBERLEY, BEACON VIEW ROAD, WEST BROMWICH	Leasehold Residential Investment
74	113 CAMBERLEY, BEACON VIEW ROAD, WEST BROMWICH	Leasehold Vacant Residential
75	42 HUNTON ROAD, ERDINGTON	Freehold Vacant Residential
76	2 REASIDE CRESCENT, BIRMINGHAM	Freehold Vacant Commercial
77	34 SOMERSET ROAD, ERDINGTON	Freehold Residential Investment
78	9 CLIFFORD ROAD, SMETHWICK	Freehold Residential Investment
79	14 CLIFFORD ROAD, SMETHWICK	Freehold Residential Investment
80	58 ROSEFIELD ROAD, SMETHWICK	Freehold Vacant Residential
81	138 THIMBLEMILL ROAD, SMETHWICK	Leasehold Vacant Residential
82	584 STRATFORD ROAD, SPARKHILL	Freehold Vacant Residential
83	167 BORDESLEY GREEN EAST, BORDESLEY GREEN	Freehold Commercial Premises
84	168 AUBREY ROAD, SMALL HEATH	Freehold Vacant Residential
85	1 WASHWOOD HEATH ROAD, BIRMINGHAM	Freehold Vacant Commercial
86	3 - 5 WASHWOOD HEATH ROAD, BIRMINGHAM	Freehold Vacant Commercial
87	7 - 9 WASHWOOD HEATH ROAD, BIRMINGHAM	Freehold Vacant Commercial
88	11 WASHWOOD HEATH ROAD, BIRMINGHAM	Freehold Vacant Commercial
89	13 - 15 WASHWOOD HEATH ROAD, BIRMINGHAM	Freehold Vacant Commercial
90	17 WASHWOOD HEATH ROAD, BIRMINGHAM	Freehold Vacant Commercial
91	2 ALUM ROCK ROAD, BIRMINGHAM	Freehold Vacant Commercial
92	2B ALUM ROCK ROAD, BIRMINGHAM	Freehold Vacant Commercial
93	UNIT 1, 102 THE ORB, CARVER STREET, BIRMINGHAM	Long Leasehold Office Unit
94	LAND AND BUILDINGS ON THE WEST SIDE OF FRIARY ROAD, HANDSWORTH	Freehold Garage Yard
95	AGRICULTURAL LAND OFF COPPICE LANE, HAMMERWICH	Freehold Agricultural Land
96	8 BAXTER AVENUE, KIDDERMINSTER	Freehold Residential
97	9 BAXTER AVENUE, KIDDERMINSTER	Freehold Residential
98	10 BAXTER AVENUE, KIDDERMINSTER	Freehold Residential
99	43 GROSVENOR STREET, WOLVERHAMPTON	Freehold Vacant Residential
100	271 ALVECHURCH ROAD, BIRMINGHAM	Freehold Vacant Residential
101	924 CHESTER ROAD, ERDINGTON	Freehold Vacant Residential

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

Valuers Ian M. Axon, Stephen D Sutton FRICS,
Dan O'Malley B.Sc.(Hons) HND

Auction Manager Sue Worrall

Auction Team Peter C. Longden FRICS, Mark M. Ward
AssocRICS Kevin Hogan, Nada Turton, Jayne Turton, Tricia Doyle,
Hughie McCourt, Derek Dolphin and Julie Elcock.

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.



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

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 1.95% surcharge is payable.

New Money Laundering Regulations have been introduced by the Government affecting Auctioneers from 1st March 2004 and governing the way in which auction deposits are taken.

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

- **Bank/Building Society Draft**
- **Personal/Company Cheque (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 Payments or Business Card**
(Please note we only accept Visa and MasterCard)
(credit card payments are subject to a surcharge of 1.95%) All cards must be Chip & Pin enabled.

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

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

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

AUCTION DEPOSITS

Auction deposits may be paid by the following methods

Bank/Building Society draft

*Debit/Credit Card
(credit card payments subject to a surcharge of 1.95%)*

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 1.95% surcharge is payable.

*Personal/Company Cheque
(All cheques must be accompanied by a Bank/Building Society statement showing proof of funds)*

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



61 Tresham Road, Great Barr, Birmingham B44 9UA

Property Description:

A semi-detached property of part rendered brick construction set back from the road behind a gravelled foregarden. The property requires complete modernisation and repair having suffered an electrical fire. Tresham Road is located off Birdbrook Road which in turn can be found off Dyas Road.

Accommodation:

Ground Floor:

Kitchen (no fitments) Lounge

First Floor:

Two bedrooms and bathroom with panelled bath washbasin and wc

Outside:

(Front) Gravelled foregarden

(Rear) Garden with off road parking to the rear access via a service road



Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

By Instruction of the Joint LPA Receivers Freehold Vacant Possession

12 Hampton Road, Aston, Birmingham B6 6AE

Property Description:

A traditional three storey mid terraced house of brick construction surmounted by a pitched replacement tile clad roof, offering extensive and well laid out accommodation benefiting from UPVC double glazed windows and part gas fired central heating. In addition to the existing accommodation, a two storey extension to the rear has been partly constructed and the buyer will be responsible for its removal following the receipt of an enforcement notice from Birmingham City Council. Hampton Road leads off Trinity Road which in turn leads off Birchfield Road (A34).

Accommodation

Ground Floor

UPVC Double Glazed Porch, Small Office leading off, Entrance Hall and Reception Hall, Front Reception Room, Rear Reception Room, Dining Room with Cellar access, Kitchen, Shower Room with glazed shower, vanity wash basin, Separate WC and wash basin

First Floor

Stairs and Landing, Bedroom One (Double), Bedroom Two (Double),



Bedroom Three (Single), Bedroom Four (Double), Bathroom with panelled bath, vanity wash basin and wc

Second Floor

Stairs to Landing Room, Bedroom Five (Double) and Box Room

Outside

(Front) Walled forecourt
(Rear) Garden and a two storey extension comprising of a concrete block shell only

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

LOT 3**By Instruction of the Joint LPA Receivers
Freehold Investment**

**48 Rawlings Road,
Smethwick,
West Midlands B67 5AA**

Property Description:

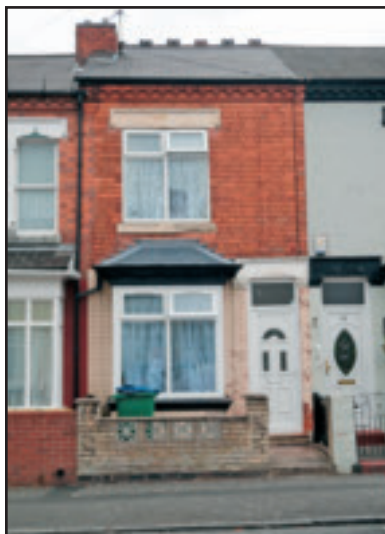
A traditional mid terraced house of brick construction surmounted by a pitched slate clad roof, set back from the road behind a walled forecourt. Rawlings Road forms part of a popular residential area and leads directly between Bearwood Road and Reginald Road within convenient access to a wide range of local retail shops and amenities.

The property is currently let producing a rental of £6,900 per annum

Note: The Receivers are not in receipt of a copy tenancy agreement nor can they confirm the type of tenancy.

Accommodation:

Whilst the property has not been inspected, we understand the property benefits from Two Bedrooms

**Legal Documents:**

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

LOT 4**Freehold Vacant Possession**

**64 Deakin Road Erdington
Birmingham B24 9AH**

Property Description:

A semi-detached bungalow of rendered brick construction surmounted by a tiled roof set back from the road behind a walled fore-garden. The property benefits from having part UPVC double glazing and has been extended to the rear however it does require modernisation and improvement throughout. Deakin Road is located off Ward End Road (A4040) and is within approximately a quarter miles distance from Erdington High Street and a further half miles distance from Junction 6 of the M6 Motorway.

Accommodation:**Ground Floor:**

Entrance Hallway, Two bedrooms, Kitchen, Bathroom, Former kitchen area

Outside:

(Front) Walled fore-garden

(Rear) Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS



12 St. Dominics Road, Erdington, Birmingham B24 8LL

Property Description:

A mid terraced property of brick construction surmounted by a tiled roof set back from the road behind a lawned foregarden. The property benefits from having UPVC double glazing, gas fired central heating and is offered for sale in a presentable condition. St. Dominics Road is located off both Hawkesyard Road and Tyburn Road (A38).

Accommodation:

Ground Floor:

Entrance Hallway, Lounge, Kitchen, Bathroom having panelled bath, washbasin and wc

First Floor:

Three Bedrooms

Outside:

(Front) Lawned foregarden
(Rear) Garden



Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

208 Cherrywood Road, Bordesley Green, Birmingham B9 4UR

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched replacement tile clad roof, requiring modernisation and improvement throughout. Cherrywood Road forms part of an established predominantly residential area and is situated off Pretoria Road which in turn leads off Bordesley Green (B4128)

Accommodation:

Ground Floor:

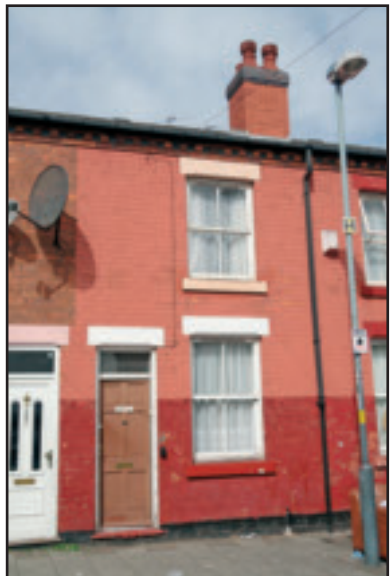
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Rear Entrance Hall, Bathroom with bath, wash basin and wc

First Floor:

Stairs and Landing, Bedroom One, Bedroom Two intercommunicating with Bedroom Three

Outside:

(Rear) Enclosed yard, shared pedestrian access and a separate garden



Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



14 Ombersley Road, Balsall Heath, Birmingham B12 8XD

Property Description:

A traditional corner shop premises having a self contained flat over and of brick construction surmounted by a pitched slate clad roof. The property is prominently situated at the junction with Woodfield Road in an established and predominantly residential area which leads directly off Moseley Road.

Rental Information:

Ground Floor:

Retail Shop: Let for a term of approximately 10 years from 2007 at a rental of £500 per calendar month (£6,000 per annum)

The Receivers are not in possession of a copy lease and all interested parties must satisfy themselves in respect of the exact lease term/rental

First Floor Flat: Let on an Assured Shorthold Tenancy at a rental of £400 per calendar month (£4,800 per annum)

Total rental Income:

£900 per calendar month (£10,800 per annum)

Accommodation:

Ground Floor:

Corner Retail Shop: 41.73sq.mtrs (449sq.ft), Hallway, Two Store Rooms, Rear Entrance Hall, Cloak Room with wc and wash basin

First Floor Flat:

External stairs to: Entrance Hall, Living Room, Kitchen, Bathroom and Two Bedrooms

Outside:

Rear yard area accessed from Woodfield Road

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233





**84 St. Annes Road, Willenhall,
West Midlands WV13 1DT**

Property Description:

A two storey commercial property of brick construction surmounted by a tiled roof and set back from the road behind a driveway allowing for vehicular access into the property. The building is set in a site extending to approximately 218 sq.m. (2352 sq.ft.). The property requires modernisation, improvement and repair throughout. The property is located on St. Annes Road close to the junction with both Victoria Street and Nelson Street.

Accommodation:
Ground Floor:

Front Entrance ,Hallway, Office, Workshop Area with vehicular access, Rear Workshop and Two Rear Offices.

First Floor:

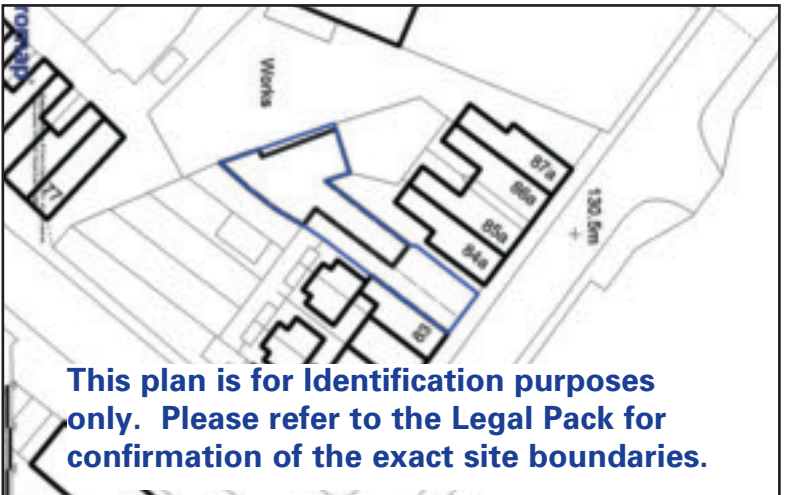
Three Rooms

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk



50 Wadhurst Road, Edgbaston, Birmingham B17 8JE

Property Description:

A three bedroomed semi-detached property set back from the road behind a lawned foregarden and paved driveway allowing for off road parking and access to garage. The property benefits from having UPVC double glazing and gas fired central heating however does require some modernisation and improvement. Wadhurst Road is located off City Road (A4040).

Accommodation:

Ground Floor:

Entrance Hallway, Lounge, Dining Room, Kitchen

First Floor:

Three Bedrooms and Bathroom and having panelled bath, washbasin and wc

Outside:

(Front) Lawned foregarden
(Rear) Garden

Legal Documents:



Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233


LOT 10
Freehold Vacant Possession

401 Lodge Road, Hockley, Birmingham B18 5PW

Property Description:

A three storey traditional built mid terraced retail shop with living accommodation over and a rear yard containing an extensive range of two storey outbuildings. The property is situated directly fronting Lodge Road which leads off Heaton Street and in turn leads off Icknield Street Ring Road (A4540). The rear outbuildings may offer some redevelopment potential and the retail shop has previously been used as both a bakers' and a butchers' shop and may be suitable for alternate uses subject to obtaining the relevant planning consents.

Accommodation

Ground Floor

Retail Shop: 28.87sq.mtrs (310sq.ft)
Preparation Room: 8.99sq.mtrs (96sq.ft)
Rear Room/Store: 11.55sq.mtrs (124sq.ft)

Rear Entrance Hall with
Stairs to:

Storage/Living Accommodation

First Floor

Three Rooms

Second Floor

One Room

Outside

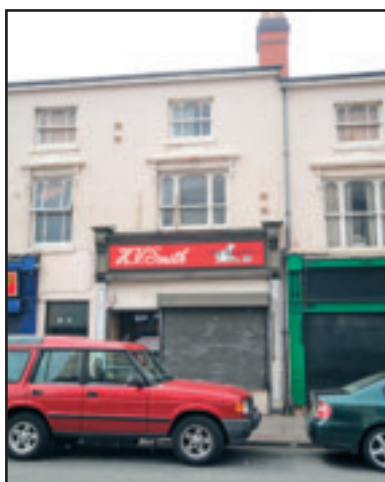
Shared pedestrian entry access to rear yard with an extensive range of dilapidated two storey buildings

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.



57 Pargeter Road, Smethwick, West Midlands, B67 5HY

Property Description:

A mid-terraced property set back from the road behind a walled foregarden. The property benefits from having part UPVC double glazed windows however does require some modernisation and improvement. Pargeter Road is located off both Thimblemill Road and Abbey Road.

Accommodation:

Ground Floor:

Entrance Hallway, Lounge, Dining Room, Kitchen, stairs to first floor

First Floor:

Having two bedrooms and bathroom having panelled bath, washbasin and wc

Outside:

(Front) Walled foregarden

(Rear) Garden



Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

3 High Street, Market Drayton, Shropshire TF9 1PY

Property Description:

A substantial three storey mid terraced retail unit of traditional brick construction surmounted by a pitched roof and being located in the heart of Market Drayton town centre. The property, which has recently undergone a degree of internal refurbishment, benefits from A5 Planning Consent for the use as hot food takeaway. Nearby occupiers include HSBC Bank, Wilkinsons Stores, Iceland and Clinton Cards.

Accommodation:

Ground Floor:

Retail area 48.1 sq metres (518 sq ft)
Rear Store 26.8 sq metres (289 sq ft)
W.C.

First Floor:

Room 1 5.2 sq metres (164 sq ft)
Room 2 32.5 sq metres (349 sq ft)

Second Floor:

Room 1 24.9 sq metres (268 sq ft)
Rooms 2 & 3 (partitioned) 15 sq metres (161 sq ft)

Planning:

The property benefits from Planning Consent for change of use of the Ground Floor to A5, hot food take



away, granted 11 August 2009 (Ref – 09/01548/FUL) by Shropshire Council

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

By Instruction of the Mortgagees Not In Possession Freehold Retail Unit with Residential Accommodation Above



**612 Coventry Road, Small Heath,
Birmingham B10 0UT**

Property Description:

A traditional built three storey property of brick construction surmounted by a pitched tile clad roof occupying a corner position prominently situated at the junction with St Oswald's Road and benefiting from vehicular access located to the rear. Coventry Road contains a wide range of retail amenities and services serving the surrounding densely populated residential catchment area.

Planning:

Records contained on the Birmingham City Council Planning website state the following:

Planning consent was granted on 17th February 1997 (ref: 1996/04552/PA) for the erection of a storage building at the rear with rear first floor bedroom extension to flat and provision of a new vehicular access.

Accommodation:

Whilst the property has not been inspected internally, we have referred to records contained on the Valuation Office Agency website.

Ground Floor:

Retail Shop and Internal Storage

First Floor:

Flat/Living Accommodation

Outside:

(Rear) Yard Area/Parking with access from St Oswald's Road

Important Note:

The property is being sold on behalf of the Mortgagees who under the terms of the mortgage have exercised their right to dispose of the property and recover their outstanding charge. The mortgagees are not in possession of the property and neither can they provide any warranty or confirmation as to whether or not the property is occupied nor can they provide confirmation of any tenancies that may or may not be in place.

All interested parties should make their own enquiries prior to bidding. No access arrangements will be available for viewings/surveys/valuations either before or after the auction sale and all interested parties bid for the property on this basis.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Not Applicable



**41 Cateswell Road,
Hall Green,
Birmingham, B28 8NB**

Property Description:

A semi-detached property of rendered brick construction surmounted by a tiled roof set back from the road behind a concrete fore-garden. The property benefits from having UPVC double glazing however does require some modernisation and improvement. Cateswell Road is located off both Shaftmoor Lane (B4217) and the Stratford Road (A34) close to the junction with Colebank Road.

Accommodation:

Ground Floor:

Entrance hallway, lounge, rear reception room with wc off, dining room and kitchen (no fitments)

First Floor:

Three Bedrooms and Bathroom having shower cubicle (no further fitments)



Outside:

(Front) Concrete fore-garden
(Rear) Lawned garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

**58 Glenwood Road,
Kings Norton,
Birmingham B38 8HF**

Property Description:

A traditional semi detached house of brick construction surmounted by a hipped tile clad roof, requiring modernisation and improvement and benefiting from gas fired central heating, UPVC double glazed windows and a garage located to the rear. Glenwood Road forms part of an established residential area and is located directly off Redditch Road (A41) with an approximately one mile distance from Kings Norton Green which provides access to a wide range of local retail amenities and services.

Accommodation

Ground Floor

Vestibule Porch, Reception Hall, Through Lounge/Dining Room, UPVC Double Glazed Conservatory, Kitchen with Pantry, Covered Side Passageway

First Floor

Stairs and Landing, Bedroom One, Bedroom Two, Bedroom Three (Box Room), Bathroom with panelled bath having electric shower over, pedestal wash basin and wc



Outside

(Front) Paved driveway providing off road parking
(Rear) Paved patio, predominantly lawned garden, L-Shaped garage/workshop having rear vehicular access from a shared driveway

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



Unit 20 Lock House, Waterside, Dickens Heath, Shirley, Solihull B90 1UD

Description:

A ground floor office unit forming part of a modern mixed use development. Waterside is located off Mereways which is a continuation of Rumbush Lane and the property is located close to the Southern boundary of Dickens Heath which comprises of a newly constructed village located to the South West of Solihull and containing a variety of modern housing and apartments along with a range of shops, a school and other public amenities.

Accommodation

The Auctioneers have not carried out internal inspection. We have inspected the property externally and it comprises an L shaped office shell unit with twin entrances and cloakroom with wc. Gross Internal Area: 63.6 sq. mtrs (684 sq. ft.) approximately

Important Note: The property is being sold on behalf of the Mortgagees

who under the terms of the mortgage have exercised their right to dispose of the property and recover their outstanding charge. The mortgagees are not in possession of the property and neither can they provide any warranty or confirmation as to whether or not the property is occupied nor can they provide confirmation of any tenancies which may or may not be in place. All interested parties should make their own enquiries prior to bidding. No access arrangements will be available for viewings/surveys/valuations either before or after the auction sale and all interested parties bid for the property on this basis.

Leasehold Information

Term: 999 years from 1st January 2003
Ground Rent and Service Charge: Refer to legal pack

Legal Documents:

Available at www.cottons.co.uk





7 Wolverhampton Road, Bloxwich, Walsall WS3 2EY

Property Description:

A two storey end terraced property of rendered brick construction surmounted by a pitched tile clad roof comprising of a ground floor shop previously used as a bistro/restaurant premises along with a flat/living accommodation to the first floor over. The property is situated at the junction of Wolverhampton Road and Wightwick Close within a short distance from Bloxwich High Street (A34). The property offers well laid out accommodation which has generally been well maintained and benefits from gas fired central heating.

Planning:

With reference to the planning section on Walsall Council Website, we

understand the property was granted planning consent on 10/6/2005 (Ref: 05/1197/FL/E3) for change of use from Shop to Coffee Shop on the ground floor and further planning consent was granted dated 3/4/2006 (Ref: 06/0579/FL/E9) to vary a condition of planning consent to extend opening hours to 23.00 hours Monday to Saturday inclusive.

All interested parties should contact the local planning department of Walsall Council for clarification of the planning status prior to bidding.

Ground Floor:

Bistro/Restaurant Area with approximately 20 covers, Meter/Store Cupboard, Kitchen, Lobby, Disabled WC with wash basin, Side Entrance Hall



First Floor:

Stairs to:
Lounge, Landing Area, Store Room/
Study, Shower Room with glazed
shower enclosure, pedestal wash basin
and wc, Bedroom with Mezzanine
Storage Area

Gross Internal Area:

Ground Floor: 49.95 sq. mtrs. (537 sq.
ft.) approximately

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





**145 Coles Lane, Sutton Coldfield,
West Midlands, B72 1NL**

Property Description:

A end-terraced property of brick construction surmounted by a tiled roof set back from the road behind a walled fore-garden. The property benefits from having well laid out accommodation and includes UPVC double glazing, gas fired central heating and modern kitchen fitments. Coles Lane is located off Holland Road and the property is within approximately a quarter of a miles distance from Sutton Coldfield Centre.

First Floor:

Having two double bedrooms

Outside:

(Front) Walled fore-garden
(Rear) Lawned garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Accommodation:
Ground Floor:

Lounge, dining room, kitchen, inner lobby and bathroom having panelled bath wash basin and wc stairs to first floor





78 Johnson Road, Wednesbury, West Midlands WS10 0ES

Property Description:

A three bedroomed semi-detached property surmounted by a tiled roof set back from the road behind a lawned foregarden. The property benefits from having UPVC double glazing. Johnson Road is located off Crankhall Lane.

Outside:

(Front) Lawned garden

(Rear) Garden

Legal Documents:

Available at www.cottons.co.uk

Accommodation:
Ground Floor:

Entrance Hallway, Lounge, Kitchen, wc

Viewings:

Via Cottons – 0121 247 2233

First Floor:

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



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on **Thursday 20th October 2011** at **Aston Villa Football Club, Aston Villa, Birmingham**. please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.





3-13 Boldmere Road, Sutton Coldfield, West Midlands, B73 5UY

Property Description:

The property comprises a Parade of retail shops with residential accommodation over located in the busy shopping centre of Boldmere and fronting to Boldmere Road - B4142 virtually at the junction with Jockey Lane - A453. The surrounding area is predominantly residential and provides a good catchment area for the Parade. Sutton Coldfield itself is located approximately 5 miles to the north-east of Birmingham City Centre. The property is of brick construction with a flat roof. The Duplex Flats above 3, 5 and 7, and the upper commercial accommodation to Units 9, 11 and 13 are approached by a separate side entrance and the Duplex flats are completely self-contained. With the exception of No 5, the property is fully let and No 5 is at the time of preparation of these details "Under Offer" and it is anticipated that a Lease will be in place as at the date of the Auction.

3 Boldmere Road

A Lock up shop currently used as an Accountants Office with a floor area of 58 sq m (624 sq ft)

3A Boldmere Road

A Duplex Flat with separate rear access comprising; Terrace leading to Hallway, Living Room, Kitchen,

and Store on the First Floor, and 2 Bedrooms and Bathroom on the Second Floor.

5 Boldmere Road

A Lock up Shop and Duplex flat, vacant at present, the shop has a floor area of 57.5 sq m (618 sq ft). The Duplex Flat with separate rear access comprises: Terrace leading to Hallway, Living Room, Kitchen, and Store on the First Floor, and 2 Bedrooms and Bathroom on the Second Floor.

7 Boldmere Road

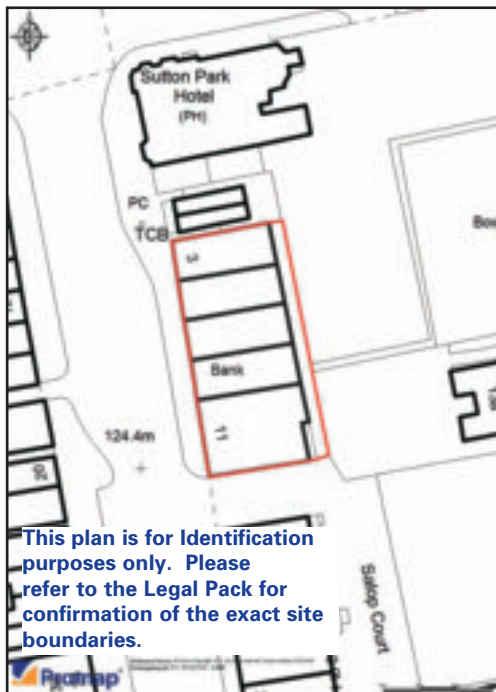
A Lock up Shop and Duplex flat, used as an Estate Agents Office which has a floor area of 57.5 sq m (618 sq ft). The Duplex Flat with separate rear access comprises: Terrace leading to Hallway, Living Room, Kitchen, and Store on the First Floor, and 2 Bedrooms and Bathroom on the Second Floor.

9 Boldmere Road

An office unit on three floors. Ground Floor 61.7sq m (664 sq ft), First Floor 26.2 sq m (282 sq ft), and Second Floor 13.5 sq m (145 sq ft)

11/13 Boldmere Road

A Retail Unit used as a Bridal Shop on three floors. Ground Floor 131.7 sq m (1417 sq ft) First Floor 123.9 sq m (1333 sq ft) Second Floor 67.1 sq m (722 sq ft)



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

Lease Terms

All Commercial Leases are on full repairing and insuring terms as follows:-

	Lessee Term	Rental	per annum
Ground Floor Shop No 3	Tax Assist Accountants	5 years from 13 August 2010	7,500
Duplex Flat 3A	Let on Regulated Tenancy	Due for Re-Registration in May 2012	£4,200
Shop No 5 and Duplex Flat	Vacant at Present (Under Offer for Italian Restaurant and Duplex Flat Over on a 10 year Lease at £12,000 pa for the first year, rising to £13,000 pa for the next four years, and then an upward only review for the final five years of the Lease. Tenant break clause at 5th year. Completion anticipated prior to Auction Date		
Shop No 7 and Duplex Flat	Green & Parker (Green & Co Estate Agents)	10 year lease from the 10 November 2001 Negotiations in hand for a new Lease	£14,500
Shop No 9 and Upper Commercial Accommodation	C J Mallee	10 years from the 4 February 2010	£11,000 Rent Review February 2015
Shop No 11/13 and Upper Commercial Accommodation	BHP Wholesale Limited (Red Rose Bridal)	15 years from the 28 April 2000	£24,500 Rent Review Outstanding 28 April 2010
Total Current Rental Income		£61,700 per annum	
Potential Rental Income Once Unit 5 is Let		£73,700 per annum	





The Red Lion Public House, Soho Road, Handsworth, Birmingham B21 9LX

Property Description:

An imposing three storey Grade II* Listed building with a terracotta façade and solid brick construction dating from the 19th Century and surmounted by a pitched slate clad roof. The property occupies a prominent position fronting the busy Soho Road (A41) which contains a wide range of retail amenities and services serving the densely populated surrounding catchment area.

Included within the Title is a side yard extending to an area of approximately 167.2sq.mtrs (1,800sq.ft) which provides off road parking and also contains a brick built store and may offer scope for the redevelopment of a retail unit subject to obtaining planning consent.

The property is currently in need of refurbishment and repair.

Planning

We understand that the property has the benefit of A4 planning consent and can also be used for A1/A2/A3 Uses subject to obtaining planning consent. The adjacent yard area may also be suitable for redevelopment subject to obtaining planning consent.

All interested parties should make their own enquiries with the local planning department of Birmingham City Council prior to bidding.

Accommodation Ground Floor

Entrance Hall leading to Bar Area with a range of characteristic features, Smoke

Room, Toilets, Lounge Area, Rear Room and Kitchen with Store

First Floor

Stairs and Landing, Function Room and Bar Area, Toilets, Two Office Rooms, Domestic Living Accommodation to the rear including Lounge, Two Bedrooms, Bathroom and Toilet

Second Floor

Three Attic Rooms

Outside

Adjoining yard with secure gated access off Soho Road and extending to an area of approximately 167.2sq.mtrs (1,800sq. ft), providing several off road car parking spaces and also containing a brick built Workshop.

Advertising Hoarding

The property will be sold with the benefit of an advertising hoarding agreement to JC DECAUX at a rental of £1,500 per annum

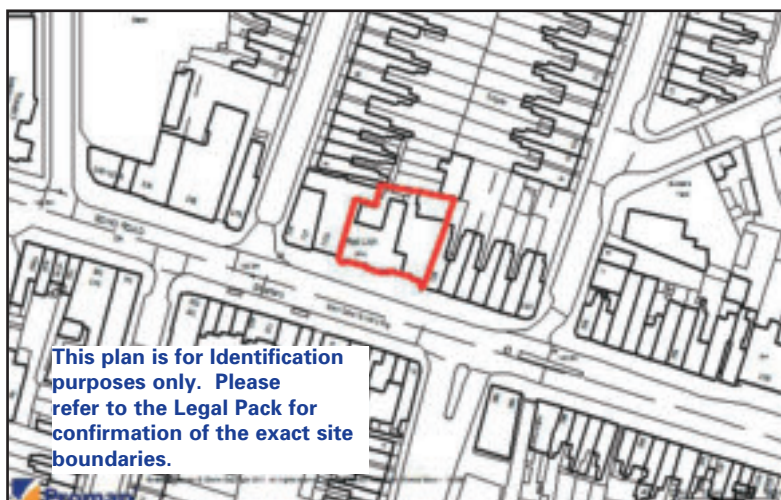
Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Note: The purchaser will be responsible for the payment of VAT at the current rate on the full purchase price





Architects Impression

Freehold Residential Development Site, Springfield Road, Sutton Coldfield B75 7JN

Property Description

An exclusive development opportunity comprising a parcel of freehold residential development land consisting of a former public house car park, beer garden and overgrown grassed area situated adjacent to the Anvil Public House in a predominantly residential area and overlooking open countryside to the south east. The site benefits from wide frontage to Springfield Road and it is rectangular in shape extending to an area of approximately 0.54 acres. The site forms part of a well regarded and popular residential area and is situated close to the junction with Reddicap Heath Road, conveniently within approximately one and a half miles distance from Sutton Coldfield Town Centre.

two storey two bedroomed terraced houses, 5 no. three storey three/four bedroom town houses, and a block of 5 no. two bedroom apartments with associated landscaping and car parking. A schedule of the planning history is outlined overleaf. All relevant planning documents are available for inspection on Birmingham City Council website quoting the application reference number and all interested parties should satisfy themselves fully as to the current planning status by contacting Birmingham City Council Planning Department prior to bidding.

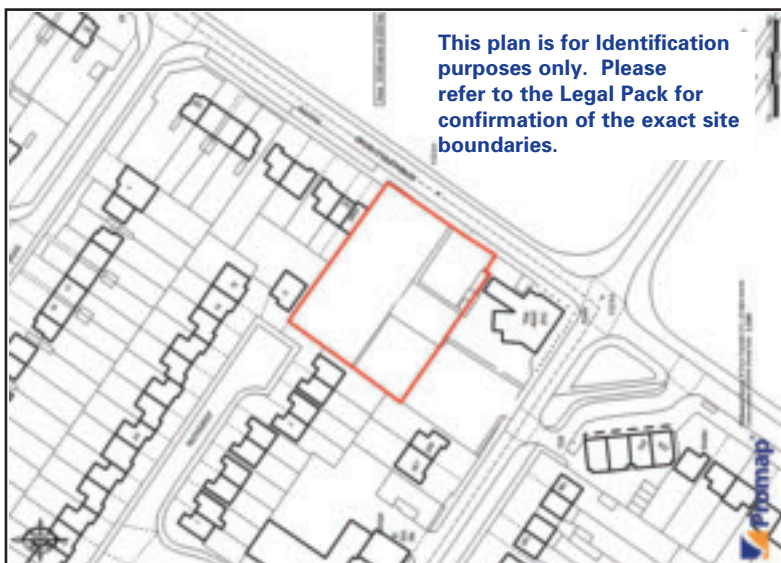
Legal Documents

Available at www.cottons.co.uk

Planning

The development proposed is for a mixed scheme comprising of 3 no.

Viewings – Via Cottons
External Only





Application Number	Site Address	Development Description	Status	Date Received	Decision Appeal
2010/03242/PA	Springfield Road Land adjacent to The Anvil Public House Sutton Coldfield Birmingham B75 7JN	Erection of 3 no. two-storey dwellings next to 245a Springfield Road, as replacement for 4 apartments approved under application 2007/05322/PA	Final Decision	09-06-2010	Approve subject to Conditions
2010/01961/PA	Springfield Road land adjacent to The Anvil Public House Sutton Coldfield Birmingham B75 7JN	Changes to house on plot 1, approved originally under ref: 2007/05322/PA	Final Decision	14-04-2010	Approve subject to Conditions
2010/01998/PA	Springfield Road The Anvil Public House Land adjacent to Sutton Coldfield Birmingham B75 7JN	Application for non material amendment to planning approval 2007/05322/PA for alteration to roof line Plots 6-10, and hipped roof over Plot 6 rather than gabled roof, without increasing ridge height, and window positions corrected for Plots 7 and 9	Final Decision	15-04-2010	Approve
2007/05322/PA	Springfield Road The Anvil Public House Land adjacent to Sutton Coldfield Birmingham B75 7JN	Removal of existing garage and car parking, erection of 5 townhouses & 9 apartments with associated landscaping and parking	Final Decision	29-08-2007	Approve subject to Conditions

All relevant planning documents are available for inspection on Birmingham City Council website quoting the application reference number and all interested parties should satisfy themselves fully as to the current planning status by contacting Birmingham City Council Planning Department prior to bidding.

Note: The purchaser will be responsible for the payment of VAT at the current rate on the full purchase price.



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Former Doctor's Surgery, The Kerria Centre, Kerria Road, Tamworth, Staffordshire, B77 4EW

Property Description:

A detached single storey purpose built doctor's surgery built in 1992 and having Planning Consent granted on the 1st of July 2008 for the construction of twelve apartments. The property occupies a site roughly rectangular in shape and extending to an area of approximately 0.13 acres (534 sq.mtrs). The site is situated immediately adjacent to a public car park providing valuable amenity and forms part of the Kerria Centre which contains a range of local retail shops. Access is from Robinia which leads off Kerria Road and which in turn leads off Woodland Road. Tamworth Town Centre lies within approximately one and a half miles distance to the West. The property is currently sub-divided into a pair of semi-detached bungalows each being let on Assured Shorthold Tenancies at a rental of £450.00 pcm each (£5,400.00 per annum) and equating to a total rental income of £10,800.00 per annum.

Planning:

Planning Consent was granted by Tamworth Borough Council (Reference:

0129/2008 and dated 1st July 2008) for the erection of twelve one bedroom apartments subject to the developer entering into a Section 106 Agreement for a contribution towards public open space. An application has recently been approved (reference 0226/2011 and dated 26 July 2011) to extend the time limit on the aforementioned Planning Consent. All interested parties should make their own enquiries in respect of the current planning status by contacting Tamworth Borough Council on 01827-709709 prior to bidding.

Existing Accommodation:

Gross internal area 114.14 sq.mtrs (1228 sq.ft)

Outside:

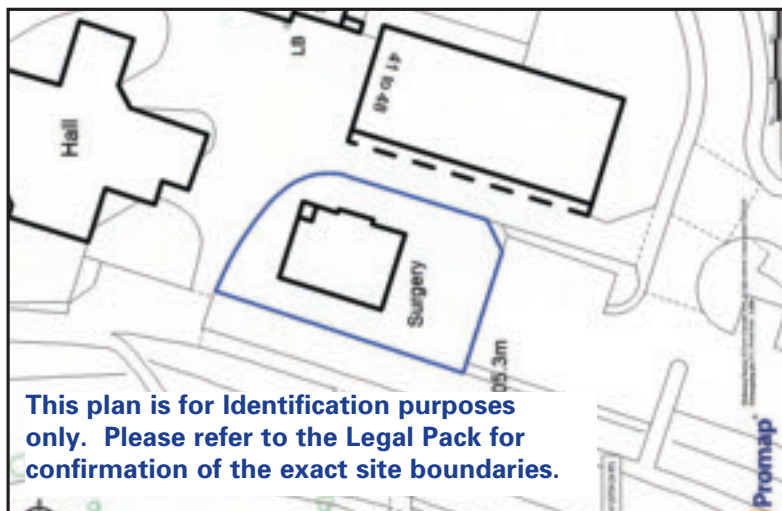
Grass/garden area

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.



Land Adjacent 25 Kenwood Close, Rowley Regis, Near Oldbury – (Ref: SL K1)

Description:

The property comprises an irregular shaped unfenced site of about 390m² on average 14m wide x 33 metres deep (just under 0.04 Hectares). The site is part of a large area of public open space bounded by housing.

Site boundaries have been surveyed and the plot boundaries can be set out for a charge using GPS survey equipment.

The site is located approximately 1.5 miles North-West of Junction 2 of the M5, 1.6 miles South-East of Dudley town centre. The land is adjacent 25 Kenwood Close, approached across open land from Kennford Close or St Brades Close.

Planning:

The site is presently designated as open space in the Sandwell UDP. Enquiries for alternative uses should be made to Sandwell Metropolitan Borough Council.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

The Site is Open for Viewings





**Apartments 1A, 1B, 1C & 1D Hilton Road,
Tividale, Oldbury, West Midlands B69 1JR**

Property Description:

A modern two storey purpose built development containing four separate self contained apartments, set back from the road behind a tarmacaded parking area. Flats 1B, 1C & 1D require some repair and refurbishment including the replacement of various bathroom/kitchen and heating fitments. Hilton Road forms part of an established predominantly residential area and leads directly off New Birmingham Road (A4123) approximately one mile distance from both Oldbury

Town Centre and the M5 Motorway (junction 2).

Rental Information

Flat 1A – Currently Let on a assured shorthold tenancy at a rental of £500 per calendar month (£6,000 per annum)
Flats 1B, 1C & 1D - Vacant

Planning

The property was constructed following planning consent granted by Sandwell Metropolitan Borough Council (Ref: DC/05/44953) and dated 14th September 2005 for the erection of 4 No. 2 bedroom flats.



Accommodation:

Flat 1A

Not inspected but understood to be similar to Flat 1B

Flat 1B

Ground Floor

Reception Hall, Bathroom, Lounge/Diner/Kitchen, Two Bedrooms

Shared Entrance Hall, Stairs and Landing to:

First Floor

Flat 1C

Reception Hall, Bathroom, Lounge/Diner/Kitchen, Two Bedrooms

Flat 1D

Reception Hall, Bathroom, Lounge/Diner/Kitchen, Two Bedrooms

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233





**163 Nethercote Gardens, Shirley,
West Midlands B90 1BJ**

Property Description:

A presentable and well laid out purpose built ground floor maisonette forming part of a two storey development situated in a cul-de-sac which leads directly off Priory Road. The property benefits from electric storage heating, UPVC double glazed windows and is located within approximately half a mile distance from Shirley Railway Station.

Accommodation

Ground Floor

Entrance Hall, Lounge/Dining Room, Kitchen with a range of modern fittings, Inner Hallway, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin and wc

Outside

(Rear) Well maintained rear garden

Leasehold Information

Term: 189 Years from 29 September 1965

Ground Rent: Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233





5 Kitchener Road, Selly Park, Birmingham B29 7QE

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched replacement tile clad roof, offered for sale in a very presentable and well maintained condition, benefiting from UPVC double glazed windows and external doors, gas fired central heating and a garage located to the rear. Kitchener Road comprises of a cul-de-sac which leads directly off Pershore Road (A441) and the property is conveniently within approximately one mile distance from The University of Birmingham and approximately two and a half miles distance from Birmingham City Centre. The property is currently let an an Assured Shorthold Tenancy Agreement at a rental of £595 per calendar month, (£7,140 per annum).

Accommodation

Ground Floor

Lounge, Dining Room, Kitchen with a range of modern fitted units

First Floor

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

Outside

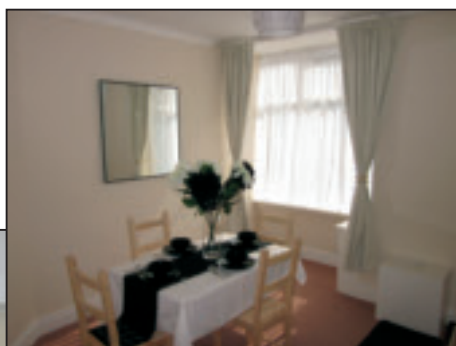
(Rear) Shared pedestrian entry access to gravelled yard, brick store, lawned garden and a freestanding garage providing off road parking and directly fronting Holly Avenue which in turn leads off Pershore Road.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



242 Albert Road, Aston, Birmingham, B6 5NL

Property Description:

An end terraced property of brick construction surmounted by a tiled roof set back from the road behind a walled fore-garden. The property benefits from having well laid out accommodation and includes UPVC double glazing and gas fired central heating. Albert Road is located off Whitehead Road and Bevington Road which in turn can be found off Witton Road (B4140).

Accommodation:

Ground Floor:

Entrance porch, entrance hallway, lounge, rear reception room, dining room, cellar, kitchen and bathroom having panelled bath, wash basin and wc, stairs to first floor

First Floor:

Having three bedrooms



Outside:

(Front) Walled fore-garden
(Rear) Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



53 Aylesford Road, Handsworth, Birmingham, B21 8DN

Property Description:

A semi-detached property surmounted by a hipped tiled clad roof set back from the road behind a lawned foregarden and paved driveway allowing for off road parking. The property benefits from having UPVC double glazing however does require some modernisation and improvement. Aylesford Road is located off Rookery Road (A4040) which in turn is located off Soho Road (A41)

Accommodation:

Ground Floor:

Entrance Hallway, Lounge, Dining Room, Kitchen

First Floor:

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

Outside:

(Front) Lawned foregarden and paved driveway giving access to garage and off road parking

(Rear) Garden



Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

LOT 30**By Instruction of the Joint LPA Receivers
Freehold Investment**

**496 City Road,
Edgbaston,
Birmingham B17 8LN**

Property Description:

A substantial three storey semi detached house of traditional brick construction surmounted by a pitched tile clad roof, set back from the road behind a tarmacadam forecourt and converted into four separate flats. The property is situated between the junctions of Fountain Road and Sandon Road (B4182) conveniently within approximately one third of a mile distance from Bearwood Road which provides access to a wide range of retail amenities and services.

Tenancy Information:

Flat One: Occupied, but tenancy to be confirmed

Flat Two: Let on a Shorthold Periodic Tenancy at a rental of £4,740 per annum

Flat Three: Let on a Shorthold Periodic Tenancy at a rental of £4,980 per annum

Flat Four: Vacant

Note: The Receivers are not in receipt of all copy tenancy agreements

**Accommodation:**

Whilst the accommodation has not been inspected, we understand the property has been converted into four flats, three flats being accessed from the front communal entrance door and Flat four has separate access from the rear of the property.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

LOT 31**Freehold Vacant Possession**

**Conway Villa, 7 Crescent
Road, Wednesbury,
West Midlands WS10 8AE**

Property Description:

A substantial three storey end terraced house of traditional brick construction surmounted by a pitched replacement tile clad roof and requiring complete modernisation and improvement throughout. The property overlooks public open space and Crescent Road leads directly off Walsall Road (A4038) and is located within approximately two miles distance to the west of Walsall Town Centre.

Planning:

We understand that the property has most recently been used as offices and are advised by the Planning Department at Walsall MBC that 'a change of use to a single house (C3) requires planning permission and there is a good chance it would be granted'. All interested parties are recommended to consult with the Local Planning Department at Walsall Council prior to bidding.

Accommodation:**Ground Floor:**

Entrance Hall, Reception Hall, Front Reception Room with opening to Rear Reception Room, Rear Entrance Hall, Kitchen, Lobby, Cloak Room having wc and wash basin

First Floor:

Stairs and Landing, Bedroom One intercommunicating with Bedroom Two, Bedroom Three, Bathroom with panelled bath, wash basin and wc, Bedroom Four

**Second Floor:**

Stairs and Landing, Bedroom Five, Box Room/Store

Outside:

(Front) Paved foregarden

(Rear) Yard and overgrown garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Note: The Buyer will be responsible for the payment of an Auctioneers administration fee of £750 plus VAT (£900) upon exchange of contracts and NOT the standard administration fee which is stated in the catalogue.



COTTONS
THE AUCTIONEERS





21 The Square, Lichfield Road, Willenhall, West Midlands WV12 5EA

Property Description:

A purpose built duplex flat situated over a retail shop and forming part of a neighbourhood shopping centre known as The Square. The property is situated fronting Lichfield Road and is accessed from the rear by way of a service road. The property is offered in a presentable condition benefiting from recent redecoration, modern kitchen fitments, electric heating and three bedrooms.

Accommodation:

Secure Gated External Stair Access to:

First Floor:

Reception Hall, Breakfast Kitchen with a range of modern fitments, Lounge/ Dining Room with Small Balcony leading off

Second Floor:

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

Outside

Enclosed yard with brick store

Leasehold Information

Lease Term: A residual 150 year term expiring 26 March 2153.

Ground Rent and Service Charge:

Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Note: The Buyer will be responsible for the payment of an Auctioneers administration fee of £750 plus VAT (£900) upon exchange of contracts and NOT the standard administration fee which is stated in the catalogue.





Former Public Toilets, Livingstone Road, Coventry CV6 5AR

Property Description:

A former brick built public toilet occupying a rectangular site which extends to approximately 150 square meters. The property forms part of a predominantly commercial area and Livingstone Road runs directly between Lockhurst Lane and Foleshill Road (B4113) the latter containing a wide range of retail amenities and services.

Planning

The property may have potential for alternative uses and all interested parties should contact the local

planning department at Coventry City Council to discuss any proposals which they may have for the site.

Accommodation

Brick built semi detached property divided into Ladies and Gents Toilets.

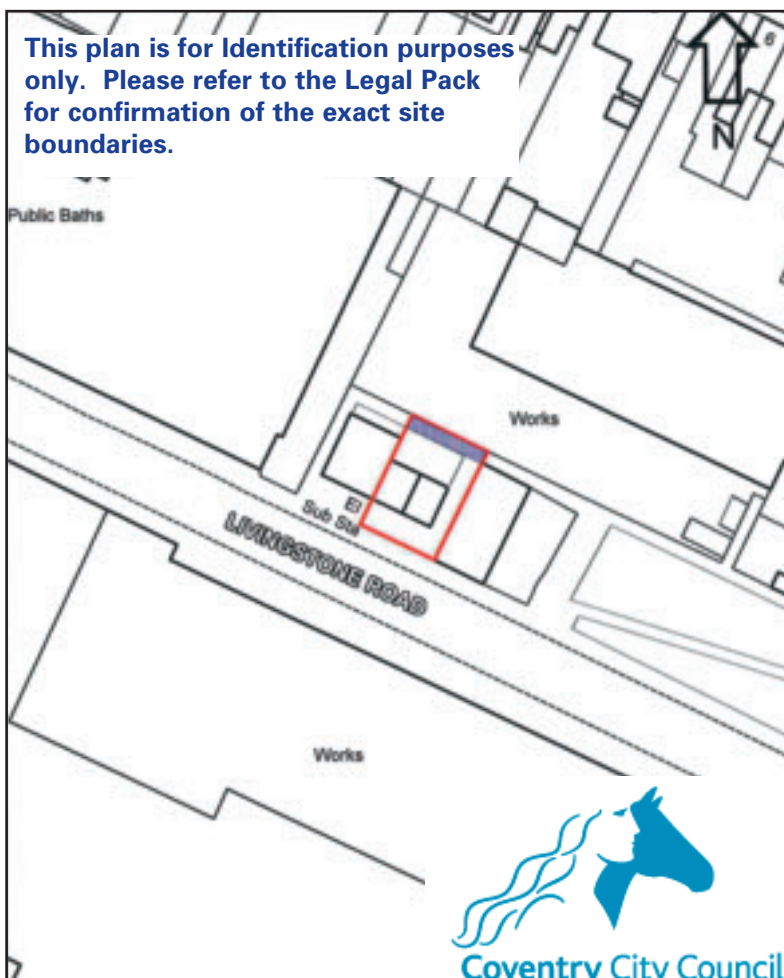
Legal Documents:

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.





21 Clarendon Road, Edgbaston, Birmingham B16 9SD

Property Description:

A substantial redevelopment opportunity comprising of a traditional built three storey detached dwelling house of brick construction surmounted by a pitched tile clad roof and having been previously used as an elderly persons' home.

Clarendon Road forms part of a popular and well regarded residential area and is located off Vernon Road which in turn leads off Portland Road (B4125)

Planning:

Planning consent was granted on 22nd November 2007 (S/04931/07/FUL) for change of use from an elderly persons' home to four self contained flats.

All interested parties should satisfy themselves of the current planning status by contacting the local planning department of Birmingham City Council prior to bidding.

Ground Floor:

Reception Hall, Bedroom One with En-suite Shower Room, Lounge, Rear Reception Room, Rear Reception Hall with cellar access, Cloak Room, Kitchen, Utility/Boiler Room

First Floor:

Stairs and Landing, Cloak Room with wc, Five Double Bedrooms (2 with en-suite shower rooms and wc), Bathroom, Cloak Room with wc

Second Floor:

Stairs to:
Store Room, Four Double Bedrooms (3 having en-suite shower rooms)

Outside:

(Front) Forecourt parking
(Rear) Garden

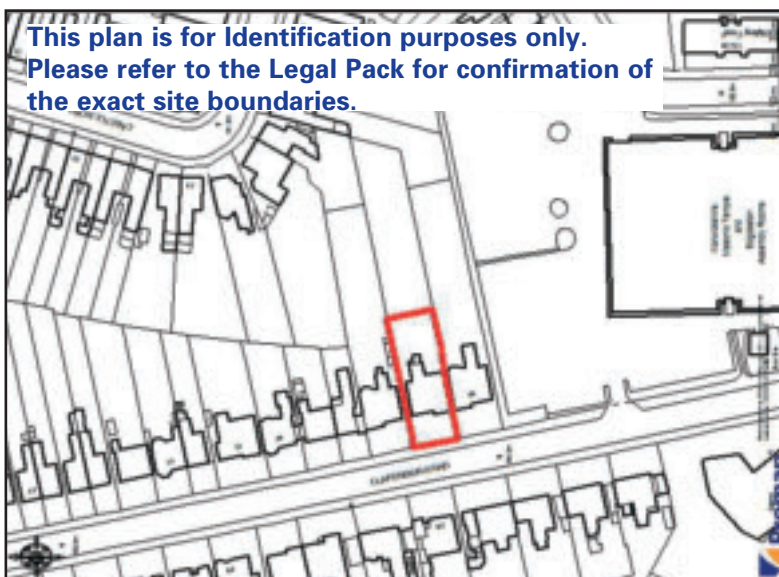
Legal Documents:

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.**





9 & 11 St Augustines Road, Edgbaston, Birmingham B16 9JU

Property Description:

A pair of substantial semi detached period dwelling houses which have been partially converted into twelve separate self contained apartments. St Augustines Road forms part of a well regarded and popular residential area which leads directly off Hagley Road (A456) and which in turn provides direct access to Birmingham City Centre.

Planning:

Planning consent was granted on 14th February 2006 (Ref: S/07336/05/FUL) for refurbishment of existing building to create twelve apartments at 9 to 11 St Augustines Road. The development has commenced however extensive repair and conversion works are still required.

On completion, each property will contain the following accommodation:

Ground Floor:

Reception Hall
Flat One: Entrance Hall, Lounge/
Kitchen/Diner, Bathroom, Shower
Room, Two Bedrooms

Flat Two: Entrance Hall, Lounge/
Kitchen/Diner, Shower Room, Bedroom

First Floor:

Flat Three: Entrance Hall, Lounge/
Kitchen/Diner, Bathroom, Shower
Room, Two Bedrooms

Flat Four: Entrance Hall, Lounge/
Kitchen/Diner, Shower Room, Bedroom

Second Floor:

Flat Five: Entrance Hall, Lounge/
Kitchen/Diner, Two Bedrooms,
Bathroom

Flat Six: Entrance Hall, Lounge/Kitchen/
Diner, Bedroom, Bathroom

Outside:

(Front) Full width forecourt providing
off road parking

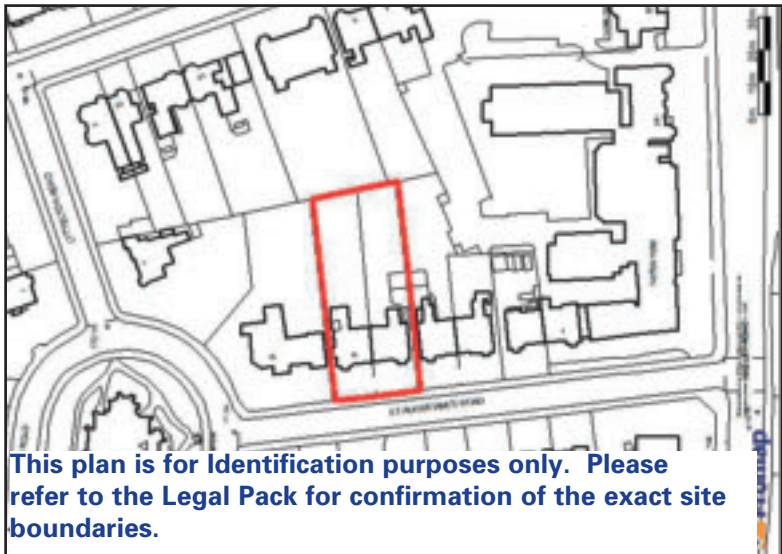
(Rear) Garden

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.



14 Mostyn Road, Handsworth, Birmingham, B21 9DY

Property Description:

A mid-terraced property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property benefits from having part UPVC double glazing and gas fired central heating. Mostyn Road is located off both York Road and Grove Lane the latter being found off the Soho Road (A41).

Accommodation:
Ground Floor:

Entrance Hallway, Lounge, Dining Room, Kitchen and bathroom having panelled bath washbasin and wc

First Floor:

Three bedrooms

Outside:

(Front) Walled foregarden
(Rear) Garden


Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



11 Gresham Road, Hall Green, Birmingham B28 0JA

Property Description:

A traditional end terraced house of brick construction surmounted by a pitched tile clad roof, providing well laid out family accommodation with generous rear garden but requiring modernisation and improvement throughout. Gresham Road forms part of a popular residential area and is situated directly between Robin Hood Lane and Highfield Road.

Accommodation:
Ground Floor:

Vestibule Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Veranda with Brick Stores

First Floor:

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

Outside:

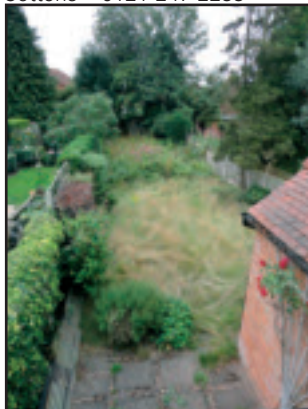
(Front) Foregarden set behind a mature privet hedge
(Rear) Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



1 Rawlins Croft, Castle Vale, Birmingham B35 7NN

Property Description:

An end terraced house of cross wall construction surmounted by a pitched tile clad roof, requiring complete modernisation and improvement throughout. Rawlins Croft comprises of a cul-de-sac which leads off Farnborough Road which in turn leads via Tangmere Drive off Chester Road at the junction with Spitfire Island.

Accommodation:

Ground Floor:

Reception Hall, Through Lounge/Dining Room, Kitchen

First Floor:

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



Outside:

(Front) Foregarden

(Rear) Garden and brick store

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



PLANNING PERMISSION BUILDING PLANS BUILDING SURVEYS

planning
headaches
removed...

STOP PRESS: Reduced fees for renewing planning permissions were introduced by the Government on 26th February 2010:

- £50 for householder applications.
- £500 for major applications.
- £170 in any other case.

Contact John Wilson or Glenda Parkes on 0121-777-1333

EXTENSIONS - ALTERATIONS - NEW BUILD

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ONE OF OUR PLANNERS WILL BE AVAILABLE DURING THE MORNING AT THE AUCTION TO GIVE ADVICE





3 Boulton Walk, Erdington, Birmingham B23 7RP

Property Description:

A semi-detached property of rendered brick construction surmounted by a tiled roof and set back from the road behind a newly installed block paved driveway to the front allowing for off road parking. The property has undergone extensive refurbishment works and includes UPVC double glazing, gas fired central heating, modern kitchen and bathroom fittings and new carpets throughout. Boulton Walk is located off George Road which in turn can be found off Marsh Hill (A4040).

First Floor:

Three Double Bedrooms

Outside:

Front) Block paved foregarden allowing for off road parking

(Rear) Lawned Garden

Legal Documents:

Available at www.cottons.co.uk

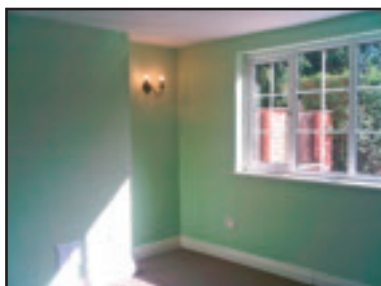
Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor:

Entrance Hallway, Lounge, Dining Room, Kitchen and Bathroom having panelled bath, washbasin and wc



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



**7 Johnson Road,
Erdington, Birmingham
B23 6PU**

Property Description:

A mid terraced property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property benefits from having double glazed windows and gas fired central heating. Johnson Road is located off Station Road which in turn can be found off Gravelly Lane.

Accommodation:

Ground Floor:

Lounge, Dining Room, Kitchen and Bathroom having panelled bath wash basin and wc

First Floor:

Three Bedrooms

Outside:

(Front) Walled foregarden
(Rear) Garden



Legal Documents:

Available at www.cottons.co.uk

Viewings:

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**13 Anderson Road,
Bearwood,
West Midlands B66 4AR**

Property Description:

A traditional three storey end terraced property of brick construction surmounted by a pitched roof and comprising of three self contained flats which are in a state of partial conversion/refurbishment. Anderson Road leads directly off Hagley Road (A456) and the property is within approximately 100 metres from Bearwood Road which provides access to a wide range of retail amenities and services.

Planning:

Planning consent was granted on 11th April 2005 (Ref: DC/05/44059) for the conversion of a single dwelling to three self contained flats.

Ground Floor:

Shared Reception Hall
Flat One: Entrance Hall, Lounge, Inner Hallway, Bedroom, Bathroom, Kitchen

First Floor:

Stairs and Landing
Flat Two: Entrance Hall, Lounge/Diner/ Kitchen, Bedroom and Bathroom



Second Floor

Stairs to:
Flat Three: Entrance Hall, Lounge/ Diner/Kitchen, Bedroom, Bathroom

Outside:

(Front) Walled forecourt
(Rear) Yard area

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

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51 Hickory Drive, Edgbaston, Birmingham B17 8HL

Property Description:

A purpose built first floor maisonette situated in a block containing four other properties and containing well laid out accommodation, being recently refurbished and benefiting from UPVC double glazed windows and electric storage heating. Hickory Drive is located in a cul-de-sac off Willow Avenue, within approximately half a mile distance from Bearwood Road shopping amenities.

Accommodation:

Ground Floor:

Entrance Hall

First Floor:

Stairs and Landing, Living Room, Kitchen, Two Bedrooms and Bathroom with panelled bath, wash basin and wc

Outside:

(Front) Pedestrian side access to rear
(Rear) Garden, garage located on block

Leasehold Information:

Term: 99 Years from 29 September 1963

Ground Rent: £19 per annum for the property and £20 per annum for the garage

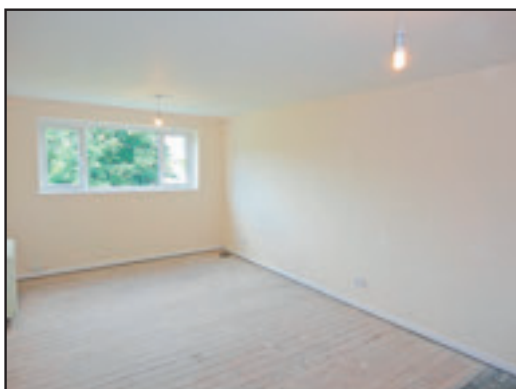
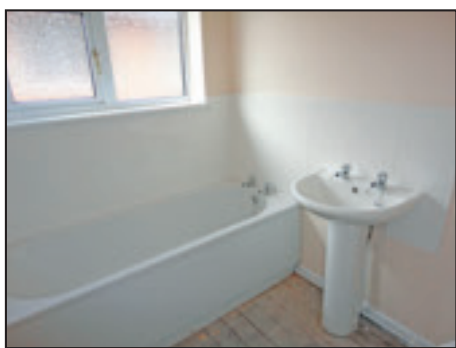
Service Charge: Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233





Flat 4, 369 Gillott Road, Edgbaston, Birmingham B16 0RP

Property Description:

A self contained one bedroom flat located on the first floor of a converted flat development of traditional brick construction surmounted by a pitched roof. The property is set back from the road behind a forecourt parking area and is located on the middle section of Gillott Road between the junctions of Portland Road and Rotton Park Road. The property is currently let producing a rental of £4,740 per annum
Note: The Receivers are not in receipt of a copy tenancy agreement nor can they confirm the type of tenancy.

Accommodation:

Whilst the accommodation has not been inspected, we understand the

from previous sales particulars that the property is located on the first floor and comprises: Entrance Hall, Lounge/ Kitchen, Bedroom, Bathroom

Leasehold Information:

Lease Term: 125 Years from 1 March 2005
Ground Rent and Service Charge: Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

ADMINISTRATION FEE

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. 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. Should the purchaser not be able to pay the required fee on the day then the fee will be added to the completion balance.

If you have any questions then please do not hesitate to contact the Auction Team prior to the sale day on 0121 247 2233.



Flat 5 Portland Place, Portland Road, Birmingham B16 9SS

Property Description:

A leasehold one bedroom flat forming part of a double fronted three storey converted period property and set back from Portland Road behind a tarmacadam forecourt. The property is situated between the junctions of Stanmore Road and Gillott Road and Portland Road leads off Hagley Road (A456) which provides direct access to Birmingham City Centre.

Tenancy Information

The property is currently Let on an assured shorthold tenancy producing a rental of £5,400 per annum. The tenant has indicated that they may vacate the property prior to completion

but no warranties can be given to this effect.

Accommodation:

Whilst the property has not been inspected, we understand that it comprises of a self contained one bedroom flat.

Leasehold Information:

Lease Term: 999 Years from 1 January 2002

Ground Rent and Service Charge: Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Leasehold Vacant Possession



26 Harden Close, Walsall, West Midlands, WS3 1BU

Property Description:

A first floor two bedroomed maisonette set back from the road behind a lawned fore-garden. The property benefits from having UPVC double glazing, and a garage located in a separate block. Harden Close can be found off Harden Road which in turn is located off Bloxwich Road (B4210)

Accommodation:

Ground Floor:

Entrance and stairs to first floor

First Floor:

Having lounge, kitchen, two bedrooms and bathroom with panelled bath, wash basin and wc

Outside:

Lawned garden and garage located in a separate block

Leasehold Information:

Term: 99 Years from 31 December 1966

Ground rent: £20 per annum

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233





149 & 151 South Road, Erdington, Birmingham B23 6EN

Property Description:

A pair of freehold terraced houses situated fronting South Road at the junction with Ilsley Road and each having been partially converted into two self contained flats having various refurbishment works outstanding. South Road leads directly off Reservoir Road (A4040) and the property is within less than a quarter of a mile distance from Erdington High Street which provides access to a wide range of retail amenities and services.

Accommodation:

149 South Road

Ground Floor

Flat One
Porch, Lounge, Bedroom, Bathroom, Kitchen

First Floor

Flat Two
Rear Access, Stairs and Landing, Lounge, Bedroom, Bathroom, Kitchen

Outside

Forecourt parking space and side and rear gardens

151 South Road

Ground Floor
Flat One
Lounge, Bedroom, Kitchen, Bathroom

First Floor

Flat Two
Rear Access, Stairs and Landing, Lounge, Bedroom, Bathroom, Kitchen

Outside

(Front) Walled foregarden
(Rear) Yard and garage with rear vehicular access

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Notice Completion Dates

PLEASE BE SURE TO CHECK THE LEGAL PACKS FOR THE EXACT COMPLETION DATE OF ANY PROPERTY WHICH YOU INTEND TO PURCHASE AS THESE DATES ARE CONTRACTUALLY BINDING.

IN RESPONSE TO THE CURRENT MARKET CONDITIONS SOME VENDORS HAVE AGREED TO OFFER THEIR PROPERTIES WITH EXTENDED COMPLETION PERIODS TO ASSIST BUYERS WITH THEIR PURCHASE, AND WHERE POSSIBLE, THESE ARE INCLUDED IN THE CATALOGUE DETAILS FOR EACH LOT (WHERE APPLICABLE). IF YOU REQUIRE CONFIRMATION OF THE COMPLETION DATES FOR ANY PROPERTY INCLUDED IN THIS AUCTION SALE THEN PLEASE CONTACT THE AUCTION TEAM PRIOR TO PURCHASING.





157, 159, 161, 163 & 167 South Road, Erdington, Birmingham B23 6EN

Property Description:

A portfolio of five mid terraced houses situated in a row (excluding number 165) and situated on South Road between the junctions of Reservoir Road and Ilsley Road. The properties are of traditional construction surmounted by pitched tile clad roofs and provide an excellent investment opportunity having been partially converted into separate flats but requiring further refurbishment works. The properties are conveniently situated within less than a quarter of a mile distance from Erdington High Street which provides access to a wide range of retail amenities and services.

Accommodation:

157 South Road

Ground Floor

Flat One

Porch, Lounge, Bedroom, Bathroom, Kitchen

First Floor

Flat Two

Not Inspected

159 South Road

Ground Floor

Flat One

Porch, Lounge, Bedroom, Bathroom, Kitchen

First Floor

Flat Two

Not Inspected

161 South Road

Ground Floor

Flat One

Porch, Lounge, Bedroom, Bathroom, Kitchen

First Floor

Flat Two

Not Inspected

163 South Road

Ground Floor

Flat One

Porch, Lounge, Bedroom, Bathroom, Kitchen

First Floor

Flat Two

Not Inspected

167 South Road

Accommodation Not Inspected

Outside

Foregarden to each property and a rear yard area containing a lock up garage (No. 167 –Not Inspected).

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



157 SOUTH ROAD



159 SOUTH ROAD



161 SOUTH ROAD



163 SOUTH ROAD



167 SOUTH ROAD



LOT 48**By Instruction of the Joint LPA Receivers
Freehold Vacant Possession****169 South Road,
Erdington,
Birmingham B23 6EN****Property Description:**

A traditional mid terraced house of brick construction surmounted by a pitched tile clad roof, set back from the road behind a walled foregarden. The property is located between the junctions of Reservoir Road and Ilsley Road and conveniently within approximately one quarter of a mile distance from Erdington High Street which provides access to a wide range of retail amenities and services. The property benefits from gas fired central heating and UPVC double glazed windows.

Accommodation:**Ground Floor:**

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

First Floor:

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal 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 49**By Instruction of the Joint LPA Receivers
Freehold Vacant Possession****171 South Road,
Erdington,
Birmingham B23 6EN****Property Description:**

A traditional end terraced house of brick construction surmounted by a pitched tile clad roof, set back from the road behind a walled foregarden and benefiting from a side garage along with gas fired central heating and UPVC double glazed windows. The property is situated close to the junction with Reservoir Road which provides direct access to Erdington High Street containing a wide range of retail amenities and services.

Accommodation:**Ground Floor:**

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

First Floor:

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

**Outside:**

(Front) Foregarden and side garage with driveway
(Rear) Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233





318 Wellington Road, Perry Barr, Birmingham B20 2QL

Property Description:

A well laid out purpose built flat situated on the third floor of a four storey development located over a parade of retail shops and accessed from Leslie Road by way of a secure gated entrance. The property benefits from security door entry system, electric storage heating and UPVC double glazed windows and is within walking distance of a wide range of retail amenities and services including the One Stop Shopping Centre, Perry Barr Railway Station and The University of Central England.

Accommodation

Third Floor

Reception Hall, Kitchen, Lounge with access to Balcony, Bedroom One, Bedroom Two, Bathroom with panelled bath having electric shower over, wash basin and wc

Leasehold Information

Term: 125 Years from 24 April 2006
Ground Rent: £10 per annum
Service Charge: Refer to Legal Pack

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 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





27 Wiltshire Close, Bedworth, Warwickshire CV12 8EU

Property Description:

A modern semi detached house of brick construction surmounted by a pitched tile clad roof, benefiting from gas fired central heating, UPVC double glazed windows and external doors, garage and ample off road parking. The property forms part of an established residential area and is situated in a cul-de-sac which leads off Mount Pleasant Road and is conveniently located within approximately one third of a mile distance from Bedworth Town Centre which provides access to a wide range of retail amenities and services.

First Floor:

Stairs and Landing, Three Bedrooms, Bathroom with modern suite having panelled shower bath, pedestal wash basin and wc

Outside:

(Front) Lawned foregarden with tarmacadam driveway

(Rear) Side driveway and car port/ covered yard area, patio, lawned garden and a brick built garage

Legal Documents:

Available at www.cottons.co.uk

Accommodation:

Ground Floor:

Reception Hall, Through Lounge/Dining Room, Kitchen

Viewings:

Via Cottons – 0121 247 2233

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Want details of other meetings? – Just go to: **www.pinmeeting.co.uk**





9 Heckley Road, Exhall, Near Coventry CV7 9EX

Property Description:

A modern first floor maisonette forming part of a purpose built development overlooking playing fields to the rear. Heckley Road comprises of a cul-de-sac which leads directly off Coventry Road (B4113) and the property is conveniently within approximately one mile distance from the M6 Motorway (junction 3) and approximately one and a half miles distance from Bedworth Town Centre which provides access to a range of retail amenities and services.

The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 4 years which commenced on 25th July 2008 at a rental of £370 per calendar month (£4,440 per annum)

Accommodation

Whilst the accommodation has not been inspected by the Auctioneers, we understand that it benefits from the following:

Ground Floor

Entrance Hall

First Floor

Landing, Lounge/Dining Room, Kitchen, Two Bedrooms, Bathroom

Outside

Communal gardens and residents car parking area

Leasehold Information

Lease Term: 99 years from 20th December 1990

Ground Rent: Refer to Legal Pack

Service Charge: Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on **Thursday 20th October 2011** at **Aston Villa Football Club, Aston Villa, Birmingham**, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



20 Laurel Road, Tipton, West Midlands, DY4 9QX

Property Description:

An end terraced property of part rendered 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. Laurel Road is located off both Central Avenue and Church Lane (B4163).

Accommodation:

Ground Floor:

Entrance Hallway, Lounge, Dining Kitchen

First Floor:

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

Outside:

(Front) Block paved foregarden allowing for off road parking



(Rear) Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



Flat 3, The Poplars, Park Road, Bloxwich, Walsall WS3 3SS

Property Description:

A first floor one bedroomed flat situated in a brick built property surmounted by a tiled roof and set back from the road behind a communal driveway and parking area. The flat benefits from having electric heating. Park Road is located off the High Street (A34) and the flat is within walking distance to the main shops and amenities in Bloxwich.

Accommodation:

Ground Floor:

Security entry system to stairs

First Floor:

Entrance Hallway, Lounge, Kitchen, Bedroom and Bathroom having panelled bath, wash basin and wc

Outside:

(Front) Communal parking area

Leasehold Information:

Term: 99 Years from 25th March 1989
Ground Rent: £50.00 pa (rising to £150.00)
Service Charge: Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



Unit 2 Ardath Road, Kings Norton, Birmingham B38 9PJ

Description:

A single storey industrial unit of brick construction with ancillary offices set back from the road behind a parking area. Ardath Road leads off Parsons Hill running parallel with the Worcester & Birmingham Canal and contains a variety of commercial/ industrial properties. The property is situated approximately seven miles south of Birmingham City Centre and approximately 3.5 miles distance north of The M42 Motorway (junction 2).

Reception Area, Three Offices and Ladies and Gents Toilets: 62.8sq.mtrs (676sq.ft)
Mezzanine Room/Store

Total Gross Internal Area: 438.5sq.mtrs (4,720sq.ft) approximately

Outside

Forecourt parking area for approximately seven cars and Yard

Legal Documents:

Available at www.cottons.co.uk

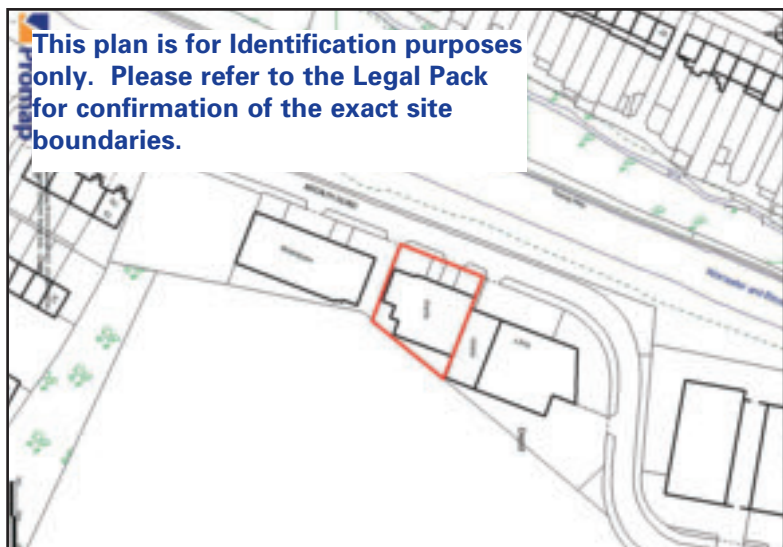
Accommodation

Ground Floor

Workshop: 325.2sq.mtrs (3,500sq.ft)
Rear Stores: 50.5sq.mtrs (544sq.ft)

Viewings:

Via Cottons – 0121 247 2233





Stambermill Works, Bagley Street, Lye, Stourbridge, West Midlands, DY9 7AR

Property Description:

The property comprises an estate of 7 industrial units approached from Bagley Street which is located within 2 miles of Stourbridge Town Centre. The motorway network is accessible via junction 3 of the M5 at Quinton. The units are predominately of steel frame and construction with brick/blockwork and insulated profile sheeted walls. The pitched roofs are clad insulated corrugated asbestos incorporating wire glazed roof lights and unit 5-6 comprises of single store brick built offices. Unit 7 is self contained and included a tarmac surface car park/yard, this unit has a timber framed roof and clad with profiled metal sheeting.

Accommodation:

Unit 1 floor area	5,465 sq.ft
Unit 2 floor area	5,340 sq.ft
Unit 3 floor area	3,311 sq.ft
Unit 1a – First Floor storage	773 sq.ft
Unit 4 floor area	6,150 sq.ft
Unit 5/6 floor area	534 sq.ft
Unit 7 floor area	2,600 sq.ft
Total Floor area	24,173 sq.ft

Lease Information:

Unit 1 - Let at £16,500 per annum. The tenant is currently holding over following expiry of the previous lease, although a new 5 year lease has been agreed on similar terms to the previous lease.

Unit 1a – this unit is vacant –estimated rental value £1,000 per annum

Unit 2 – this unit is vacant –on the market at £7,500 per annum rising to £14,500

Unit 3 – this unit is vacant – on the market at £5,000 per annum rising to £9,750

Unit 4 – this unit is let to Sharper Design and Marketing Ltd at £17,000 per annum on full repairing and insuring terms, subject to a Schedule of Condition, and on a lease outside the Landlord and Tenant Act. The lease was granted on the 13th June 2010 and there are rent review clauses and break clauses at the 13th June 2011 and 13th June 2012. The lease is due to expire on 12th June 2013.

Unit 5/6 – this unit is vacant – estimated rental value £2,000 per annum

Unit 7 – this unit is vacant – on the market at £12,500 per annum

Current Rental Income £33,500 per annum

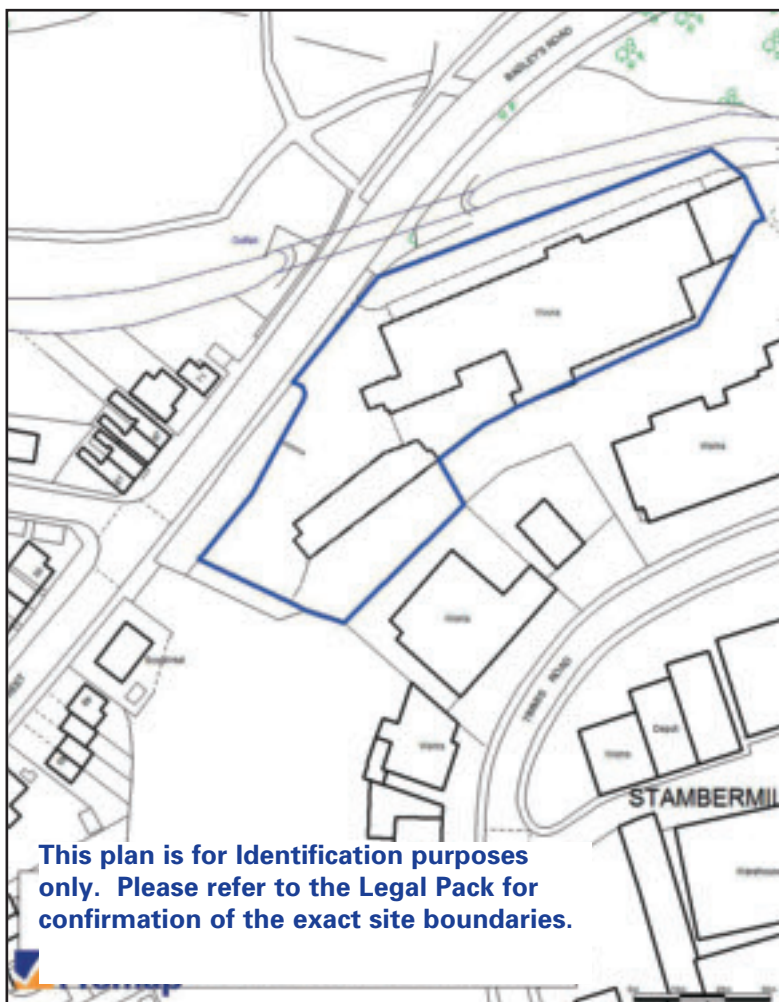
Potential Rental income when fully let £73,250 per annum

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233





Unit 1a/b Timmis Road, Lye, Stourbridge, DY9 7BQ

Property Description:

The property comprises of two industrial units located on Timmis Road, which leads off the A458 Stourbridge Road on the edge of Stourbridge within easy reach of the motorway network, accessible via junction 3 of the M5 at Quinton. The adjoining brick built units are of steel portal frame construction surmounted by a pitch insulated corrugated asbestos roof incorporating Big 5 roof lights. Unit 1 is let on a full repairing and insuring lease, subject to a Schedule of Ingoing Condition and produces £10,500 per annum. Unit 1a/b is vacant.

Accommodation:

Unit 1- 2,743 sq.ft
Unit 1a-b - 2,489 sq.ft plus mezzanine

Site area is 0.16 acres (686 sq.m)
approximately)

Lease Information:

Unit 1 is let to Camden Electrical Wholesalers Ltd on a full repairing lease which commenced on 24th September 2008 expiring on the 23rd September 2014. The lease is subject to an Ingoing Schedule of Condition.

Unit 1a/b is vacant at present but until recently had been let at £9,500 per annum

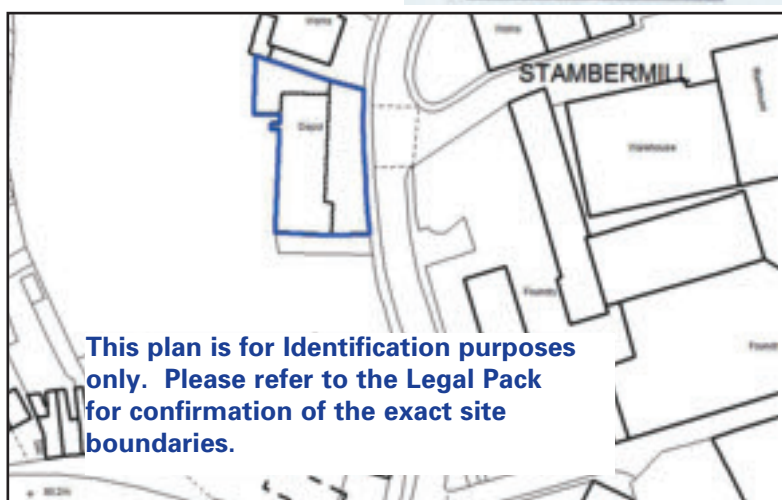
Current Income £10,500 per annum
Potential income when fully let
£20,000

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.

IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on **Thursday 20th October 2011** at **Aston Villa Football Club, Aston Villa, Birmingham**. please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



302 Dudley Road, Rowley Regis, West Midlands B65 8LY

Property Description:

A semi detached cottage of part rendered brick construction surmounted by a pitched slate clad roof, benefiting from part UPVC double glazed windows and part gas fired central heating but requiring repair and improvement. The property is situated opposite the junction with Blackberry Lane and Dudley Road (B4171) provides direct access to Blackheath Town Centre lying within approximately one and a half miles distance to the south.

Accommodation:

Ground Floor:

Front Reception Room, Dining Room, Kitchen, Rear Entrance Hall/Utility, Large Shower Room with glazed shower enclosure and Separate wc

First Floor:

Stairs to Two Double Bedrooms



Outside:

(Front) Small Lawned foregarden
(Rear) Yard and garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



Flat 1, Bell Court, Bell Street South, Brierley Hill, West Midlands DY5 3EX

Property Description:

A one bedroomed flat situated on the first floor of the purpose built block. Bell Street South is located off High Street (A461) and is within walking distance to local shops and amenities.

Accommodation:

Ground Floor:

Communal Entrance and Stairwell

First Floor:

Entrance Hallway, Lounge, Bedroom, Bathroom and Kitchen

Leasehold Information:

Term: 99 Years from 24th June 1981
Ground Rent: £50.00 pa
Service Charge: Please refer to legal pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233





23 & 25 Portland Road, Edgabston, Birmingham B16 9HS

Property Description

An excellent investment opportunity comprising a pair of substantial three storey semi detached residential properties of brick construction with stone clad front elevations and surmounted by pitched tile clad roofs, having been converted into a total of fifteen separate flats. The properties occupy a sizable plot extending to an area of approximately 0.343 acres and are located close to the junction with Montague Road. Portland Road leads directly off Hagley Road (A456) which provides direct access to the City Centre.

Tenancy Information

23 Portland Road

Flat One: Vacant
 Flat Two: Vacant
 Flat Three: Occupation To Be Confirmed
 Flat Four: Let on a Shorthold Periodic Tenancy at a rental of £4,200 per annum
 Flat Five: Let on a Shorthold Periodic Tenancy at a rental of £5,100 per annum
 Flat Six: Let at a rental of £4,320 per annum
 Flat Seven: Let on a Shorthold Periodic Tenancy at a rental of £4,200 per annum
 Flat Eight: Let on an Assured Shorthold Tenancy at a rental of £5,400 per annum

25 Portland Road

Flat One: Let on a Shorthold Periodic Tenancy at a rental of £4,440
 Flat Two: Occupation To Be Confirmed
 Flat Three: Occupation To Be Confirmed
 Flat Four: Let on an Assured Shorthold Tenancy at a rental of £4,500 per annum
 Flat Five: Vacant
 Flat Six: Occupation To Be Confirmed
 Flat Seven: Let on a Shorthold Periodic Tenancy at a rental of £4,200 per annum

Note: The receivers are not in receipt of copy tenancy agreements for all flats.

Accommodation

Whilst the Auctioneers have not carried out an internal inspection, we understand that the combined properties contain a total of fifteen separate flats with Communal Entrance Halls and Corridors.

Outside

(Front) Full width forecourt parking area
 (Rear) Large rear garden

Legal Documents

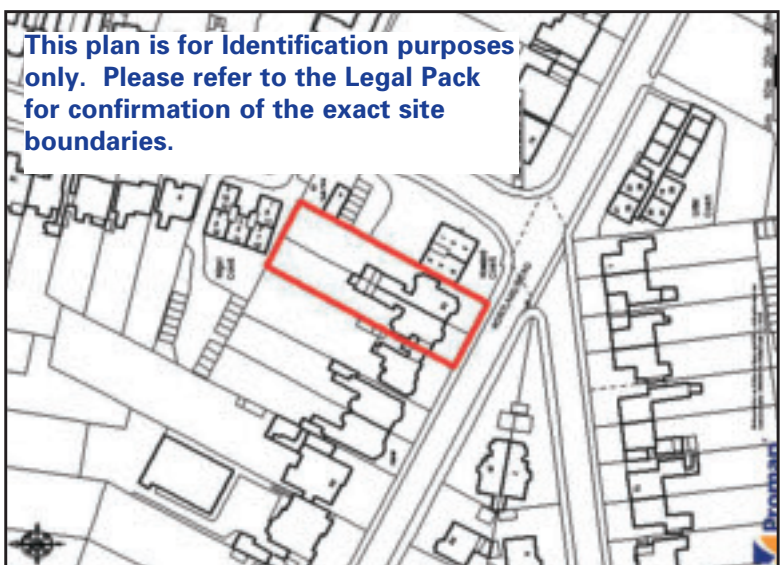
Available at www.cottons.co.uk

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.





178 Bridge Street West, Hockley, Birmingham, B19 2YT

Property Description:

A substantial property of traditional construction surmounted by a part pitched, part flat roof. The property offers substantial accommodation over four floors, which in total measures 198.8sq.m. (2,141sq.ft.).

The property requires improvement and modernisation. The property may suit re-development subject to obtaining the appropriate Planning Consents.

The premises are located at the junction of Bridge Street West and Hospital Street. There are good transport links to the area, with the Inner Ring Road (A4540) being located less than 200 yards away. This provides easy access to New Town Row (A34) and the M6 via the A38(M).

Accommodation:

Ground Floor:

Workshop measuring 42.2sq.m. (454sq.ft.)

Intermediate Ground Floor:

Workshop measuring 37.6sq.m. (404sq.ft.)

First Floor:

Workshop measuring 40.6sq.m. (437sq.ft.)

Second Floor:

Workshop measuring 41.6sq.m. (447sq.ft.) and Workshop 2 measuring 36.9sq.m. (397sq.ft.)

Total Floor Area:

198.9sq.m. (2,141sq.ft.)

Outside (rear) – Small Internal Yard with Fire Escape

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

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.

Acceptable payment methods are as follows:

- Bank/Building Society Draft
- Personal/Company Cheque
- Debit 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.

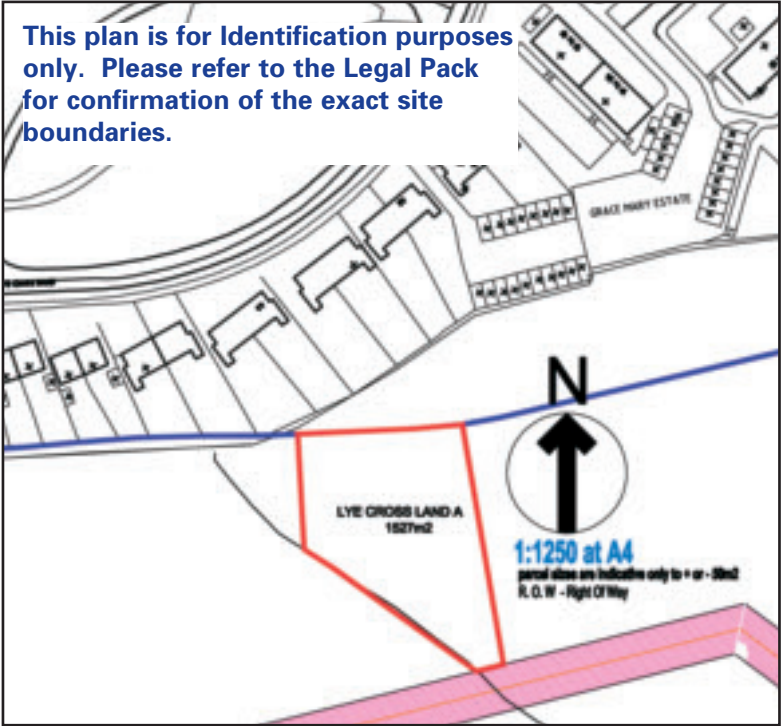
- Credit Card Payments

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

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



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



Land to the South of 40 – 48 Lye Cross Road, Rowley Regis, Near Oldbury – (Ref: LYE CROSS LAND A)

Description:

The property comprises irregular shaped unfenced site of about 1527m2 on average 37m wide x 24-51 metres deep. The site is part of a large area of public open space bounded by housing.

Site boundaries have been surveyed and the plot boundaries can be set out for a charge using GPS survey equipment.

The site is located approximately 1.5 miles North-West of Junction 2 of the M5, 1.6 miles South-East of Dudley town centre. The land is to the south of 40 – 48 Lye Cross Road approached via a right of way from Portway Hill.

Planning:

The site is presently designated as open space in the Sandwell UDP. Enquiries for alternative uses should be made to Sandwell Metropolitan Borough Council

Viewings:

Via Cottons – 0121 247 2233

ID & REGISTRATION

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

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

We now require all bidders 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 63**By Instruction of the Joint LPA Receivers
Freehold Investment**

**58 Swindon Road,
Edgbaston, Birmingham
B17 8JL**

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched slate clad roof, set back from the road behind a foregarden. The property is situated in an established residential area and Swindon Road leads off Ridgeway which in turn leads off Portland Road (B4125).

The property is currently let on a Shorthold Periodic Tenancy at a rental of £6,300 per annum.

Note: The Receivers are not in receipt of a copy tenancy agreement.

Accommodation:

Whilst the property has not been inspected internally, we understand it benefits from Two Bedrooms.

Legal Documents:

Available at www.cottons.co.uk

**Viewings:**

Via Cottons – 0121 247 2233

LOT 64**By Instruction of the Joint LPA Receivers
Freehold Investment**

**63 St Marys Road,
Bearwood,
West Midlands
B67 5DH**

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched tile clad roof, set back from the road behind a walled foregarden. The property forms part of a popular residential area and St Marys Road leads directly off Bearwood Road which provides access to a wide range of retail amenities and services.

The property is currently let on a Shorthold Periodic Tenancy at a rental of £6,600 per annum

Accommodation:

Whilst the accommodation has not been inspected, we understand that it benefits from Two Bedrooms.

**Legal Documents:**

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk





4/4A High Street, Droitwich, Worcestershire WR9 8ES

Property Description:

A two storey mid terraced ground floor retail premises with self contained offices located to the first floor over, situated directly fronting High Street and forming part of the popular Droitwich Spa Town Centre which contains a wide range of both local and multiple retailers serving the surrounding catchment area. High Street leads off Priory Lane which in turn leads off Saltway and the property is within approximately two miles distance from The M5 Motorway (junction 5) which provides access to the Midlands Motorway Network.

Lease Information:

We have only briefly inspected the ground floor retail shop and the occupant advises that he is a tenant for a term of 3 years from February 2011. We are not in possession of a copy lease and cannot confirm the current rental nor can we provide any warranty in respect of this information and all interested parties should make their own enquiries prior to bidding. We have not inspected the first floor offices and have no knowledge as to whether these are let or vacant.

Accommodation:

The accommodation has not been fully inspected and we refer all interested parties to the Valuation Office Agency website which states that the property contains the following accommodation:

Ground Floor:

Retail Shop, Shop Premises with Internal Storage and Staff Toilets: 52.8sq.mtrs (568sq.ft)

First Floor:

Office 4A: 30.5sq.mtrs (328sq.ft)
Middle Office: Office, Internal Storage and Staff Toilets: 18.7sq.mtrs (201sq.ft)
Right Hand Side Offices: 36.2sq.mtrs (389sq.ft)

Important Note:

The property is being sold on behalf of the Mortgagees who under the terms of the mortgage have exercised their right to dispose of the property and recover their outstanding charge. The mortgagees are not in possession of the property and neither can they provide any warranty or confirmation as to whether or not the property is occupied nor can they provide confirmation of any tenancies that may or may not be in place.

All interested parties should make their own enquiries prior to bidding. No access arrangements will be available for viewings/surveys/valuations either before or after the auction sale and all interested parties bid for the property on this basis.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Not Applicable





201 Shawhurst Lane, Hollywood, Birmingham B47 5JR

Property Description:

A detached property of brick construction surmounted by a tiled roof set back from the road behind a tarmac covered driveway allowing for off road parking and access to garage. The property benefits from having UPVC double glazing, gas fired central heating and is offered for sale in a presentable condition. The property is located on Shawhurst Lane close to the junction with Hollywood Lane.

Accommodation:

Ground Floor:

Entrance Hallway, Dining Room, L-shaped Lounge/Diner, Kitchen and wc

First Floor:

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

Outside:

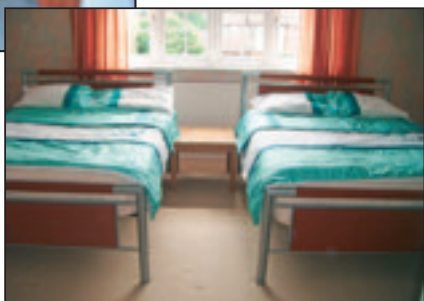
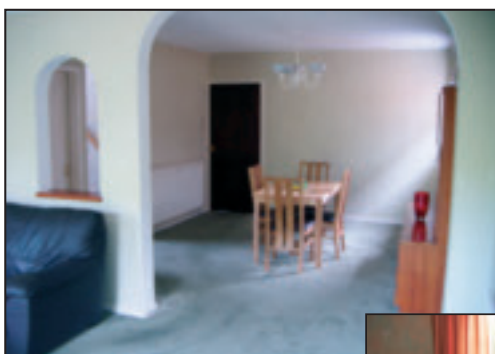
(Front) Tarmac covered driveway allowing for off road parking
(Rear) Lawned garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





15 South Terrace, 216 Main Street, Dickens Heath, Solihull B90 1FN

Property Description:

A well presented one bedroomed flat situated in a purpose built block located in the heart of Dickens Heath. The flat benefits from having well laid out accommodation UPVC double glazing, gas fired central and modern kitchen and bathroom fitments. The property further benefits from having two allocated parking spaces located in the secure underground car park. Main Street is located off Old Dickens Heath Road.

Accommodation:

Ground Floor:

Security entry system and communal access to stairs and lifts

First Floor:

Entrances Hallway, Lounge/Kitchen, Bedroom and Bathroom having panelled bath with mixer shower above, washbasin and wc

Outside:

Two allocated parking spaces in the secure underground car park

Leasehold Information

Term: 999 Years from 1st January 2003

Ground Rent: Refer to Legal Pack

Service Charge: Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



By Instruction of the Mortgagees Not In Possession Freehold Land with Development Potential



Land to Rear of Laundry Cottage, 28 Beaumaris Road, Newport, Shropshire TF10 7BN

Description:

A parcel of Freehold Land rectangular in shape and situated to the rear of Laundry Cottage, (28 Beaumaris Road), bordering Clement Close to part of its eastern boundary and a garage courtyard which leads off Adams Crescent to the southern boundary.

The land parcel is situated in a predominantly residential area within the popular Market Town of Newport. The property is within approximately 300 metres distance from Newport Town Centre and approximately 10 miles distance to the north of both Telford and The M54 Motorway (junction 3) which provides access to the Midlands Motorway Network.

Planning:

Records contained on Telford and Wrekin Council Website state that

planning consent was granted subject to reserve matters on 7th December 2007 (Ref: W2007/1408) for the erection of a two storey detached dwelling.

All interested parties should contact the local planning department at Telford and Wrekin Council for confirmation of the current planning status.

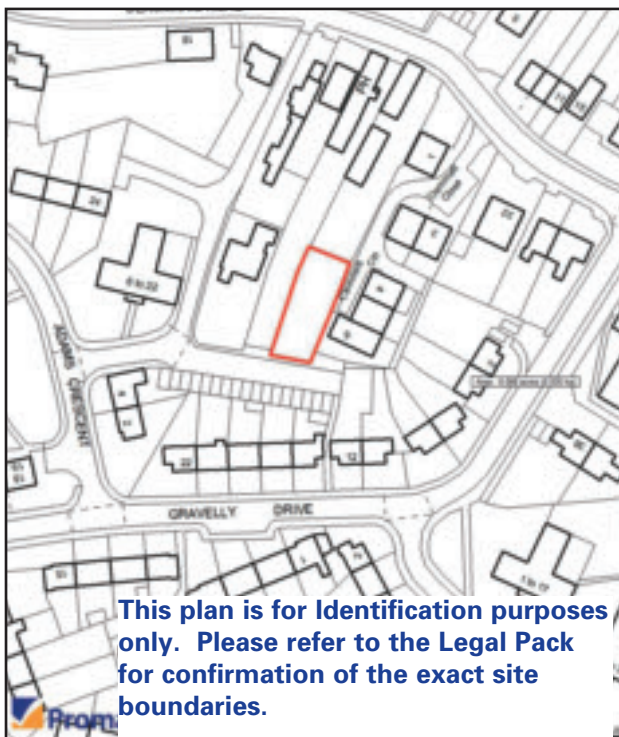
Site Area: 356sq.mtrs (0.088 acres) approximately

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Not Applicable





Land at Cliffe Drive, Kitts Green, Birmingham B33 9SN

Description:

A parcel of freehold land irregular in shape and accessed by way of a driveway (subject to third party rights of way) off Cliffe Drive and to the rear of a parade of retail shops located along Lea Village. The site is partially secured with a steel palisade fencing having two pairs of double access gates and currently contains five steel lock up storage containers. Lea Village leads off Kitts Green Road and the site is situated in a predominantly residential area.

Planning:

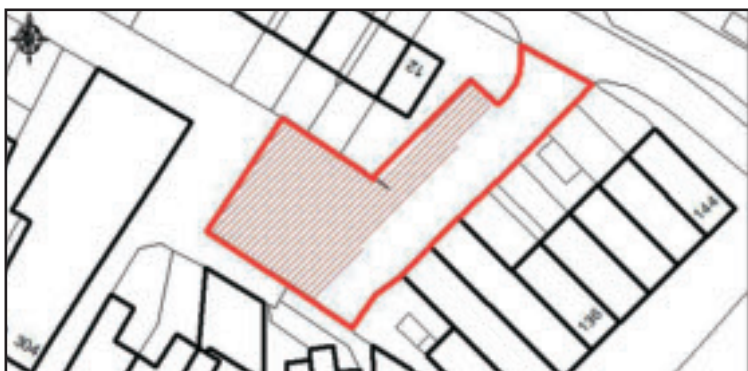
The yard may be suitable for a variety of uses subject obtaining relevant planning consent. All interested parties should make their own enquiries in respect of this matter by contacting the local planning department at Birmingham City Council prior to bidding.

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.

Note: The red hatching denotes the approximate fenced yard area.



300 Portland Road, Edgbaston, Birmingham B17 8LR

Property Description:

A detached property of brick construction surmounted by a tiled clad roof set back from the road behind a gated driveway. The property forms part of a site extending to approximately 704 sq.m. (7579 sq ft). The property benefits from having UPVC double glazing and gas fired central heating and is offered for sale in a presentable condition. The site at present is currently being used as a storage yard. The property is located on Portland Road close to the junction with The Ridgeway.

First Floor:

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

Outside:

(Front) Gated driveway giving access to large yard area

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

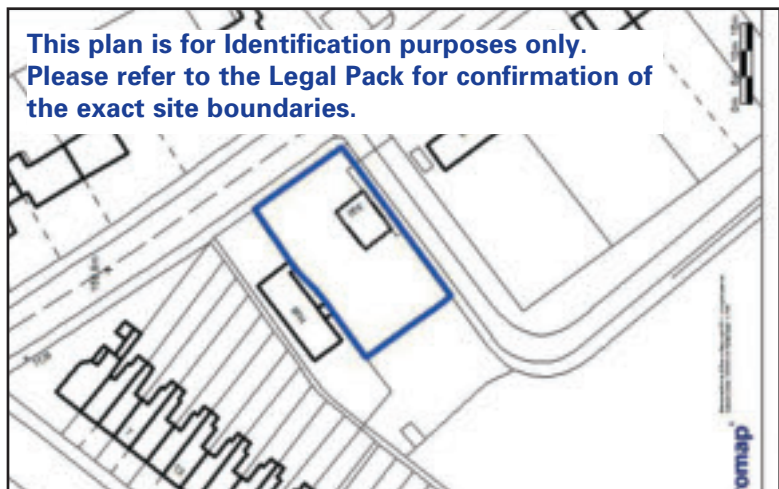
Accommodation:

Ground Floor:

Entrance Hallway, Lounge, Kitchen, Utility Room and Conservatory



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



119 Lime Street, Wolverhampton WV3 0EX

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched interlocking tile clad roof, benefiting from UPVC double glazed windows and external doors and gas fired central heating. Lime Street leads off Owen Road which in turn leads off Lea Road and forms part of an established and traditional residential area located within approximately half a mile distance to the south west of Wolverhampton City Centre.

Accommodation

Ground Floor

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

First Floor

Stairs and Landing, Two Double Bedrooms



Outside

(Rear) Yard and garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



43 Milton Road, Wolverhampton, West Midlands WV10 0NE

Property Description:

A mid-terraced property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property benefits from having UPVC double glazing and gas fired central heating. Milton Road is located off Bushbury Road which in turn can be found off Cannock Road (A460)

Accommodation:

Ground Floor:

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

First Floor:

Three Bedrooms

Outside:

(Front) Walled foregarden

(Rear) Garden

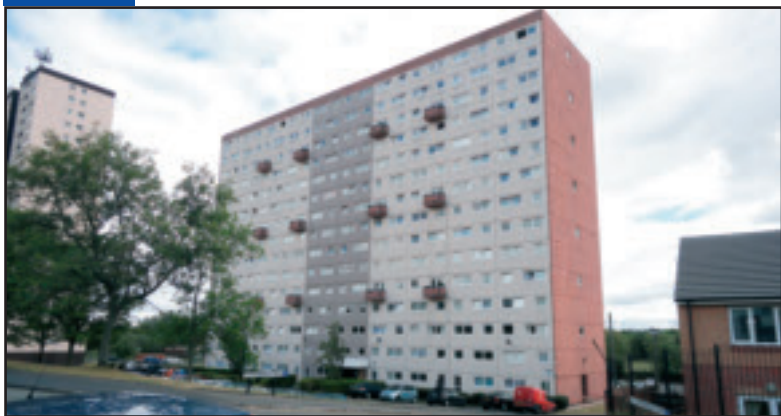
Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233





95 Camberley, Beacon View Road, West Bromwich, West Midlands B71 3PF

Property Description:

A duplex flat situated on the 9th and 10th Floors of a substantial purpose built block and offering well laid out accommodation. The property is in a well maintained condition and benefits from UPVC double glazed windows, electric heating and two double bedrooms. Beacon View Road is located off Walsall Road (A4031) and forms part of an established residential area. The property is currently let on an Assured Shorthold Tenancy at a rental of £89 per week (£4,628 per annum)

Accommodation:

Ground Floor:

Communal Entrance with security door entry system and access to lifts

Tenth Floor:

Communal Landing, Entrance Hall, Lounge, Dining Kitchen, Stairs down to

Ninth Floor:

Hallway with further stairs down to Fire Escape on the Eighth Floor, Bathroom having panelled bath with shower over, pedestal wash basin and wc, Two Double Bedrooms

Outside:

Communal gardens and parking area

Leasehold Information:

Term: 199 Years from 29 September 1990
Ground Rent and Service Charge: Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



113 Camberley, Beacon View Road, West Bromwich, West Midlands B71 3PF

Property Description:

A duplex flat situated on the 11th and 12th Floors of a substantial purpose built block and offering well laid out accommodation. The property is in a well maintained condition and benefits from UPVC double glazed windows, electric heating and two double bedrooms.

Beacon View Road is located off Walsall Road (A4031) and forms part of an established residential area.

Accommodation:

Ground Floor:

Communal Entrance with security door entry system and access to lifts

Twelfth Floor:

Communal Landing, Entrance Hall, Lounge, Dining Kitchen, Stairs down to

Eleventh Floor:

Hallway with further stairs down to Fire Escape on the Tenth Floor, Bathroom having panelled bath, wash basin and wc, Two Double Bedrooms

Outside:

Communal gardens and parking area

Leasehold Information:

Term: 199 years from 29 September 1990

Ground Rent and Service Charge:
Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 75

Freehold Vacant Possession

**42 Hunton Road,
Erdington, Birmingham
B23 6AE**

Property Description:

A three storey semi detached property of brick construction surmounted by a tile clad roof and set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. Hunton Road is located between Hunton Hill and Fentham Road, and is within half a mile distance to the main High Street in Erdington providing a wide range of shops and amenities. The property is also within walking distance to Gravelly Hill Train Station.

Licence for a House in Multiple Occupation:

The property benefits from a current licence granted by Birmingham City Council under section 64 of the housing act 2004 and dated 24th June 2009

Accommodation:

Ground Floor:

Entrance Hallway, Front Reception (Bed 1), Rear Reception (Bed 2), Kitchen/Diner, Inner Lobby, Bathroom having Bath, low level WC and pedestal wash basin

First Floor:

Bedrooms 3, 4 and 5 and Bathroom having panelled bath, pedestal wash basin and WC.



Stairs to Second Floor:

Bedrooms 6 and 7

Outside:

Front - Walled Foregarden
Rear - Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

LOT 76

Freehold Commercial Property By Instruction of the Mortgagees Not In Possession



**2 Reaside Crescent, Birmingham,
West Midlands B14 6QN**

Property Description:

A single storey retail unit of brick construction occupying a corner position on Reaside Crescent and Brandwood Park Road which in turn can be found off Allenscroft Road. The property forms part of an established residential area.

Accommodation:

Whilst the property has not been inspected internally we have referred to records contained on The Valuation Office Agency website.

Ground Floor:

Retail Area 94.90 sq.m (1021sq.ft) Storage Area 13.80 sq.m (148sq.ft) External Storage 2.9 sq.m (31.2sq.ft) and wc.

Important Note:

The property is being sold on behalf of the Mortgagees who under the terms of the mortgage have exercised their right to dispose of the property and recover their outstanding charge. The Mortgagees are not in possession of the property and neither can they provide any warranty or confirmation as to whether or not the property is occupied nor can they provide confirmation of any tenancies that may or may not be in place. All interested parties should make their own enquiries prior to bidding. No access arrangements will be available for viewings/surveys/valuations either before or after the auction sale and all interested parties bid for the property on this basis.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

N/A



LOT 77

34 Somerset Road, Erdington, Birmingham B23 6NG

Property Description:

A mid-terraced property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. Somerset Road is located off both Court Lane and Gravelly Lane (B4142) and is within a quarter of a miles distance from Erdington High Street. The property is subject to a regulated tenancy at a registered rent of £71.00 per week (£3692 per annum) effective from the 24th of January 2011.

Please note the Auctioneers have not inspected the accommodation however we believe from the Rent Registration document the accommodation is as follows:

Accommodation:

Ground Floor:

Lounge, Dining Room, Kitchen and Bathroom

Freehold Investment



First Floor:

Three Bedrooms

Outside:

(Front) Walled foregarden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

LOT 78

9 Clifford Road, Smethwick, West Midlands B67 5HJ

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched slate clad roof, set back from the road behind a walled foregarden. Clifford Road forms part of a popular and established residential area and is situated between Milcote Road and Wigorn Road.

The property is let on a Regulated Tenancy at a Registered Rent of £71 per week (£3,692 per annum) effective from 7th November 2010.

Accommodation:

The accommodation detailed on the Rent Registration document is as follows:

Ground Floor:

Two Reception Rooms, Kitchen and Bathroom with wc

Freehold Investment



First Floor:

Two Bedrooms

Outside

Front and rear gardens

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 79

14 Clifford Road, Smethwick, West Midlands B67 5HJ

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched slate clad roof, set back from the road behind a walled foregarden. The property benefits from gas fired central heating part UPVC double glazed windows and three bedrooms. Clifford Road forms part of a popular and established residential area and is situated between Milcote Road and Wigorn Road.

The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £575 per calendar month (£6,900 per annum)

Accommodation

Ground Floor

Two Reception Rooms, Kitchen and Bathroom

Freehold Investment



First Floor

Stairs and Landing, Three Bedrooms

Outside

Gardens to front and rear

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

LOT 80

58 Rosefield Road, Smethwick, West Midlands B67 6DX

Property Description:

A mid-terraced property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property benefits from have UPVC double glazing and gas fired central heating however does require some modernisation and repair. Rosefield Road is located off Church Road which in turn can be found off Bearwood Road (A4030)

Accommodation:

Ground Floor:

Lounge, Dining Room, Kitchen and Bathroom having panelled bath with washbasin and wc

First Floor:

Three Bedrooms



Outside:

(Front) Walled foregarden
(Rear) Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

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138 Thimblemill Road, Smethwick, West Midlands B67 6LR

Property Description:

A mid terraced property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazing, gas fired central heating and modern kitchen fitments. The property is located on Thimblemill Road (B4182) close to the junction with Katherine Road. The property is within approximately a quarter of a miles distance from Bearwood High Street which provide a wide range of shops and amenities.

Accommodation:

Ground Floor:

Lounge, Dining Room, Kitchen

First Floor:

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

Outside:

(Front) Walled foregarden

(Rear) Garden

Leasehold Information:

Lease Term: The grant of a new one hundred year lease from the date of completion



Ground Rent: £250 per annum
(escalating every 20 years)

Important Note: An option to purchase the freehold interest of this property for a fixed sum of £6,000 is granted to the successful buyer on completion. We understand this option must be exercised by 31st August 2011. Please refer to the legal pack for full details.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

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--- Legal Documents Online ---



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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.





584 Stratford Road, Sparkhill, Birmingham B11 4AW

Property Description:

A traditional three storey end terraced villa of brick construction surmounted by a pitched tile clad roof, offering well laid out accommodation benefiting from four bedrooms but requiring refurbishment and repair throughout. The property is situated between the junctions of Avondale Road and Evelyn Road within close proximity to a wide range of local amenities and services located on Stratford Road.

Accommodation:

Ground Floor:

Reception Hall with cellar access, Front Reception Room, Rear Reception Room, Dining Kitchen (no fittings), Rear Entrance Hall, WC

First Floor:

Stairs and Landing, Three Double Bedrooms, Proposed Bathroom (no fittings)

Second Floor:

Stairs to:
Bedroom Four (double)

Outside

(Front) Foregarden
(Rear) Overgrown garden

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 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



By Instruction of the Mortgagees Not In Possession Freehold Commercial Premises



167 Bordesley Green East, Bordesley Green, Birmingham B9 5SR

Property Description:

A Semi detached two storey commercial premises of brick construction surmounted by a pitched tile clad roof and comprising of a ground floor retail shop with accommodation to the first floor over. The property forms part of a small parade of similar properties and is set back from the road behind a forecourt. The property is located close to the junction with Little Bromwich Road and within approximately one quarter of a mile distance from Birmingham Heartlands Hospital.

Planning:

Records on Birmingham City Council Planning website state that planning consent was granted on 28th March 2011 (Ref: 2010/06645/PA) for the erection of a two storey and single storey rear extension, new shop front and roller shutter.

Accommodation:

Whilst the property has not been inspected, we have referred to information contained on the Valuation Office Agency website and Birmingham City Council Planning website and it appears that the property comprises of the following:

Ground Floor:

Retail Shop with Staff Room, Kitchen and Toilets

First Floor:

Comprises of a One Bedroom Flat which may have been previously used for teaching/training purposes

Approximate Net Internal Areas:

Ground Floor: 52.19sq.mtrs (561sq.ft)
First Floor: 39.45sq.mtrs (424sq.ft)

Important Note:

The property is being sold on behalf of the Mortgagees who under the terms of the mortgage have exercised their right to dispose of the property and recover their outstanding charge. The mortgagees are not in possession of the property and neither can they provide any warranty or confirmation as to whether or not the property is occupied nor can they provide confirmation of any tenancies that may or may not be in place.

All interested parties should make their own enquiries prior to bidding. No access arrangements will be available for viewings/surveys/valuations either before or after the auction sale and all interested parties bid for the property on this basis.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Not Applicable



**168 Aubrey Road, Small Heath,
Birmingham B10 9DE**

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched slate clad roof, benefiting from UPVC double glazed windows and gas fired central heating but requiring some modernisation and improvement. The property forms part of an established residential area and Aubrey Road leads directly off Coventry Road which provides access to a wide range of retail amenities and services.

Accommodation:

Ground Floor:

Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Cloak Room with wc and wash basin

First Floor:

Bedroom One (double), Bedroom Two (double), Bathroom with panelled bath, pedestal wash basin and wc

Outside:

(Front) Walled foregarden, pedestrian entry access to rear



(Rear) Partly paved garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

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1 Washwood Heath Road, Alum Rock, Birmingham, B8 1SH

Property Description:

A substantial corner terraced three storey retail unit of traditional brick construction surmounted by a pitched tile clad roof requiring repair and refurbishment. The property benefits from extensive return frontage to Alum Rock Road, having access to both roads and has potential for subdivision. The property forms part of a block of 14 shops known as Crown Buildings prominently located at the junction of Alum Rock Road and Washwood Heath Road overlooking Saltley Gate.

Planning:

The property may be suitable for redevelopment/alternative use subject to obtaining planning consent. All interested parties should make their enquiries in respect of any proposals which they may have by contacting the local planning department at Birmingham City Council prior to bidding.

Accommodation:

Ground Floor:

Two Retail Shops, Cloak Room with wc, Two Private Offices
Basement Accommodation

First Floor:

Hallway, Three Rooms and Store

Second Floor:

Three Rooms

Outside:

Rear Yard Area (subject to the rights of others)

Net Internal Area (Ground Floor Only):

149sq.mtrs (1,608sq.ft) approx.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Note: An existing opening on the first floor connecting to both No. 3 WHR and No. 2 ARR will be closed off by the vendors prior to completion. Please refer to the Legal Pack for full details.





3 & 5 Washwood Heath Road, Alum Rock, Birmingham, B8 1SH

Property Description:

A double mid terraced three storey retail shop of traditional brick construction surmounted by a pitched tile clad roof requiring repair and refurbishment and situated directly fronting Washwood Heath Road (B4114). The property forms part of a block of 14 shops known as Crown Buildings prominently located at the junction of Alum Rock Road and Washwood Heath Road overlooking Saltley Gate.

Planning:

The property may be suitable for redevelopment/alternative use subject to obtaining planning consent. All interested parties should make their enquiries in respect of any proposals which they may have by contacting the local planning department at Birmingham City Council prior to bidding.

Accommodation:

Ground Floor:

Double Retail Shop with internal stairs to Basement, rear Store room and wc

First Floor:

Separate Entrance hall, Stairs and Landing area from Washwood Heath Road to:
Two Rooms, and three wc's

Second Floor:

Two Rooms

Net Internal Area (Ground Floor Only): 73sq.mtrs (787sq.ft) approx.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Note: An existing opening on the first floor connecting to both No's. 1 & 7 WHR will be closed off by the vendors prior to completion. Please refer to the Legal Pack for full details.



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on **Thursday 20th October 2011** at **Aston Villa Football Club, Aston Villa, Birmingham**. please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.





7 & 9 Washwood Heath Road, Alum Rock, Birmingham, B8 1SH

Property Description:

A double mid terraced three storey retail shop of traditional brick construction surmounted by a pitched tile clad roof requiring repair and refurbishment and situated directly fronting Washwood Heath Road (B4114). The property forms part of a block of 14 shops known as Crown Buildings prominently located at the junction of Alum Rock Road and Washwood Heath Road overlooking Saltley Gate.

Planning:

The property may be suitable for redevelopment/alternative use subject to obtaining planning consent. All interested parties should make their enquiries in respect of any proposals which they may have by contacting the local planning department at Birmingham City Council prior to bidding.

Accommodation:

Ground Floor:

Double Retail Shop, Wash Room having wc, Kitchen and Store

First Floor:

Five Rooms, Kitchen and wc

Second Floor:

Two Rooms

Net Internal Area (Ground Floor

Only): 72.2 sq.mtrs (777sq.ft) approx.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Note: An existing opening on the ground and second floors connecting to No. 11 WHR and an opening on the first floor connecting to No. 5 WHR will be closed off by the vendors prior to completion following which the Buyer will be responsible to provide their own stair access from Ground to First floor. Please refer to the Legal Pack for full details.



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11 Washwood Heath Road, Alum Rock, Birmingham, B8 1SH

Property Description:

A mid terraced three storey retail shop of traditional brick construction surmounted by a pitched tile clad roof requiring repair and refurbishment and situated directly fronting Washwood Heath Road (B4114). The property forms part of a block of 14 shops known as Crown Buildings prominently located at the junction of Alum Rock Road and Washwood Heath Road overlooking Saltley Gate.

Planning:

The property may be suitable for redevelopment/alternative use subject to obtaining planning consent. All interested parties should make their enquiries in respect of any proposals which they may have by contacting the local planning department at Birmingham City Council prior to bidding.

Ground Floor:

Retail Shop and wc

First Floor:

Two Rooms and Two Wash Rooms with wc

Second Floor:

One Room

Net Internal Area (Ground Floor Only):

36sq.mtrs (391sq.ft) approx.



Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Note: An existing opening on the ground and second floors connecting to No. 9 WHR will be closed off by the vendors prior to completion. Please refer to the Legal Pack for full details.



13 & 15 Washwood Heath Road, Alum Rock, Birmingham, B8 1SH

Property Description:

A double mid terraced three storey retail shop of traditional brick construction surmounted by a pitched tile clad roof requiring repair and refurbishment and situated directly fronting Washwood Heath Road (B4114). The property forms part of a block of 14 shops known as Crown Buildings prominently located at the junction of Alum Rock Road and Washwood Heath Road overlooking Saltley Gate.

Planning:

The property may be suitable for redevelopment/alternative use subject to obtaining planning consent. All interested parties should make their enquiries in respect of any proposals which they may have by contacting the local planning department at Birmingham City Council prior to bidding.

Accommodation:

Ground Floor:

Double Retail Shop, Rear Office/Storage, Wash Room with Two Wc's and Basement access

First Floor:

Lounge, Dining Kitchen, Two Bedrooms, Two Shower Rooms with wcs



Second Floor:

Three Bedrooms

Outside:

Rear yard area (subject to the rights of others)

Net Internal Area (Ground Floor Only):

91.7sq.mtrs (987sq.ft) approx.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 90

Freehold Vacant Possession

17 Washwood Heath Road, Alum Rock, Birmingham B8 1SH

Property Description:

A mid terraced three storey retail shop of traditional brick construction surmounted by a pitched tile clad roof requiring repair and refurbishment and situated directly fronting Washwood Heath Road (B4114). The property forms part of a block of 14 shops known as Crown Buildings prominently located at the junction of Alum Rock Road and Washwood Heath Road overlooking Saltley Gate.

Planning:

The property has previously traded as a Hot Food Takeaway and may be suitable for redevelopment/alternative use subject to obtaining planning consent. All interested parties should make their enquiries in respect of any proposals which they may have by contacting the local planning department at Birmingham City Council prior to bidding.

Accommodation:

Ground Floor:

Servery/Customer Waiting Area, Kitchen, Wash Room, Two Separate Wc's, Rear Entrance

First Floor:

Lounge, Kitchen, Shower Room and wc



Second Floor:

Two Bedrooms

Outside:

Rear yard area (subject to the rights of others)

Net Internal Area (Ground Floor Only): 28.9sq.mtrs (311sq.ft) approx.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



LOT 91

Freehold Vacant Possession

2 Alum Rock Road, Alum Rock, Birmingham B8 1JB

Property Description:

An mid terraced three storey retail shop of traditional brick construction surmounted by a pitched tile clad roof requiring repair and refurbishment and directly fronting Alum Rock Road which comprises of a busy shopping street containing a wide range of retail amenities and services which serve the surrounding predominantly residential catchment area. The property forms part of a prominent block of 14 shops known as Crown Buildings and located at the junction of Alum Rock Road and Washwood Heath Road overlooking Saltley Gate.

Planning:

The property may be suitable for redevelopment/alternative use subject to obtaining planning consent. All interested parties should make their enquiries in respect of any proposals which they may have by contacting the local planning department at Birmingham City Council prior to bidding.

Ground Floor:

Retail Shop, Partitioned Store, Cloak Room with wc, Basement

First Floor:

One Room and landing Area

Second Floor:

One Room



Net Internal Area (Ground Floor Only): 29.6sq.mtrs (319sq.ft) approx.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Note: An existing opening on the first floor connecting to both No. 1 WHR and 2B ARR and an opening on the second floor connecting to No. 2B ARR will be closed off by the vendors prior to completion following which the Buyer will be responsible to provide their own stair access from Ground to First floor. Please refer to the Legal Pack for full details.



COTTONS
THE AUCTIONEERS



2B Alum Rock Road, Alum Rock, Birmingham B8 1JB

Property Description:

An mid terraced three storey retail shop of traditional brick construction surmounted by a pitched tile clad roof requiring repair and refurbishment and directly fronting Alum Rock Road which comprises of a busy shopping street containing a wide range of retail amenities and services which serve the surrounding predominantly residential catchment area. The property forms part of a prominent block of 14 shops known as Crown Buildings and located at the junction of Alum Rock Road and Washwood Heath Road overlooking Saltley Gate.

Planning:

The property may be suitable for redevelopment/alternative use subject to obtaining planning consent. All interested parties should make their enquiries in respect of any proposals which they may have by contacting the local planning department at Birmingham City Council prior to bidding.

Accommodation:

Ground Floor:

Retail Shop, Rear Store and Basement and outside wc

First Floor:

One Room, Landing Area and Kitchen



Second Floor:

One Room

Net Internal Area (Ground Floor Only):

39sq.mtrs (422sq.ft) approx.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Note: Existing openings on the First and Second floors connecting to 2 ARR will be closed off by the vendors prior to completion following which the Buyer will be responsible to provide their own stair access from Ground to First floor. Please refer to the Legal Pack for full details.



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By Instruction of the Mortgagees In Possession Long Leasehold Office Unit with Car Parking



Unit 1, 102 The Orb, Carver Street, Birmingham B1 3AP

Property Description:

A ground floor modern office unit forming part of a mixed use development prominently located at the junction of Carver Street and Albion Street. The property directly fronts Carver Street having a prominent window display and benefits from roller shutter protection, electric heating and two allocated car parking spaces.

Accommodation:

Ground Floor:

Entrance with steps down to Reception Area, Open Plan Office with Wall Trunking/Cable Management, Managers' Office, Kitchenette, Rear Entrance Hall and Cloak Room with wc and wash basin

Gross Internal Area: 73.25sq.mtrs (788sq.ft)

Outside:

Secure car parking area with two allocated spaces

Legal Documents:

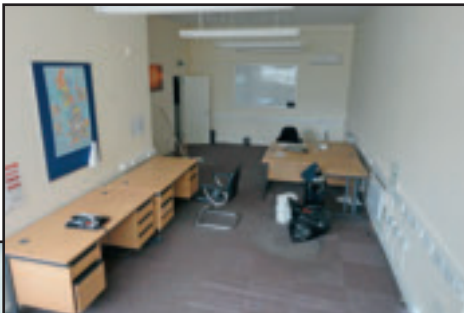
Available at www.cottons.co.uk

Leasehold Information:

Term: 125 years from 4 June 2004
Ground Rent & Service Charge: Refer to Legal Pack

Viewings:

Via Cottons – 0121 247 2233





Entrance from Friary Road

**Land and Garages on the West Side of
Friary Road, Handsworth, Birmingham B20**

Description:

A parcel of freehold land irregular in shape extending to an area of approximately 0.4 acres and containing a total of 23 dilapidated lock up garages, 13 of which are included within the subject title.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

The yard is accessed by way of a driveway also included within the Title which leads directly off Friary Road adjacent to number 17 and is subject to rights of access over.



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Agricultural Land to the South Side of Coppice Lane, Hammerwich, Burntwood, Staffordshire WS7 0JY

Property Description:

A parcel of freehold agricultural pasture land extending to 17 acres approximately and situated on the south side of Coppice Lane opposite Coppice Lane Farm and within approximately one mile distance from the village of Hammerwich.

The land is currently used for grazing and is divided by a hedgerow into two fields with gated access off Coppice Lane.

Excluded from the sale are 21 small parcels of land equating to a total area of approx. 1.65 acres which have been sold previously and the remaining area being offered for sale extends to approximately 17 acres.

A plan detailing the land parcels sold is available separately

Income

The vendor is currently in receipt of a subsidy from the Single Payment Scheme 2010 for a sum of £1,335.74 and the land has also been let to a local farmer on a grazing licence at a rental of £1,000 per annum which terminates in October 2011.

Detailed plans of the land including parcels excluded from the sale are available within the legal pack

Legal Documents:

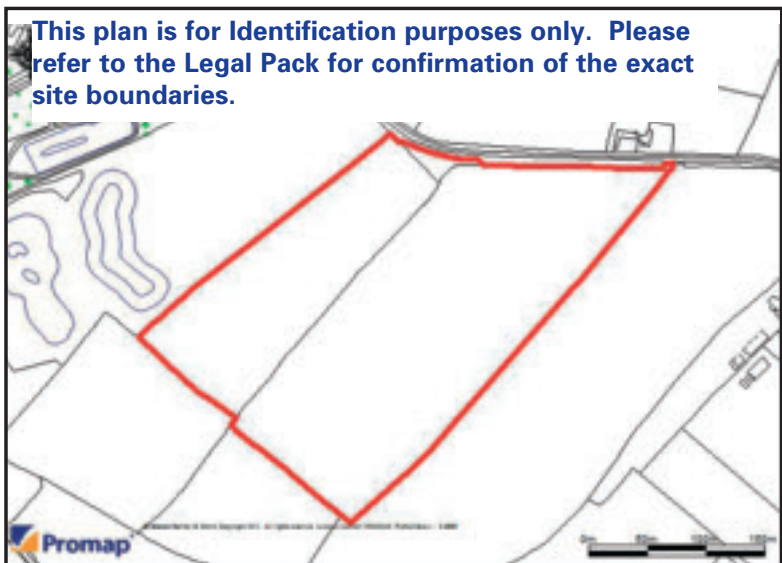
Available at www.cottons.co.uk

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.



By Instruction of the Mortgagees Not In Possession Freehold End Terraced House



8 Baxter Avenue Kidderminster, Worcestershire DY10 2EU

Property Description:

A traditional built end terraced house of brick construction surmounted by a pitched slate clad roof situated directly fronting the pavement. Baxter Avenue leads directly off Radford Avenue which in turn leads off Blackwell Street (A451) and the property is conveniently within approximately one quarter of a mile distance from Kidderminster Town Centre.

Accommodation:

Not Inspected

Important Note:

The property is being sold on behalf of the Mortgagees who under the terms of the mortgage have exercised their right to dispose of the property and recover their outstanding charge. The mortgagees are not in possession of the property and neither can they provide any warranty or confirmation as to whether or not the property

is occupied nor can they provide confirmation of any tenancies that may or may not be in place.

All interested parties should make their own enquiries prior to bidding. No access arrangements will be available for viewings/surveys/valuations either before or after the auction sale and all interested parties bid for the property on this basis.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



By Instruction of the Mortgagees Not In Possession Freehold Mid Terraced House



9 Baxter Avenue, Kidderminster, Worcestershire DY10 2EU

Property Description:

A traditional built mid terraced house of brick construction surmounted by a pitched slate clad roof situated directly fronting the pavement. Baxter Avenue leads directly off Radford Avenue which in turn leads off Blackwell Street (A451) and the property is conveniently within approximately one quarter of a mile distance from Kidderminster Town Centre.

Accommodation:

Not Inspected

Important Note:

The property is being sold on behalf of the Mortgagees who under the terms of the mortgage have exercised their right to dispose of the property and recover their outstanding charge. The mortgagees are not in possession of the property and neither can they provide any warranty or confirmation as to whether or not the property is occupied nor can they provide confirmation of any tenancies that may or may not be in place.

All interested parties should make their own enquiries prior to bidding.

No access arrangements will be available for viewings/surveys/valuations either before or after the auction sale and all interested parties bid for the property on this basis.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



By Instruction of the Mortgagees Not In Possession Freehold Mid Terraced House



**10 Baxter Avenue, Kidderminster,
Worcestershire DY10 2EU**

Property Description:

A traditional built mid terraced house of brick construction surmounted by a pitched slate clad roof situated directly fronting the pavement. Baxter Avenue leads directly off Radford Avenue which in turn leads off Blackwell Street (A451) and the property is conveniently within approximately one quarter of a mile distance from Kidderminster Town Centre.

Accommodation:

Not Inspected

Important Note:

The property is being sold on behalf of the Mortgagees who under the terms of the mortgage have exercised their right to dispose of the property and recover their outstanding charge. The mortgagees are not in possession of the property and neither can they

provide any warranty or confirmation as to whether or not the property is occupied nor can they provide confirmation of any tenancies that may or may not be in place.

All interested parties should make their own enquiries prior to bidding. No access arrangements will be available for viewings/surveys/valuations either before or after the auction sale and all interested parties bid for the property on this basis.

Legal Documents:

Available at www.cottons.co.uk





43 Grosvenor Street, Wolverhampton, WV10 0EJ

Property Description:

A three bedroom mid terraced property of rendered brick construction surmounted by a tiled roof set back from the road behind a lawned foregarden. Grosvenor Street is located off Tremont Street. The property benefits from UPVC double glazing and Gas fired central heating. The property is within approximately a quarter of a miles distance from Wolverhampton City Centre.

First Floor:

Three Bedrooms, Bathroom having panelled bath, washbasin and wc

Outside:

(Front) Lawned foregarden
(Rear) Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Accommodation:
Ground Floor:

Entrance Hallway, Lounge, Kitchen/ Dinner.



271 Alvechurch Road, West Heath, Birmingham B31 3QH

Property Description:

A three bedroomed semi-detached house of brick construction surmounted by a hipped tiled clad roof set back from the road behind a paved foregarden allowing for off road parking. The property benefits from having UPVC double glazing and gas fired central heating however does require some modernisation and improvement. The property is located on Alvechurch Road close to the junction with Longbridge Lane which in turn can be found off the Redditch Road (A441).

Room, Kitchen

First Floor:

Three Bedrooms and Bathroom and having panelled bath, washbasin and wc

Outside:

(Front) Paved foregarden allowing for off road parking

(Rear) Lawned Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233

Accommodation:
Ground Floor:

Entrance Hallway, Lounge, Dining





924 Chester Road, Erdington, Birmingham B24 0BN

Property Description:

A substantial semi detached house of brick construction surmounted by an interlocking tile clad roof, requiring complete modernisation and improvement throughout. The property is set well back from the road behind a long foregarden and offers well laid out family accommodation which includes four reception rooms and five bedrooms. The property is situated opposite Pype Hayes Park approximately one quarter of mile distance north of the junction with Eachelhurst Road.

Accommodation:

Ground Floor:

Reception Hall, Front Reception Room, Rear Reception Room, Sitting Room/ Office with Lobby and wc leading off,

Dining Room, Kitchen with Pantry, Lean to Side Garage with Brick Stores

First Floor:

Stairs and Gallery Landing, Five Bedrooms, Bathroom with bath, wash basin, Separate WC

Outside:

(Front) Lawned foregarden, tarmacadam driveway providing ample parking and leading to garage

(Rear) Paved patio and a predominantly lawned garden


Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons – 0121 247 2233



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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

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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 on 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 **interest rate** calculated on a daily basis for each subsequent day's delay in payment);
- (c) on request, at the cost of the **seller**, assign to the **seller** or as the **seller** may direct the right to demand and sue for **old arrears**, such assignment to be in such form as the **seller's** conveyancer may reasonably require;
- (d) if reasonably required, allow the **seller's** conveyancer to have on loan the counterpart of any **tenancy** against an undertaking to hold it to the **buyer's** order;
- (e) not without the consent of the **seller** release any tenant or surety from liability to pay **arrears** or accept a surrender 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

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

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

G19. Sale by practitioner

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

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

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

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

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

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

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

G19.5 Where relevant:

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

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

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

G20. TUPE

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

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

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

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

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

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

G21. Environmental

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

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

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

G22. Service Charge

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

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

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

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

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

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

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

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

(a) payments on account (whether received or are 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:
www.rics.org/commonauctionconditions

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E-mail: auctions@cottons.co.uk

www.cottons.co.uk

