

Location



Cottons
Chartered Surveyors

Auction Department
361 Hagley Road
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B17 8DL

Also at

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West Midlands B90 4AQ

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PROPERTY AUCTION

Cottons

Chartered Surveyors

TUESDAY
18TH OCTOBER 2005
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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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. Your legal adviser will make these enquiries on your behalf. It is strongly recommended that prospective purchasers check the Auction particulars to satisfy themselves of the accuracy of all measurements, descriptions, statements etc and to confirm for their own purpose, any fixtures, fittings or contents present in the property, which are to be included or excluded from the sale. All measurements and areas referred to in these particulars are approximate only. Neither the Auctioneers nor the Vendor(s) are responsible for errors in description of any Lot or for any fault or defect, giving no warranty whatsoever, the buyers being held to have satisfied themselves as to the condition and description of the Lots before bidding.

3. Prior to the sale The Auctioneers will endeavour to provide a guide price, subject to the Vendors consent. This is intended as a guide only and both the reserve and actual sale price may be more or less than the guide price given.

4. The Auctioneers and/or Vendor(s) reserves the right to sell or withdraw any lot prior to the auction sale and cannot be held responsible for any abortive costs, losses or damages of a prospective purchaser. We would strongly recommend that you telephone on the day prior to the auction sale to confirm that the property you are interested in, is still for sale.

5. Some lots may be subject to last minute changes or corrections given on the day of the auction by way of addendum.

6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary fittings, drains and any other pipework, appliances and electrical fittings. Prospective purchasers are advised to undertake their own investigations.

7. It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.

8. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price.

9. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special "Auction Block Policy", insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.

10. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity may be required, so make sure that you bring with you a driving licence, passport or other form of identification.

11. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.

12. If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.

13. The Auctioneers reserve the right to photograph successful bidders for security purposes.

FOOTNOTE

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

Auction Sale

of 66 LOTS

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

- 26 Freehold Vacant Residential Properties
- 7 Residential Investment Properties
- 2 Leasehold Residential Vacant Houses/ Flats
- 7 Freehold Vacant Commercial Properties
- 7 Commercial Investment Properties
- 3 Freehold Hot Food Takeaway Premises
- 2 Freehold Ground Rent Investments
- 8 Parcels of Freehold Land
- 2 Freehold Re-development Sites
- 2 Freehold Building Plot

ORDER OF SALE

Lot	Property	
1.	61 Marroway Street, Edgbaston, Birmingham	Freehold Vacant Possession
2.	49 Bailey Road, Bilston, West Midlands	Freehold Vacant Possession
3.	186 High Street, Pensnett, Brierley Hill, West Midlands	Freehold Vacant Possession
4.	11 Raford Road, Erdington, Birmingham	Freehold Vacant Possession
5.	148 Crankhall Street, Wednesbury, West Midlands	Freehold Vacant Possession
6.	34 Richmond Road, Olton, Solihull, West Midlands	Freehold Investment
7.	6 Trafalgar Court, Tividale, Oldbury, West Midlands	Leasehold Investment
8.	133 Mount Pleasant, Redditch	Freehold Investment
9.	137 Mount Pleasant, Redditch	Freehold Investment
10.	340 Newbury Lane, Oldbury, West Midlands	Freehold Vacant Possession
11.	168 Wellington Road, Bilston, West Midlands	Freehold Part Vacant Possession/Part Investment
12.	15 Wolverhampton Street, Willenhall, West Midlands	Freehold Investment
13.	Plot 69 Little Hay Lane, Shenstone	Freehold Land
14.	Plot 77 Little Hay Lane, Shenstone	Freehold Land
15.	165 & 165A Castle Square, Weoley Castle, Birmingham	Freehold Investment
16.	34 Crescent Road, Dudley, West Midlands	Freehold Vacant Possession
17.	5 Church Street, Tipton, West Midlands	Freehold Vacant Possession
18.	10 Johnson Road, Erdington, Birmingham	Freehold Vacant Possession
19.	174 Reservoir Road, Erdington, Birmingham	Freehold Vacant Possession
20.	Residential Development Site, Willenhall Street, Darlston	Residential Development Site
21.	Mill Farmhouse & Mill Farm Cottage, Coleshill Road, Furnace End	Freehold Vacant Possession
22.	Whitcroft, 139 Hinckley Road, Leicester Forest East, Leicester	Freehold Vacant Possession
23.	39, 41 & 43 Broad Road, Acocks Green, Birmingham	Freehold Vacant Possession
24.	199 Westwood Road, Sutton Coldfield, West Midlands	Leasehold Vacant Possession
25.	57 Hallowell Road, Edgbaston, Birmingham	Freehold Vacant Possession
26.	47 Hall Park Street, Bilston, West Midlands	Freehold Investment



COTTONS
THE AUCTIONEERS



27.	18 School Road, Wednesbury, West Midlands	Leasehold Investment
28.	1246 Coventry Road, Yardley, Birmingham	Freehold Vacant Possession
29.	115-117 Branstons Street, Hockley, Birmingham	Freehold Vacant Possession
30.	746 College Road, Kingstanding, Birmingham	Freehold Investment
31.	30 Station Road, Acocks Green, Birmingham	Freehold Part Vacant Possession/Part Investment
32.	335 Stockfield Road, Yardley, Birmingham	Freehold Vacant Possession
33.	Flat 17, The Mill, 6/8 Fosse Road North, Leicester	Leasehold Investment
34.	178 Bridge Street West, Hockley, Birmingham	Freehold Vacant Possession
35.	79 Wattville Road, Handsworth, Birmingham	Freehold Vacant Possession
36.	1489/1491 Pershore Road, Stirchley, Birmingham	Freehold Investment Opportunity
37.	1248 Pershore Road, Stirchley, Birmingham	Freehold Vacant Possession
38.	15-19 Selborne Street, Walsall	Freehold Redevelopment Site
39.	37-38 Horse Fair, Birmingham	Freehold Investment
40.	Paddock 6, Ledbury Road, Nr Tewkesbury	Freehold Land
41.	Paddock 16 Ledbury Road, Nr Tewkesbury	Freehold Land
42.	Paddock 20 Ledbury Road, Nr Tewkesbury	Freehold Land
43.	Paddock 24 Ledbury Road, Nr Tewkesbury	Freehold Land
44.	Land At Ash Lane, Bearley, Warwickshire	Freehold Land
45.	Factory Premises Btwn 217-219 Cherrywood Road, Bordesley Green	Leasehold Vacant Possession
46.	Unit 66 Sapcote Trading Estate, Powke Lane, Cradley Heath	Freehold Vacant Possession
47.	Workshop (Pro Dev Engineering) Ward Street, Willenhall	Freehold Vacant Possession
48.	15 Fawdry Street, Wolverhampton	Freehold Vacant Possession
49.	322 Birmingham New Road, Bilston, West Midlands	Freehold Vacant Possession
50.	FGR Land To The Side And Rear 195 Washwood Heath Road, Salfley	Freehold Ground Rent
51.	FGR Flats 1-22 Worcester Court, Pennfields, Wolverhampton	Freehold Ground Rent Investment
52.	29 Glovers Croft, Chelmsley Wood, Birmingham	Freehold Vacant Possession
53.	146 Tifford Road, Oldbury, West Midlands	Freehold Vacant Possession
54.	Land At The Rear Of The Belper, Dudley, West Midlands	Residential Redevelopment Opportunity
55.	Land Adj Newtown Lane, Romsley, Worcestershire	Freehold Land
56.	Bldg Plot Adj 10/11 Parkhill Street, Dudley	Freehold Building Plot
57.	17 Pennine Road, Bromsgrove, Worcestershire	Leasehold Investment
58.	70 Brewer Road, Bulkington, Warwickshire	Freehold Vacant Possession
59.	70A Brewer Road, Bulkington, Warwickshire	Freehold Vacant Possession
60.	71 Park Road, Bedworth, Warwickshire	Freehold Vacant Possession
61.	26 Elmbridge Road, Perry Barr, Birmingham	Freehold Vacant Possession
62.	26 Marsh Hill, Erdington, Birmingham	Freehold Vacant Possession
63.	24 Burton Road, Dudley, West Midlands	Freehold Investment
64.	75 Vicarage Road, Smethwick, West Midlands	Freehold Investment
65.	86 Oldbury Road, West Bromwich	Freehold Vacant Possession
66.	70 Whitmore Road, Small Heath, Birmingham	Freehold Vacant Possession

IMPORTANT NOTICE

PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

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

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

- **Bank/Building Society Draft**

- **Personal/Company Cheque**

- **Debit/Credit Card**

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

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

- **Full UK Passport or Driving Licence (for identification)**

- **Either a Recent Utility Bill, Council Tax Bill or Bank Statement**
(as proof of your residential address)

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

AUCTION TEAM
Andrew J. Barden MRICS
John Day FRICS
Ian M. Axon MNAEA
Sharon M. O'Malley MNAEA
Peter C. Longden FRICS
Mark M. Ward TechRICS
Kenneth F. Davis FRICS

MISREPRESENTATION ACT

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

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



LOT 1**Freehold Vacant Possession**

**61 Marroway Street, Edgbaston,
Birmingham, B16 0AY**

**Property Description:**

A mid terraced property of brick construction surmounted by a tile clad roof, directly fronting the pavement. The property benefits from having well laid out accommodation, some UPVC double glazing, however does require modernisation and improvement. Marroway Street can be located off Icknield Port Road (B4126) and is approximately a quarter of a mile from City Hospital and the Dudley Road (A457) providing easy access to Birmingham City Centre.

Accommodation:

Ground Floor
Front Reception Room, Cellar, Rear Reception Room, Kitchen, inner Lobby, Bathroom having panelled bath, pedestal wash hand basin and low level WC.

First Floor
Stairs and Landing, Three Bedrooms.

Outside
Rear: Lawned Garden

Vendors Solicitors:

Margetts & Ritchie
177 Corporation Street
Birmingham
B4 6RL

Tel No: 0121 236 5517

Ref: Mr G Ritchie

Viewings:

Via Cottons – 0121 247 2233

LOT 3**Freehold Vacant Possession**

**186 High Street, Pensnett, Dudley,
West Midlands, DY5 4JG**

**Property Description:**

A semi detached property of brick construction surmounted by a tile clad roof set slightly back from the road behind a small walled foregarden. The property benefits from having well laid out accommodation and some UPVC double glazed windows. 186 High Street is situated between the junctions of Church Street and Bell Street and directly opposite Barrow Hill Nature Reserve. The property is also approximately one quarter of a mile distance from Russell Hall Hospital.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Three Bedrooms and Bathroom.
Outside
Front – Small walled foregarden.
Rear - Garden

Please Note: The property has not been internally inspected by the Auctioneers.

Vendors Solicitors:

VKM
Suite 1 Talisbrook House
Castle Street
Wolverhampton WV1 3AD
Telephone No – 01902311155

Ref: Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233

LOT 2**Freehold Vacant Possession**

**49 Bailey Road, Bilston,
West Midlands,
WV14 6RZ**

Property Description:

A traditional semi detached house of rendered brick construction with tile clad roof requiring structural repair and improvement. The property itself is situated in a small crescent off Hadley Road which in turn leads off Wellington Road (A41), giving direct access to Wolverhampton City Centre being within approximately two miles distance.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms and Bathroom having bath, wash hand basin and WC.
Outside
Front – foregarden.
Rear – pedestrian side access to yard and garden with outbuildings.

Vendors Solicitors:

Rajput Solicitors
25-27 Formans Road
Sparkhill
Birmingham B11 3AA

Tel – 0121 777 0300

Ref: Mr A T Rajput

Viewings:

Via Cottons – 0121 247 2233

LOT 4**Freehold Vacant Possession**

**11 Raford Road, Erdington,
Birmingham, B23 5PE**

**Property Description:**

A Semi Detached house of brick construction surmounted by a tile clad roof, standing behind a walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. Raford Road occupies a cul-de-sac location and can be located off Jerrys Lane and is conveniently located within a mile distance from both Erdington High Street providing a wide range of shops and local amenities and also Erdington Railway Station which gives direct access to Birmingham City Centre and Sutton Coldfield Town Centre.

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining Room, Kitchen with modern fitted units, Utility area

First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising bath, pedestal wash hand basin and WC.

Outside
Front: Walled foregarden
Rear: Patio area and lawned garden

Vendors Solicitors:

Anthony Collins
St Philips Gate
5 Waterloo Street
Birmingham
B2 5PG

Tel No: 0121 200 3242

Ref: Ms K Blackwell

Viewings:

Via Cottons – 0121 247 2233





**148 Crankhall Lane, Wednesbury,
West Midlands, WS10 0ED**

Property Description:

A substantial premises of traditional construction, surmounted by a replacement tile clad roof. The premises comprise of a Ground Floor Retail Unit with living accommodation/offices above.

The shop benefits from modern aluminium shop front with electric roller shutter and sun awning and was formerly trading as Firkins Bakery. The property itself is located on Crankhall Lane, set back behind a concrete forecourt providing parking for up to three cars. Crankhall Lane itself runs off Hall Green Road, which in turn runs off Walsall Road (A4031).

Accommodation:

Ground Floor
Retail Shop measuring 29.1sq.m. (313sq.ft.), Rear Lobby, Staff Room measuring 11.6sq.m. (125sq.ft.), Office measuring 28.1sq.m. (303sq.ft.), Rear Lobby measuring 8.7sq.m. (94sq.ft.), Store Room, Stairs to First Floor.
First Floor
Stairs to Gallery Landing, Room 1 measuring 15.3sq.m. (164sq.ft.), Room2 measuring 8.1sq.m. (87sq.ft.), Room 3 measuring 23.2sq.m. (250sq.ft.), Room 4 measuring

11.0sq.m. (119sq.ft.), Bathroom with panelled bath, W.C. and wash hand basin.

Second Floor
Room 5 measuring 15.1sq.m. (162sq.ft.)

Total Floor Area – 150.2sq.m. (1,616sq.ft.)

Outside (front) – Concrete forecourt offering parking for up to three cars

Vendors Solicitors:

Wildings Solicitors
864 Washwood Heath Road
Ward End
Birmingham
B8 2NG

Tel: 0121 786 2555

Ref: Mr P Wilding

Viewings:

Via Cottons – 0121 247 2233



**34 Richmond Road, Olton, Solihull,
West Midlands, B92 7RP**

Property Description:

A mid terraced retail unit with self contained living accommodation, with rendered front elevation, surmounted by a tiled roof. The retail unit benefits from a suspended ceiling, with fluorescent strip lighting and currently houses 14 washer/dryers, as the property is currently trading as a launderette. The property is let on a 21 year Full Repairing and Insuring Lease, at a rental of £8,500 per annum.

The property is nicely located on Richmond Road, in the heart of Olton. Richmond Road itself runs directly off Warwick Road (A41) and provides easy access to Coventry Road (A45) with good links to Birmingham City Centre and Solihull Town Centre. The premises are located in a parade of shops, close to the junction with Barrington Road.

Accommodation:

Ground Floor
Retail Unit, which excluding partitioning measures 35.8sq.m. (385sq.ft.)
Rear Access to Flat, with Kitchen
First Floor Flat

Two bedrooms, Reception Room and Bathroom

Please Note – The flat has not been internally inspected by the Auctioneers.

Outside (rear) – Concrete yard with a number of stores, and shared rear driveway off Barrington Road.

Vendors Solicitors:

Wheadon & Co
Walmley Chambers
Walmley Close
Walmley
Sutton Coldfield
B76 1NQ

Tel – 0121 351 3333

Ref: Mr Tony McGuire

Viewings:

Via Cottons – 0121 247 2233

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E-mail: auctions@cottons.co.uk



6 Trafalgar Court, Tividale, Oldbury, West Midlands, B69 2JD

Property Description:

A purpose built good sized first floor flat providing well laid out accommodation and benefiting from electric heating and UPVC double glazed windows. Trafalgar Court can be located off the Birmingham New Road and is approximately one mile distance from Burnt Tree Island and one and a half mile distance from Dudley Town Centre, providing access to a wide range of local shops and amenities. The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental income of £320 per calendar month (£3,840 per annum)

Outside

Communal Gardens and Garage

Term: 99 Years from 25 March 1974

Ground Rent:: £20 rising to £100

Service Charge: Refer to solicitors

Vendors Solicitors:

John Wilson & Company
31 Raddlebarn Road
Selly Oak
Birmingham
B29 6HH

Tel No: 0121 472 5700

Ref: Mr J Wilson

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor

Stairs allowing access to entrance hall

First Floor

Entrance Hall, Bedroom, Bathroom,
Reception Room/Kitchen.



133 Mount Pleasant, Redditch, Worcestershire B97 4JE

Property Description:

A traditional end terraced house of brick construction, surmounted by an interlocking tile clad roof, forming part of a small row of similar properties, located between Haynes House and Partridge House Apartments and benefiting from gas-fired central heating and UPVC double glazed windows. The property is situated to the upper part of Mount Pleasant, within approximately a quarter of a mile distance from Redditch Town Centre, providing a wide range of local amenities.

The property is currently let on a Periodic Assured Shorthold Tenancy Agreement
Rental - £425.00 per calendar month (£5100.00 per annum).

Accommodation:

Ground Floor
Lounge, Dining/Kitchen, Inner Lobby,
Bathroom with panelled bath, pedestal wash basin & WC.

First Floor

Stairs and Landing, Two Bedrooms.

Outside (Front) – Walled fore garden.
Outside (rear) – Shared pedestrian access to paved patio and enclosed lawned garden.

Vendors Solicitors:

Wheadon & Co
Office 5 Walmley Chambers
Walmley Close
Sutton Coldfield
West Midlands
B76 1NQ

Telephone No – 0121 351 3333

Ref: Mr T McGuire

Viewings:

Via Cottons – 0121 247 2233

IMPORTANT NOTICE

Auction deposits may be paid by the following methods

Bank/Building Society draft

Debit/Credit card

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

Personal/Company Cheque

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

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





**137 Mount Pleasant, Redditch,
Worcestershire B97 4JE**

Property Description:

A traditional bay fronted mid terraced house of brick construction, surmounted by a pitched slate clad roof, set back from the road behind a walled fore-garden and benefiting from UPVC double glazed windows. The property forms part of a small row of similar houses, located between Haynes House and Partridge House Apartments and conveniently within approximately one quarter of a mile distance from Redditch Town Centre, providing a wide range of local amenities.

The property is currently let on a Periodic Shorthold Tenancy Agreement Rental - £360.00 per calendar month (£4320.00 per annum).

Accommodation:

Ground Floor
Recessed Entrance, Entrance Hall, Lounge, Dining Room, Kitchen.

First Floor

Stairs and Landing, Two Bedrooms, Bathroom.

Outside (Front) – Walled fore garden.
Outside (rear) – Garden with shared pedestrian access.

Vendors Solicitors:

Wheadon & Co
Office 5 Walmley Chambers
Walmley Close
Sutton Coldfield
West Midlands
B76 1NQ

Telephone No – 0121 351 3333

Ref: Mr T McGuire

Viewings:

Via Cottons – 0121 247 2233



**340 Newbury Lane, Oldbury,
West Midlands, B69 1JG**

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property provides well laid out accommodation and is generally in presentable condition, however, would benefit from some modernisation and improvement. Newbury Lane is located off the Wolverhampton Road (A4123) which in turn provides easy access to Birmingham City Centre and is approximately one mile from the M5 Motorway (Jn 2).

Accommodation:

Ground Floor
Entrance Hallway, Reception Room, Kitchen.

First Floor

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

Outside

Front – walled foregarden.
Rear – lawned garden.

Vendors Solicitors:

Putman Wlc
Britannia House
50 Great Charles Street
Birmingham B3 2LT

Telephone No – 0121 237 3000

Ref: Mr S Dempsey

Viewings:

Via Cottons – 0121 247 2233

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www.cottons.co.uk

E-mail: auctions@cottons.co.uk



**168 Wellington Road, Bilston,
West Midlands, WV14 6BD**

Property Description:

A substantial end terraced property of traditional construction, surmounted by a replacement tile clad roof. The premises comprise of a Ground Floor Retail Unit with two Self-Contained flats. The shop benefits from modern aluminium shop front with manual roller shutter and sun awning. The flats are currently let on two separate Assured Shorthold Tenancies at a total rental of £180 per week (Total Rental Income of £9,360 per annum). The shop is currently vacant, but we are informed that it has previously been let at £100 per week (£5,200 per annum). The property itself is located on Wellington Road, virtually opposite the junction with Cemetery Street and adjacent Bell Street.

The full tenancy details are as follows:

Ground Floor Flat

Let on an Assured Shorthold Tenancy at a rental of £85pw (£4,420 per annum)

First Floor Flat

Let on an Assured Shorthold Tenancy at a rental of £95pw (£4,940 per annum)

Total Current Rental Income

£9,360 per annum

Potential Income When Fully Let

£14,560 per annum

Accommodation:

Ground Floor
Retail Shop measuring 21.1sq.m. (227sq.ft.), Rear Stores measuring 30.7sq.m. (330sq.ft.) average, and Loading Bay measuring 23.5sq.m. (252sq.ft.)
Ground Floor Flat
Shared Entrance Hall, Living Room, Kitchen, Bathroom with bath, wash hand basin and W.C., Bedroom.
First Floor Flat
Living Room, Kitchen, Three Bedrooms and Bathroom with bath, wash hand basin and W.C.

Please Note, the Flats have not been internally inspected by the Auctioneers.

Vendors Solicitors:

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

Telephone No: 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

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

Property Description:

A nicely located end terraced property with a part rendered front elevation, timber framed shop front and tile clad roof. The property is currently split into a Ground Floor Retail Unit, benefiting from A5 Planning Consent and a self contained, two bedroom flat. Wolverhampton Street itself is located just off Market Place, in the centre of Wednesbury, and runs onto New Road (B4464) and onto The Keyway (A454). The property is currently fully let on the following tenancies –
Ground Floor Unit
Currently let at £5,200 per annum on a 10 year, Full Repairing and Insuring lease
First Floor Flat
Currently let on an Assured Shorthold Tenancy at £70pw (£3,640 per annum)
Total Rental Income
£8,840 per annum

Accommodation:

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



basin and W.C.
Outside (rear) – Small Lawn

Vendors Solicitors:

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

Telephone No: 0121 455 6333

Ref: Mr E Ribchester

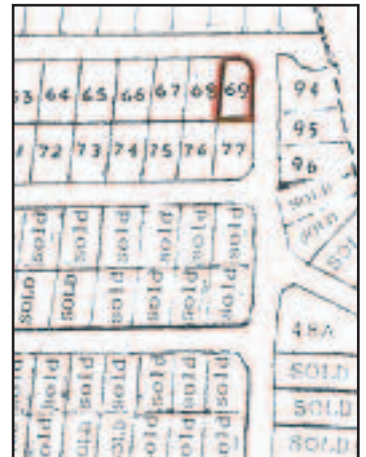
Viewings:

Via Cottons – 0121 247 2233

**Plot 69, Little Hay Lane,
Shenstone,
Staffordshire**

Land Description:

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



Vendors Solicitors:

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT

Telephone No – 0121 246 3000

Ref: Mr C Frowd

Viewings:

Via Cottons – 0121 247 2233

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Plot 77, Little Hay Lane, Shenstone, Staffordshire

Land Description:

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

All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197

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



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Birmingham
B16 8LT

Telephone No – 0121 246 3000

Ref: Mr C Frowd

Viewings:

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165 & 165a Castle Square, Weoley Castle, Birmingham B29 5HQ

Property Description:

An attractive investment opportunity comprising of a mid terraced Retail premises with hairdressing salon over. The property is of brick construction, surmounted by a pitched tile clad roof and having a substantial single storey storage area/warehouse to the rear. The property occupies a prominent trading position, situated in a parade of various retail units and forms part of the busy Castle Square Shopping Centre, housing a wide range of multiple and secondary retail units. Castle Square itself is located central to Weoley Castle which comprises predominantly of a residential area.

The property is currently let as follows:

Ground Floor
Let to National Deaf, Blind and Rubella Association (trading as Sense) on a full repairing and insuring lease, for a term of 25 years from 29 September 1989
Current Rental - £13,250 per annum (subject to 5 yearly reviews).

First Floor
Hairdressing Salon – Currently Vacant -
Potential Rental Income - £5,000 per annum
Potential Total Rental Income - £18,250 per annum (when fully let).
Note: First floor area would readily convert into self-contained flat accommodation (subject to planning approval from the local authority).

Accommodation

Ground Floor
Retail Shop
49.46 sq m (532 sq ft)
Store Room
20.75 sq m (223 sq ft) with Kitchen and Staff Toilets.
Rear Store/Warehouse
62.7 sq m (675 sq ft) with Attic storage space and double door access to rear vehicular driveway.

165a Castle Square
Ground Floor
Reception Hall, Stairs and Landing,
Hairdressing Salon – 57.9 sq m (623 sq ft) including Reception Area, Wash Room, Two Salons, Kitchen, Staff Toilets.

Vendors Solicitors:

Wheadon & Co
Office 5 Walmley Gardens
Walmley Close
Sutton Coldfield
West Midlands B76 1NQ
Telephone No – 0121 351 3333

Ref: Mr T McGuire

Viewings:

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**34 Crescent Road, Dudley,
West Midlands, DY2 0NW**

Property Description:

A Mid Terraced Property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation, Part UPVC double glazed windows and security alarm. Crescent Road itself is a cul-de-sac and can be located off Hill Street, which is close to Cinder Bank (A459). The property is approximately within a mile distance from Dudley Town Centre providing a wide range of shops and amenities.

wash hand basin and low level WC.
First Floor
Stairs and Landing, Three Bedrooms

Outside
Patio area and lawned garden

Vendors Solicitors:

Steele & Clunis
30 Grove Lane
Handsworth
Birmingham
B21 9EP

Tel No: 0121 523 9191

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Bathroom with enclosed shower cubicle and shower, pedestal

Ref: Mr N Gillette

Viewings:

Via Cottons – 0121 247 2233

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**5 Church Street, Tipton,
West Midlands, DY4 7SR**

Property Description:

A traditional style mid terraced property of brick construction surmounted by a tile clad roof and directly fronting the pavement. The property benefits from having well laid out accommodation, however does require modernisation and improvement. Church Street is situated within a residential area located off Tividale Road approximately a quarter of a mile distance from Burnt Tree Island and approximately one mile distance from Dudley Town Centre providing a wide range of shops and amenities.

First Floor
Stairs and Landing, Three Bedrooms

Outside
Rear: Garden

Vendors Solicitors:

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

Tel No: 0121 377 7727

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen (no fittings), Bathroom

Ref :Miss J Hunt

Viewings:

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

Property Description:

A Semi Detached house of brick construction surmounted by a tile clad roof, standing behind a hedged foregarden. The property benefits from having well laid out accommodation, part UPVC double glazed windows and gas fired central heating, however, does require some modernisation and improvement. Johnson Road can be located off Station Road and is within less than a quarter of a mile distance from Erdington High Street providing a wide range of shops and local amenities, and also Erdington Railway Station which gives direct access to both Birmingham City Centre and Sutton Coldfield Town Centre.

Accommodation:

Ground Floor
Entrance Hall, Through Lounge, Kitchen, Utility area

First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising bath, pedestal wash hand basin and WC.
Outside
Front: Hedged Foregarden
Rear: Lawned garden with pedestrian entry access

Vendors Solicitors:

Refer to Agent

Viewings:

Via Cottons – 0121 247 2233

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**174 Reservoir Road, Erdington,
Birmingham, B23 6DJ**

Property Description:

A substantial double fronted residence of brick construction with a replacement tile roof, set back from the road behind a walled foregarden. The property benefits from well laid out accommodation, gas fired central heating and UPVC double glazed windows. We are advised by the Vendor that the property has previously been let out to ten students for a number of years. 174 Reservoir Road is situated close to the junction with Slade Road and is conveniently located within less than one mile distance from both Erdington High Street providing a wide range of shops and amenities and also Erdington Railway Station which gives direct access to Birmingham City Centre and Sutton Coldfield Town Centre.

Accommodation:

Ground Floor
Reception Hall, Reception Room One, Reception Room Two, Reception Room Three, Dining Kitchen, Bathroom comprising panelled bath, pedestal wash hand basin and WC.

First Floor

Stairs and Landing, One Single Bedroom, Three Double Bedrooms, Bathroom comprising panelled bath, pedestal wash hand basin and WC.
Second Floor
Stairs and Landing, One Single Bedroom, Two Double Bedrooms, Cloakroom comprising WC and pedestal wash hand basin.
Outside
Front – walled foregarden.
Rear – yard, lawned garden and gated side pedestrian access.

Vendors Solicitors:

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

Tel – 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

IMPORTANT NOTICE

**Auction deposits
may be paid by the following methods**

Bank/Building Society draft

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

Personal/Company Cheque
(all cheques are subject to a valid form of identification
eg. passport or driving licence)

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





Residential Development Site, Willenhall Street, Darlaston, West Midlands WS10

Land Description:

A parcel of freehold residential development land, currently comprising of a former public open space and land previously occupied by various buildings, which have since been demolished, and situated fronting Willenhall Street. The site itself is immediately situated in a predominantly residential area, conveniently within approximately a quarter of a mile distance from Darlaston Centre, providing a range of local amenities, one and a half miles from the M6 Motorway (junction 10) and within approximately three miles distance from both Dudley Town centre and Wolverhampton City Centre. Willenhall Street itself is directly off Midland Road (A462).

Planning

The site has the benefit of planning consent for residential development granted by Walsall Metropolitan Borough Council (reference 04/0689/FL/W3 dated 9 September 2004) for the erection of twenty houses and seventeen flats along with associated works.

In brief the approved scheme comprises of:

- 5 x 1 bedroom flats
- 12 x 2 bedroom flats
- 8 x 2 bed terraced house
- 6 x 3 bed town houses with integral Garage
- 3 x 3 bedroom town houses
- 3 x 3 bedroom semi detached properties
- Total – 37 Units

The planning consent granted in conditional upon a Section 106 Agreement, whereby the developer shall be required to pay the local authority the sum of £8,100.00, equating to £100.00 per bedroom, in respect of the total development.

A detailed ground investigation report has been prepared by the vendors and this, along with a copy of the planning consent and proposed plans are available for inspection at both the auctioneers and solicitors offices. Any interested party wishing to discuss matters in further detail should contact Walsall Metropolitan Borough Council,

Development Team on 01922 652488 reference Mr Bob Scrivens.

Ref: Mr A G Curtis

Total Site Area – 0.614 hectares (1.518 acres).

Viewings:

Via Cottons – 0121 247 2233

Vendors Solicitors:

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

FOOTNOTE: N.B. THE SUCCESSFUL BIDDER WILL BE REQUIRED TO MEET THE VENDORS SURVEYORS FEES AND LEGAL COSTS, EQUATING TO 2% OF THE SALE PRICE.

Telephone No – 0121 356 1161



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 8th December 2005 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



Mill Farmhouse and Mill Farm Cottage, Coleshill Road, Furnace End, Nr Coleshill, Warwickshire B46 2LG

Property Description:

A unique opportunity to purchase a period Georgian manor house constructed in 1829, for the local squire, along with adjoining cottage, both of a brick construction, surmounted by part slate and part tile clad roof and set within landscaped grounds extending to approximately 0.45 acres (1821 sq m). The manor house itself has been much improved and well maintained to a good presentable standard and retains many character features including an impressive gallery staircase and landing, original doors and fireplaces and further benefits from oil fired central heating, part double glazed and part secondary glazed windows and ample off road parking. The adjoining cottage has been previously let as an investment and provides ideal accommodation for an extended family and is offered with planning consent to extend the existing accommodation at first floor level. Whilst the property is currently laid out as a family residence, the flexible accommodation may be subdivided to provide further bedrooms and the property may be suitable for other uses (subject to obtaining any necessary planning consents from the local planning authority). The property is located adjacent to the Bulls Head Public House in the small village of Furnace End, close to the crossroads with Nuneaton Road (B4114) and lies approximately four miles distance to the north east of Coleshill providing a wide range of local amenities.

Planning

Planning consent has been granted by North Warwickshire Borough Council to extend Mill Farm Cottage to first floor level (over the existing Garage accommodation) (reference 0117/2004 dated 23 March 2004).

Accommodation:

Mill Farmhouse
Ground Floor
Reception Hall with access to Two

Cellar Rooms, Sitting Room, Lounge, Inner Hall, Cloakroom with vanity wash basin, Separate W.C., 'L' shaped Breakfast/Kitchen with extensive range of fitted units, built-in oven, hob and cooker hood, Dining Room with French doors opening onto Patio.

First Floor

Stairs and Gallery Landing, Master Bedroom with walk-in wardrobe, Large en-suite Bathroom with traditional style suite comprising roll top bath, pedestal wash basin & W.C., Three Further Double Bedrooms, Family Bathroom with modern four piece suite comprising panelled bath, pedestal wash basin, W.C., glazed shower enclosure.

Mill Farm Cottage

Ground Floor

Reception Hall, Double Bedroom, Shower Room with glazed shower enclosure, pedestal wash basin & WC. First Floor
Stairs to Kitchen and Lounge.

Outside (front) – Gated vehicular access off Coleshill Road to a long tree lined driveway, paved parking area and further vehicular gated access off Mill Bank (private road), Double Garage, paved patio, brick store, well maintained and landscaped lawned fore-garden with a range of mature well stocked borders and paved terrace. Outside (rear) – Large lawned garden with pedestrian access.

Vendors Solicitors:

Grove Tomkins Bosworth
54 Newhall Street
Birmingham
B3 3QG

Telephone No – 0121 236 9341

Ref: Mr R Devlin

Viewings:

Via Cottons – 0121 247 2233



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Whitecroft, 139 Hinckley Road, Leicester Forest East, Leicester LE3 3PF

Property Description:

An imposing detached residence of rendered brick construction, surmounted by a pitched tile clad roof, and set within extensive grounds, extending to approximately 0.87 acres (35 19 sq m). The property itself comprises of a substantial family residence which includes seven bedrooms and further benefits from planning consent to carry out extension works and loft conversion, which will significantly increase the size of the property. Extension/improvement works have already commenced and include replacement UPVC windows, partial rewiring, replastering and central heating works. The property is situated in a popular and established area and set well back from Hinckley Road (A47) close to the junction with Kirby Lane and lies approximately three and a half miles distance to the west of Leicester City Centre.

Planning

The property benefits from planning consent granted by Blaby District Council as follows:
Two storey and single storey rear extension and conservatory (reference 04/0838/1/PX dated 9 September 2004).
Increase in roof height, installation of solar panels, roof lights and dormer windows and creation of balcony area to the second floor rear extension (reference 04/1183/1/PX dated 15 December 2004).

Accommodation:

Ground Floor
Reception Hall, Shower Room, Full Length Lounge, Dining Room, Lobby, Kitchen, Sun Room, Pantry, Utility Room, Double Garage, Boiler Room.
First Floor
Stairs and Gallery Landing, Landing Room, Master Bedroom with En-suite (no fittings), Bedroom 2, Bedroom 3, Family Bathroom (no fittings), Bedroom 4, Bedroom 5, Inner Landing Area, Bedroom 6, Bedroom 7.

Outside (front) – Sweep Tarmacadam driveway providing ample off road parking, landscaped lawned fore-garden containing a range of mature trees and bushes.

Outside (rear) – Side access, patio and extensive predominantly lawned garden.

Vendors Solicitors:

Freeth Cartwright
Imperial House
108-110 New Walk
Leicester
LE1 7EA

Telephone No – 0116 201 4000

Ref: Ms R Patel

Viewings:

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39, 41 & 43 Broad Road, Acocks Green, Birmingham B27 7UX

Property Description:

A valuable potential investment opportunity, comprising three substantial three storey traditional residences, each of brick construction, surmounted by slate clad roofs, and situated overlooking Fox Hollies Park. Number 39 has been used, for many years, as a Hotel (Ashdale House Hotel) and more recently used as a Bed & Breakfast/Hostel and numbers 41 and 43 have been used informally for the same purpose providing overspill accommodation for the hotel. Each property is generally well maintained, and offered for sale in presentable decorative order, having gas-fired central heating, mains fitted fire detection system and emergency lighting, and each property benefits from having a Self-contained Flat, located to the rear ground floor area.

Accommodation:

39 Broad Road

Entrance Hall, Reception Hall with access to Cellar, Shower Room with W.C. and wash basin, Two Bedrooms, Dining Room, Kitchen.
First Floor
Stairs and Landing, Six Bedrooms, Two En-suite Shower Rooms with wash basin & W.C., Bathroom with panelled bath, pedestal wash basin & W.C.
Second Floor
Stairs and Landing, Two Bedrooms each with En-suite Shower Room having wash basin & W.C.
Rear Garden Flat
Kitchen, Large Bedroom/Living Room, Bathroom with bath, wash basin & W.C.
Outside (front) – Tarmacadam forecourt,

shared pedestrian side access.

Outside (rear) – Concrete side yard, concrete patio, lawned garden & shed.

41 Broad Road

Ground Floor
Entrance Hall, Reception Hall with Cellar access, Large Dining/Kitchen, Room 1.
First Floor
Stairs and Landing, Three Bedrooms, Large Bathroom with panelled bath, glazed shower enclosure, vanity wash basin, bidet, Separate W.C., Stairs to: Second Floor Flat
Kitchen, Shower Room with wash basin & W.C., Large Bed/Living Room.
Rear Garden Flat
Entrance Area, Separate W.C., Lounge, Dining/Kitchen, Double Bedroom including corner bath and wash basin, Conservatory.
Outside (front) – Tarmacadam forecourt, shared pedestrian access to rear, block paved yard, patio and lawned garden.

43 Broad Road

Ground Floor
Reception Hall, Shower Room with W.C. and wash basin, Room 1, Room 2, Stairs and Landing, Separate W.C., Three Bedrooms, En-suite Shower Room with W.C. and wash basin, Bathroom with panelled bath, pedestal wash basin & W.C.
Second Floor
Stairs to Attic Bedroom with en-suite shower, wash basin & W.C.
Rear Garden Flat
Large Dining/Kitchen, Lounge, Cloakroom with W.C. and wash basin, Separate Shower, Bedroom.
Outside (front) – Tarmacadam forecourt,

shared pedestrian access to rear, brick paved yard, two brick stores, outside W.C., paved patio and lawned garden.

Total Site Area – 1024 sq m (0.25 acres)

Vendors Solicitors:

Elliott & Allen
3a Dudley Street
Sedgley
West Midlands DY3 1SA
Telephone No – 01902 678648

Ref: Ms V Elliott

Viewings:

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**199 Westwood Road, Sutton Coldfield,
West Midlands, B73 6UQ**

Property Description:

A traditional semi detached property of brick construction surmounted by a tile clad roof, set back from the road behind a walled foregarden and driveway allowing access to garage. The property benefits from having well laid out accommodation, gas fired central heating and is offered for sale in a presentable condition including newly fitted kitchen and bathroom. Westwood Road is set in an established residential area and can be located off George Frederick Road and Banners Gate Road close to the Chester Road (A452), and is within walking distance to Sutton Park and approximately three miles from Sutton Coldfield Town Centre providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway, Two Reception Rooms, Kitchen

First Floor
Stairs and Landing, Three Bedrooms,

Bathroom having panelled bath, pedestal wash hand basin and low level WC.

Outside

Front: Walled foregarden and driveway leading to garage.
Rear: Lawned garden

Term: 99 years from 25 March 1936

Ground Rent: £6.00 per annum.

Vendors Solicitors:

Hadgkiss Hughes & Beale
47 Yardley Road
Acocks Green
Birmingham
B27 6HQ

Tel No: 0121 707 8484

Ref: Mrs D O'Conner

Viewings:

Via Cottons – 0121 247 2233

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**57 Hallewell Road, Edgbaston,
Birmingham, B16 0LP**

Property Description:

A five bedroom semi detached property of brick construction surmounted by a tile clad roof, 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. The property is offered for sale in generally a presentable condition, however, does require some modernisation and improvement. Hallewell Road can be located between Selwyn Road and Rotton Park Road (B4129). The property is within walking distance to Summerfield Park and approximately half a mile from City Hospital on the Dudley Road (A457).

Accommodation:

Ground Floor
Entrance Porch, Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen/Dining area, Utility Room

First Floor
Stairs and Landing, Three Bedrooms,
Bathroom having panelled bath,
pedestal wash hand basin, separate WC

Second Floor
Stairs and Landing, Two Bedrooms

Outside

Front: Walled Foregarden
Rear: Patio area leading to lawned garden

Vendors Solicitors:

Hadgkiss, Hughes & Beale
47 Yardley Road
Acocks Green
Birmingham
B27 6HQ

Tel No: 0121 707 8484

Ref: Mr Ladwa

Viewings:

Via Cottons – 0121 247 2233



**47 Hall Park Street, Bilston, Wolverhampton,
West Midlands, WV14 0NG**

Property Description:

A traditional mid terrace house of brick construction surmounted by a pitched slate clad roof benefiting from gas fired central heating and mostly UPVC double glazed windows. Hall Park Street itself leads directly off Wellington Road (A41) and the property is conveniently located within approximately one mile distance from Bilston Shopping Centre and within one and a half miles distance from Wolverhampton City Centre. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £368.33 per calendar month (£4,420 per annum).

Accommodation:

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin and WC.

First Floor
Stairs and Landing, Three Bedrooms.
Outside
Front - small walled foregarden.
Rear - verandah, gated yard and overgrown rear garden.

Vendors Solicitors:

Rees Page
8-12 Waterloo Road
Wolverhampton
WV1 4BL

Tel: 01902 577777

Ref: Mr J Murphy

Viewings:

Via Cottons - 0121 247 2233

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**18 School Road, Wednesbury,
West Midlands, WS10 0LA**

Property Description:

A link detached property of traditional construction, surmounted by a replacement tile clad roof. The premises consist of a Ground Floor Retail Area, with Living Accommodation to the rear and to the First Floor. The Living Accommodation benefits from Gas Fired Central Heating and part UPVC Double Glazing.

The property is currently fully let as a newsagents for a term of 21 years commencing 1 April 2000, at a rental of £8,000 Per Annum, with a rent review due 1 April 2006. School Road itself is located off Friar Park Road, which is within close proximity to Walsall Road (A4031), and is within one mile of Junction 9 of the M6.

Accommodation:

Ground Floor
Front Retail Area measuring 23.8sq.m. (256sq.ft.), Middle Lobby with doors to Reception Room, Dining Kitchen, Store Room
First Floor
Stairs to Gallery Landing, Three Bedrooms, Bathroom with W.C.,

panelled bath and pedestal wash hand basin.

Outside (front) - Property is located behind a tarmac forecourt fronting School Road

Outside (rear) - Concrete Rear Yard with Garage/Store

Term: The property is subject to a 99 Year Lease, commencing 29 September 1948

Ground Rent: £20 per annum, please refer to Solicitors for further information

Vendors Solicitors:

Challinors Lyon Clark
Guardian House
Cronehills Linkway
WEST BROMWICH
West Midlands
B70 8SW

Tel - 0121 553 3211

Ref: Mrs J Dunham

Viewings:

Via Cottons - 0121 247 2233

**1246 Coventry Road, Yardley, Birmingham,
West Midlands, B25 8BJ**

Property Description:

A substantial, three storey, fully rendered end-terrace retail unit with self contained flat, surmounted by a replacement tile clad roof, benefiting from a modern shop front and mostly double glazed windows.

The premises have been used as a Newsagents/General Store for several years.

The property occupies a prominent position in the middle of a parade of shops, set back behind a pedestrian forecourt, located on the main Coventry Road (A45), virtually opposite the junction with Brickfield Road and benefits from much passing trade.

Accommodation:

Ground Floor
Retail Area, with suspended ceiling and fluorescent strip lighting – 37.8sq.m. (407sq.ft.).

Self Contained Flat
Middle Lobby and Staircase, Living Room, Kitchen, Rear Lobby and Separate W.C.

First Floor
Stairs to Gallery Landing, Three Bedrooms, Bathroom with panelled bath, low flush W.C., wash hand basin
Second Floor
Two Bedrooms

Outside (front) – Set back behind a large pedestrian only forecourt with lay-by parking on Coventry Road

Outside (rear) – Pedestrian walkway off Coventry Road to small rear yard with access to flat

Vendors Solicitors:

B.A. Solicitors
436 Stratford Road
Sparkhill
Birmingham
B11 4AD

Tel – 0121 773 4200

Ref: Mr Singh

Viewings:

Via Cottons – 0121 247 2233

**115/117 Branston Street, Hockley, Birmingham,
West Midlands, B18 6BA**

Property Description:

A substantial pair of mid terraced properties, offering scope for redevelopment subject to obtaining all local Planning Authority consents.

The properties are offered for sale in a dilapidated condition, needing repair and modernisation throughout. There is substantial accommodation across three floors, in a building of traditional construction, surmounted by a Turnerised roof.

Branston Street itself is located off Hall Street, which in turn is situated off Great Hampton Street (A41).

(No.117) – 31.7sq.m. (341sq.ft.)
Second Floor – Number 115
Room 7 – 19.8sq.m. (213sq.ft.)
Second Floor – Number 177
Room 8 – 20.0sq.m. (215sq.ft.)
Total Floor Area – 303sq.m. (3,271sq.ft.)

Vendors Solicitors:

England Stickland & Hampton
Bank Chambers
1 Wood End Road
Erdington
Birmingham B24 8AA
Tel: 0121 377 7773

Ref: Mr A K Stickland

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Number 115
Hallway, Front Room – 12.3sq.m. (132sq.ft.), Mid Room – 8.8sq.m. (95sq.ft.), Rear Room – 7.9sq.m. (86sq.ft.), Rear Wing – 34.0sq.m. (366sq.ft.)
Ground Floor – Number 117
Hallway, Front Room – 12.5sq.m. (135sq.ft.), Mid Room – 8.8sq.m. (95sq.ft.), Rear Room – 7.8sq.m. (84sq.ft.), Rear Wing – 31.7sq.m. (341sq.ft.)
First Floor
Room 1 – 20.1sq.m. (216sq.ft.), Room 2 – 6.4sq.m. (68sq.ft.), Room 3 – 15.5sq.m. (166sq.ft.), Room 4 – 7.1sq.m. (76sq.ft.), Room 5 – 18.5sq.m. (199sq.ft.), Room 6 – 7.0sq.m. (75sq.ft.), Rear Wing (No.115) – 34sq.m. (365sq.ft.), Rear Wing


**746 College Road, Kingstanding,
Birmingham, B44 0AJ**
Property Description:

A two storey retail unit of brick construction surmounted by a pitched slate clad roof situated at the end of a parade fronting College Road (A453) close to the junction with Twickenham Road and adjacent to Kingstanding Recreational Ground. The property itself comprises of a ground floor Fish and Chip Shop and Hot Food Takeaway along with a first floor flat and has been much improved providing presentable retail and living accommodation having part UPVC double glazed windows and part gas fired central heating. The property further benefits from rear vehicular access to secure enclosed yard. The property is currently let on a full repairing and insuring lease for a term of twenty one years commencing August 2003 at a rental of £11,500 per annum (rent review due August 2006).

Accommodation:

Ground Floor
Takeaway/Retail Area – 30.94 sq m (333 sq ft).
Preparation Room One – 5.8 sq m (62 sq ft).
Preparation Room Two – 10.43 sq m (112 sq ft).

Preparation Room Three – 8.91 sq m (96 sq ft).

Store Room – 5.24 sq m (56 sq ft).
Inner Hall – 5.19 sq m (56 sq ft) with built in under stair cupboard and stairs to first floor flat.

First Floor

Stairs and Landing, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC, Double Bedroom, Kitchen, Lounge.

Outside

Front – paved forecourt.

Rear – gated side yard area, covered yard area, Cloakroom with WC and wash basin, concrete yard/parking area with secure gated access off rear vehicular driveway which leads directly off Twickenham Road.

Vendors Solicitors:

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

Tel – 0121 378 0440

Ref: Mr M R Hepburn

Viewings:

Via Cottons – 0121 247 2233





**30 Station Road, Acocks Green, Birmingham,
West Midlands, B27 6DN**

Property Description:

An end terraced retail unit with four bedsits over, of traditional construction surmounted by a replacement tile roof. The retail unit is presented in excellent internal order, and has previously been let as a Sandwich Bar, but which is now vacant.

The side access Road has an entrance to the First Floor, which includes a Shared Kitchen and two Double En-Suite Bedrooms, one of which is currently let. To the second floor are a further two Bedrooms, one Single, one Double, but both of which are En-Suite. The Double Room is currently let. The property is located on Station Road, which is a one-way road, leading off Oxford Road and exiting onto Warwick Road (A41) close to the heart of Acocks Green. The property is currently let as follows:

First Floor Bedroom 1

Let on an Assured Shorthold Tenancy at £85 per week (£4,420 per annum)

Second Floor Bedroom 3

Let on an Assured Shorthold Tenancy at £75 per week (£3,900 per annum)

Current Rental Income

£8,320 per annum

Potential Income When Fully Let

£23,470 per annum

Accommodation:

Ground Floor Retail Unit measuring 40.2sq.m (432sq.ft.), Preparation Area measuring 5.0sq.m. (54sq.ft.), Two Separate W.C.'s, Kitchen measuring 8.1sq.m. (87sq.m.) and Store Room
First Floor
Shared Kitchen, Bedroom 1, Bedroom 2, both En-Suite
Second Floor
Bedroom 3 and Bedroom 4 (Single), both En-Suite

Please Note – The Double Bedroom on the Second Floor has not been internally inspected by the Auctioneers.

Outside (front) – Small forecourt
Outside (rear) – Shared Vehicular Side Access to Entrance of Flats

Vendors Solicitors:

Howell & Co
1341 Stratford Road
Hall Green
Birmingham
B28 9HW
Tel: 0121 778 5031

Ref: Mr R Gibbins

Viewings:

Via Cottons – 0121 247 2233

**335 Stockfield Road,
Yardley, Birmingham,
West Midlands,
B25 8JP**

Property Description:

A mid-terrace chip shop with living accommodation above, of traditional brick construction surmounted by a replacement tile clad roof. The property benefits from an electric roller shutter and modern aluminium shop front. The property is offered for sale in very good internal order.

The premises are located on Stockfield Road (A4040) which forms part of the Outer Ring Road, virtually opposite its junction with Mansfield Road. There are excellent transport links to both Solihull Town Centre and Birmingham City Centre. The property will be sold with all Chip Shop Fixtures and Fittings, which we are informed are valued at approximately £15,000 – A schedule of fixtures and fittings is available from the Solicitors Office.

Accommodation:

Ground Floor
Serving Area – 18.2sq.m. (196sq.ft.),
Preparation Room – 13.3sq.m.
(143sq.ft.), Kitchen – 13.1sq.m.
(142sq.ft.), Rear Store – 14.5sq.m.
(156sq.ft.) including separate W.C. with wash hand basin.
First Floor
Stairs and Landing, Lounge, Bedroom,



Lobby, Bathroom with matching white suite
Second Floor
Two bedrooms

Outside (rear) – Paved yard with pedestrian side access

Vendors Solicitors:

Challinors Lyon Clark
St. Chads House
215 Hagley Road
Edgbaston
Birmingham B16 9RG
Tel – 0121 455 6333

Ref: Mr. E. Ribchester

Viewings:

Via Cottons – 0121 247 2233

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**Flat 17 The Mill, 6/8 Fosse Road North,
Leicester LE3 3EQ**

Property Description:

A modern third floor apartment, situated in a converted former mill and warehouse premises, occupying a prominent position at the junction with Woodgate (A50) and conveniently within less than one mile distance from Leicester City Centre. The flat itself benefits from security door entry system, lift access, gas-fired central heating, modern kitchen and bathroom fittings and secure parking. The property is currently let on an Assured Shorthold Tenancy Agreement Rental - £550 per calendar month (£6600 per annum).

Accommodation:

Ground Floor
Communal Reception Hall with security door entry system, stairs and lift access to:
Third Floor
Shared Landing area, Reception Hall, Lounge, Open Plan Breakfast/Kitchen,

Two Double Bedrooms, Bathroom with whirlpool bath, glazed shower enclosure, pedestal wash basin and WC.

Outside – Communal Parking area with secure gated access.

Term: 125 years from 9 June 2004

Ground Rent: Refer to solicitor

Service Charge: Refer to solicitor

Vendors Solicitors:

Freeth Cartwright
Imperial House
108-110 New Walk
Leicester
LE1 7EA

Telephone No – 0116 201 4000

Ref: Ms R Patel

Viewings:

Via Cottons – 0121 247 2233



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

Property Description:

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

The property has formerly been used for storage, trading as Dougherty Display and Shop Fittings Ltd, and requires improvement and modernisation. The property would suit a variety of uses, and benefits from a prominent frontage on Bridge Street West. 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

Vendors Solicitors:

Lincoln-Lewis and Co.
48 Frederick Road
Edgbaston
Birmingham
B15 1HN

Tel – 0121 454 7011

Ref: Mr. J. Lincoln-Lewis

Viewings:

Via Cottons – 0121 247 2233

IMPORTANT NOTICE

Auction deposits may be paid by the following methods

Bank/Building Society draft

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

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

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please contact our Auction Department prior to the Sale day.

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E-mail: auctions@cottons.co.uk



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

Property Description:

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

Accommodation:

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

First Floor

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

Outside

Rear: Lawned garden

Vendors Solicitors:

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

Tel No: 0121 523 3491

Ref: Mr Adams

Viewings:

Via Cottons – 0121 247 2233



**1489/1491 Pershore Road, Starchley,
Birmingham B30 2JL**

Property Description:

An excellent freehold investment opportunity comprising of a three storey brick built double fronted property, surmounted by a replacement tile clad roof and having vehicular access directly off Pershore Road to a substantial yard and car parking area at the rear. The property itself currently comprises of two ground floor retail units along with a range of interconnecting offices to the first and second floors over. The property has previously been utilised and let as individual offices and shops with shared facilities and the rear yard area was occupied by a building and property maintenance company. Three individual offices to the front first floor elevation are currently let on a yearly tenancy at a rental of £280 per calendar month (£3360 per annum) inclusive.

Accommodation:

Ground Floor
No 1489 - Retail Shop
Inner Hall, Office, Yard Offices and Stores.
No 1491 – Retail Shop
Office, Store/Kitchen and Toilet.
First Floor – 1489 & 1491
Two separate Entrance Halls, Stairs and Landing each with security door entry system, Five Separate Offices each with electric storage heating, Inner Landing, Kitchen, Separate Ladies & Gents Toilets.
Second Floor – 1489 & 1491
Twin Stairs & Landing, Four Separate Offices each with electric storage heating.

Outside – Gated vehicular access leading off Pershore Road, Yard area and Tarmacadam car park providing ample off road parking.

Gross Internal Area

Ground Floor - No 1489 – 95.64 sq m (1027 sq ft)

Ground Floor – No 1491 – 58.5 sq m (630 sq ft)

First Floor – No's. 1489 & 1491 – 129.42 sq m (1393 sq ft)

Second Floor – No's. 1489 & 1491 – 56.98 sq m (613 sq ft)

Frontage – 12.8 m (41 ft)

Site Area – 0.17 acres (712 sq m)

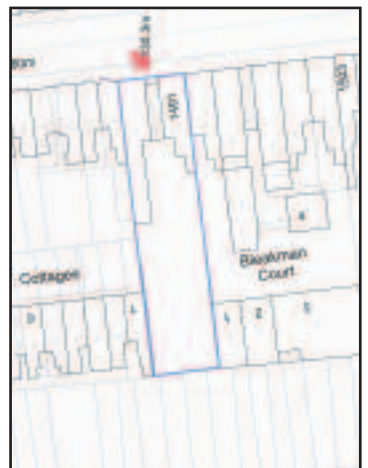
Vendors Solicitors:

Williamson & Soden
Stanton House, 54 Stratford Road
Shirley
West Midlands B90 3LS
Telephone No – 0121 733 8000

Ref: Mr J Briars

Viewings:

Via Cottons – 0121 247 2233



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**1248 Pershore Road, Stirchley,
Birmingham, B30 2YA**

Property Description:

A semi detached property of brick construction surmounted by a tile clad roof, directly fronting the pavement. The property is offered for sale with a retail shop frontage along with substantial living accommodation to the rear and first floor, however we understand from the vendor that the property has been used solely as a residential dwelling for a number of years. The property benefits from having well laid out accommodation but does require some modernisation and improvement. The property is located on Pershore Road (A44 1) close to the junction with Church Drive.

First Floor

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

Outside

Rear: Lawned garden

Vendors Solicitors:

Challinors Lyon Clark
215 Hagley Road
Edgbaston
Birmingham
B16 9RG

Tel No: 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hallway, Front Reception
Room/Shop Front, Rear Reception,
Shower Room, Kitchen

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8th December 2005

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0121 247-2233



**15-19 Selborne Street, Walsall,
West Midlands, WS1 2JN**

Property Description:

A freehold residential redevelopment opportunity comprising of a site which extends to approximately 913.3 square metres (0.225 acres) and currently containing two terraced properties, numbers 15 and 17 together with a substantial commercial premises with living accommodation, number 19. The site itself is situated directly fronting the pavement of Selborne Street, close to the junction with Chuckery Road, and is also approximately one quarter of a mile from Walsall town centre providing access to a wide range of shops and amenities.

Planning:

The site benefits from planning permission granted in full by Walsall Metropolitan Borough Council (Ref: 03/1619/FL/W3 and dated 29 April

2004) for the refurbishment of existing dwellings 15 and 17 Selborne Street to form two units and the change of use of number 19 to form seven residential units. A copy of the planning consent and the plans are available for inspection at the Auctioneers office.

Vendors Solicitors:

England Stickland and Company
Bank Chambers
Six Ways
Erdington
Birmingham B24 8AA
Tel No: 0121 3777773

Ref: Mr A Stickland

Viewings:

Via Cottons – 0121 247 2233



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37/38 Horse Fair, Birmingham, B1 1DA

Property Description:

A substantial, prominently located mid terrace property of traditional construction, surmounted by a replacement tile clad roof, located on Horse Fair, close to the junction with Thorp Street. The front elevation of the property is Grade II Listed. The property benefits from well laid out accommodation, and excellent access into the City Centre as well as access to the Inner Ring Road (A4540) and the Midlands Motorway Network. The property itself consists of a Ground Floor unit, currently let as a Take-Away/Restaurant, trading as 'Pizza Planet' for a term of 21 years from 29 September 1996, at a rental of £11,760 per annum. The next review is due on 29 September 2005. There are three self-contained one bedroom flats on the three floors above let to Mercian Housing Association Limited, on a term of 26 years commencing 25 November 1993, at a rental of £5,778.96. The rent is subject to annual review based on the Retail Price Index. N.B. It should be borne in mind that Mercian Housing Association carries out extensive improvement works to the exterior and interior of the property at their own expense at the commencement of the Lease. The Vendor now enjoys full repairing and insuring covenants on the whole of the building. The total rental income is £17,538.96 per annum.

Accommodation:

Ground Floor
Front Restaurant with Serving Area –

54.9sq.m. (591sq.ft. Max), Fully Tiled Preparation Room with double bowl sink unit, Middle Preparation Area – 6.1sq.m. (65sq.ft.), W.C. with Separate Wash Room, Rear Storage and Preparation Area – 11.8sq.m. (127sq.ft.), Cellar
First Floor
Self Contained One-Bedroom Flat with Kitchen, Living Room, Bedroom and Bathroom.
Second Floor
Self Contained One-Bedroom Flat with Kitchen, Living Room, Bedroom and Bathroom.
Third Floor
Self Contained One-Bedroom Flat with Kitchen, Living Room, Bedroom and Bathroom.

Outside (front) – Property has a most attractive frontage on Horse Fair
Outside (rear) – Shared Yard leading to Lawned Garden

Please note - the flats have not been internally inspected by the Auctioneers.

Vendors Solicitors:

Harris Cooper Walsh
King Edward Building
48 High Street
Solihull
West Midlands
B91 3TB

Tel: 0121 705 2255

Ref: Mr R Williams

Viewings:

Via Cottons – 0121 247 2233

Paddock 6, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Description:

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

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

Local Authority - Malvern District Council.



Vendors Solicitors:

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

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings:

External Viewings

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

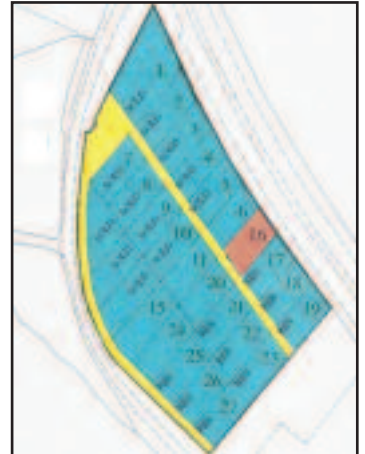
Paddock 16, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Description:

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

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

Local Authority - Malvern District Council.



Vendors Solicitors:

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

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings:

External Viewings

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

LOT 42**Paddock 20, Ledbury Road, Long Green, Nr Tewkesbury, Worcs****Description:**

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

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

Local Authority - Malvern District Council.

Freehold Land**Vendors Solicitors:**

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

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings:

External Viewings

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

LOT 43**Paddock 24, Ledbury Road, Long Green, Nr Tewkesbury, Worcs****Description:**

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

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

Local Authority - Malvern District Council.

Freehold Land**Vendors Solicitors:**

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

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings:

External Viewings

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

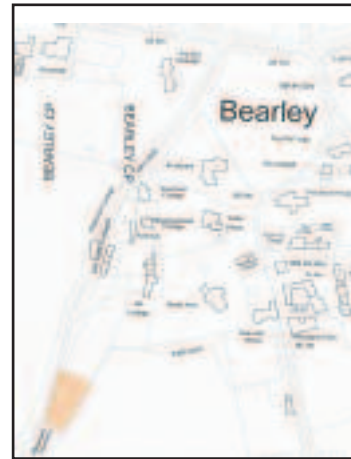
LOT 44**Freehold Land, Ash Lane, Bearley, Nr Stratford upon Avon, Warwickshire****Land Description:**

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

Vendors Solicitors

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

Telephone No - 0121 355 1001

Freehold Land

Ref: Mr N Humphrey

Viewings:

Via Cottons - 0121 247 2233

LOT 45**Leasehold Vacant Possession****Factory Premises between 217-219 Cherrywood Road, Bordesley Green, Birmingham B9 4XD****Property Description:**

A substantial brick built Factory Premises, surmounted by a pitched roof, set back from Cherrywood Road behind a brick paved forecourt and situated between numbers 217 and 219. The property itself requires refurbishment and repair throughout and is situated in an established and predominantly residential area, located off Bordesley Green (B4 128).

Accommodation:

Ground Floor
Factory Premises
27.13 m x 9.41 m having concrete floor, roller shutter front and including three Store Rooms, side Entrance Hall with stairs to:
First Floor
27.13 m x 9.41 m with Workshop, Office, Store Room and Toilets.

Outside - Shared gated access to both sides and a brick paved forecourt.

Gross Internal Area
Ground Floor - 255 sq m (2748 sq ft)
First Floor - 255 sq m (2748 sq ft)
Total - 510 sq m (5490 sq ft)

Term: 99 years from 24 June 1950

Ground Rent: £45.00 per annum

Vendors Solicitors:

Hearne & Co
121 Poplar Road
Bearwood
West Midlands
B66 4AP

Telephone No - 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons - 0121 247 2233





Unit 66 Sapcote Trading Estate, Powke Lane, Cradley Heath, West Midlands, B64 5QX

Property Description:

A two storey office/workshop premises of part brick, part timber construction, providing flexible and well laid out accommodation occupying an elevated position and having secure gated access. Sapcote Trading Estate is situated directly off Powke Lane, close to the junction with Doulton Road and within approximately three quarters of a mile distance from Old Hill town centre providing a range of local amenities. The property itself is located to the upper part of the estate adjacent to Unit 60.

Accommodation:

Ground Floor
Recessed entrance, open plan office/workshop with stainless steel sink, ladies and gents WC, two separate

offices, inner hallway and rear fire escape.
First Floor
Stairs to open plan office with fire escape.
Outside
Concrete forecourt and yard with side pedestrian access to rear.
Gross internal area
Ground floor – 81.55 sq m (877 sq ft).
First floor – 48.81 sq m (525 sq ft).

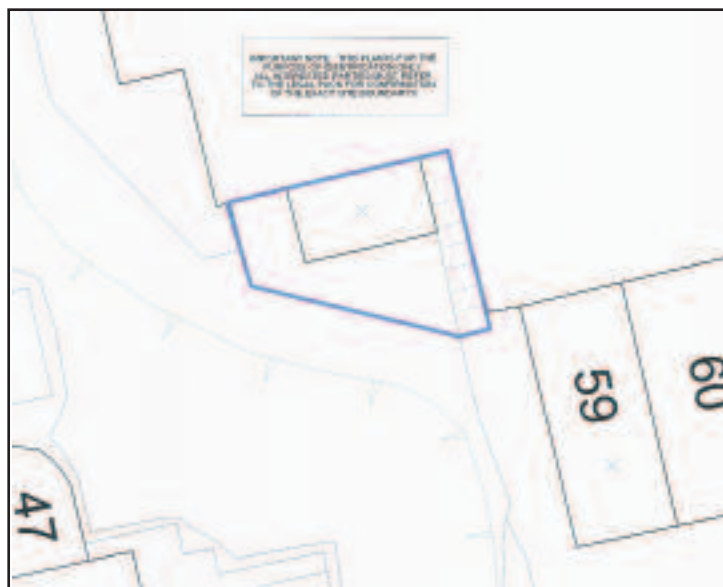
Vendors Solicitors:

VKM Solicitors
Suite 1, Talisbrook House
Castle Street
Wolverhampton WV1 3AD
Tel No: 01902 311155

Ref: Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233



Workshop (formerly Prodev Engineering), Ward Street, Willenhall, West Midlands WV13 1EP

Property Description:

A single storey industrial unit/workshop of brick construction, surmounted by a part pitched and a part flat roof, situated in a predominantly industrial area and located opposite a public car park, adjacent to St Anne's Church. Ward Street itself leads off Ann Street, which leads directly off St Anne's Road. The property benefits from mains gas independent heating (not tested), and has a fitted security alarm.

Accommodation:

Main Workshop
53.38 sq m (574 sq ft) with sliding double door entrance, toilet and wash basin.
Eaves height – 3.28 m (10' 9")
Rear Workshop
31.82 m (342 sq ft)

Office

21.43 sq m (230 sq ft)
Outside – Gated yard area – 13.81 sq m (148 sq ft)

Gross Internal Area – 106.63 sq m (1147 sq ft)
Site Frontage – 9.9 m (32' 6")
Total Depth – 13.25 m (43' 6")

Vendors Solicitors:

VKM
Suite 1 Talisbrook House
Castle Street
Wolverhampton WV1 3AD
Telephone No – 01902 311155

Ref: Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233

15 Fawdry Street, Wolverhampton, WV1 4PA



Property Description:

A semi detached property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a walled foregarden. The property has been informally converted into two one bedroomed flats occupying the ground and first floors respectively. Both flats benefit from having well laid out accommodation however require some modernisation and improvement. Fawdry Street is located off New Hampton Road East and is set in an established residential area popular with students, as the property is approximately one mile from both the University of Wolverhampton and the city centre.

Accommodation:

Ground Floor
Flat 1
Rear Entrance, Hallway, Bathroom having low level WC and no further fittings, Kitchen, Reception Room, Bedroom.
First Floor
Side Entrance, Stairs and Landing
Flat 2
Bedroom, Reception Room, Kitchen and Bathroom having panelled bath, pedestal wash basin and low level WC.
Outside

Front – walled foregarden.
Rear – Garden

Vendors Solicitors:

Bryan Davies & Co
409 Bearwood Road
Smethwick
West Midlands B66 4DJ
Telephone No – 0121 429 8041

Ref: Mr P Davies

Viewings:

Via Cottons – 0121 247 2233



**322 Birmingham New Road, Bilston,
West Midlands WV14 9PW**

Property Description:

A traditional semi detached house of brick construction, surmounted by a hipped interlocking tile clad roof, set well back from the road behind a lawned fore-garden and verge area. The property benefits from UPVC double glazed windows, gas-fired central heating, modern kitchen and bathroom fittings, some redecoration and ample off-road parking. The property is situated fronting Birmingham New Road, which provides direct access to the cities of Wolverhampton and Birmingham, together with Dudley and the M5 Motorway. The property is located virtually opposite the junction with The Black Country Route (A463).

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with a range of modern units.
First Floor
Stairs and Landing, Three Bedrooms,

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

Outside (Front) – Tarmacadam drive providing ample off-road parking, lawned fore-garden set behind privet hedge, side driveway to pedestrian gated access.
Outside (rear) – Paved patio and garden.

Vendors Solicitors:

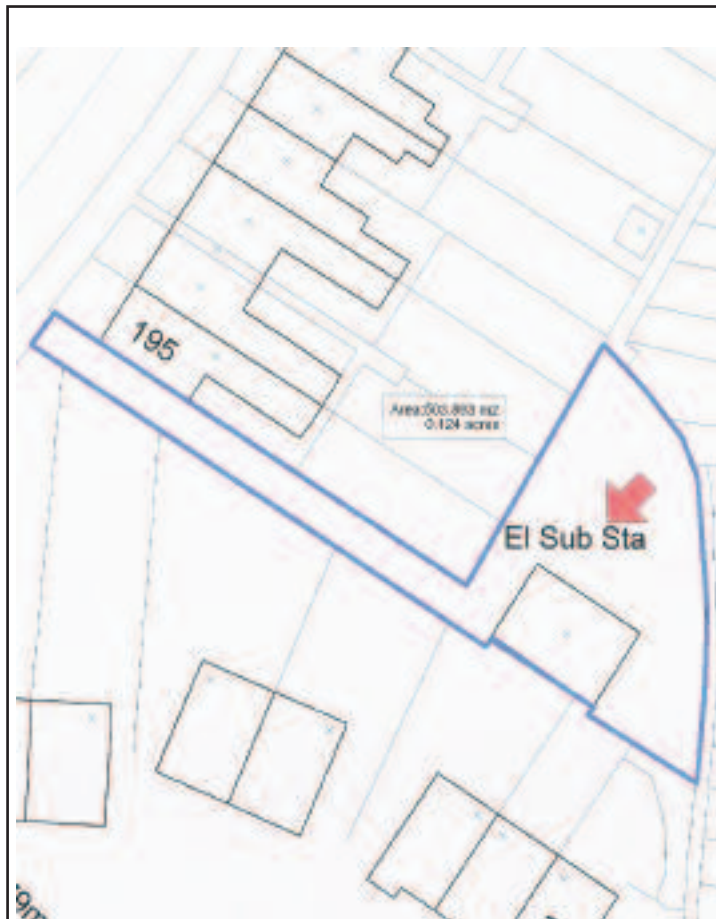
Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG

Telephone No – 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233



**Freehold Ground Rent, Land to side & rear 195
Washwood Heath Road, Saltley, Birmingham B8**

Property Description:

A Freehold Ground Rent secured upon a parcel of land, roughly triangular in shape, extending to approximately 503 sq m (0.124 acres) and bordering the rear of a number of properties located in Washwood Heath Road, Wright Road and Herrick Road, accessed by way of a driveway located adjacent to number 195 Washwood Heath Road. The land contains an electricity substation and is subject to a long lease, granted to Midlands Electricity Broad, which expires on the 25 March 2033. Ground Rent £5.00 per annum

Vendors Solicitors:

Wheadon & Co
Office 5 Walmley Chambers
Walmley Close
Sutton Coldfield
West Midlands B76 1NQ
Telephone No – 0121 351 3333

Viewings:

Not Applicable

FOOTNOTE: THE PURCHASER IS RESPONSIBLE FOR PAYMENT OF £250 PLUS VAT, AS A CONTRIBUTION TOWARDS THE FREEHOLDERS LEGAL COSTS.

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Freehold Ground Rent Investment, Flats 1-22 Worcester Court, Chequer Street, Pennfields, Wolverhampton, West Midlands WV3 7OP

Description:

A freehold investment opportunity known as Worcester Court, and comprising of five modern two-storey blocks of brick and tile construction and containing a total of 22 flats, situated in a cul-de-sac and surrounded by well maintained gardens and residents parking areas. Chequer Street itself forms part of an established and popular residential area and leads directly off Stubbs Road (B4161), which in turn leads off Penn Road (A449).

Tenure:

Flats 1-16 are each subject to a long lease for a term of 99 years, which commenced on the 25 March 1982, at a current ground rent of £40.00 per annum, per flat, rising to £60.00 per annum after 33 years and £80.00 per annum after 66 years. Flats 17-22 are subject to long leases for a term of 99 years, which commenced on 25 March 1984, at a current ground rent of £40.00 per annum, per flat, rising to £60.00 per annum after 33 years and £80.00 per annum after 74 years.

Service Charge

A service charge is levied, which includes insurance and management

charges and the total amount demanded is currently £9,900.00 per annum for the whole development. The Service charge year end is 31 March.

Ground Rent Income

22 flats @ £40.00 per annum each.
Total Current Ground Rent Income - £880.00 per annum.

Landlord & Tenant Act 1987

Offer notices for sale by auction have been served upon all lessees under section B of the above act.

Vendors Solicitors:

Enoch Evans
St Paul's Chambers
6-9 Hatherton Road
Walsall WS1 1XS

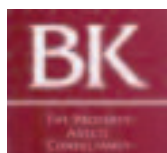
Telephone No - 01922 720333

Ref: Mr J Cooke

Viewings:

Not Applicable

FOOTNOTE: THE PURCHASER IS RESPONSIBLE FOR PAYMENT OF £350.00 PLUS VAT, AS A CONTRIBUTION TOWARDS THE FREEHOLDERS LEGAL COSTS.



29 Glovers Croft, Chelmsley Wood, Birmingham, B37 5AE

Property Description:

A modern end town house of brick construction standing behind a lawned foregarden occupying a cul-de-sac location. The property is accessed via a pedestrian walkway and benefits from having well laid out accommodation, UPVC double glazed windows and warm air central heating. Glovers Croft leads directly off Woodclose Road and is approximately within a mile distance from Chelmsley Wood Shopping Centre providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Porch Entrance with storage area,
Lounge, Kitchen with a range of fitted units.

First Floor
Open plan Staircase leading to landing,
Three Bedrooms, Bathroom with panelled bath, pedestal wash hand basin and low level WC.

Outside

Front: Lawned garden
Rear: Lawned garden

Vendors Solicitors:

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

Tel No: 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons - 0121 247 2233

146 Titford Road, Oldbury, West Midlands, B69 4QE



Property Description:

A link detached property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, some UPVC double glazing and gas fired central heating however requires some modernisation and improvement but on the whole is offered for sale in presentable condition. Titford Road can be located off the Wolverhampton Road (A4123) providing easy access to Birmingham City Centre and the property is approximately a quarter of a mile distance from the M5 Motorway (Jn 2).

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms and Bathroom having panelled bath, pedestal wash hand basin and low level WC.

Outside

Front - walled foregarden.
Rear - lawned garden

Vendors Solicitors:

Rajput Solicitors
25-27 Formans Road
Sparkhill
Birmingham B11 3AA

Tel - 0121 777 0300

Ref: Mr A T Rajput

Viewings:

Via Cottons - 0121 247 2233



Land at the rear of The Belper, Dudley, West Midlands, DY1 3AJ

Property Description:

A Parcel of freehold land set back from the road at the end of the Belper. The Belper can be located off Wolverhampton Street (B4176) opposite the junction of Stafford street. The land is approximately one quarter of a mile from Dudley town centre providing a wide range of shops and amenities. At present there are 4 lock up garages occupying part of the site.

Planning:

The site benefits from having planning permission granted in full by Dudley Metropolitan Borough Council (ref: P03/1824 and dated 18 September 2003) for the demolition of existing lock

up garages and erection of two bedroom detached dwelling with associated parking. A copy of the decision notice is available to view from the auctioneers office.

Vendors Solicitors:

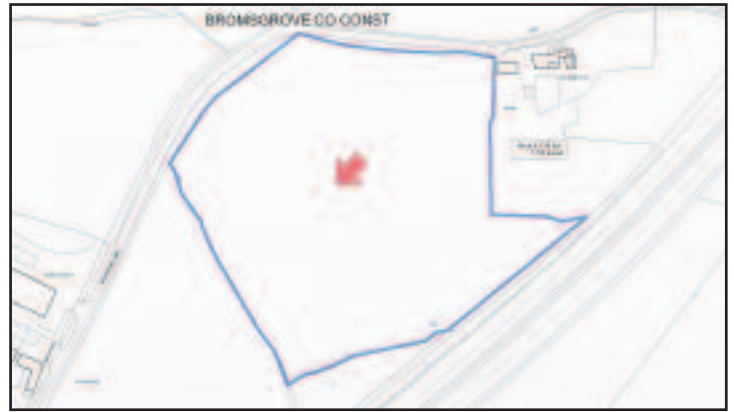
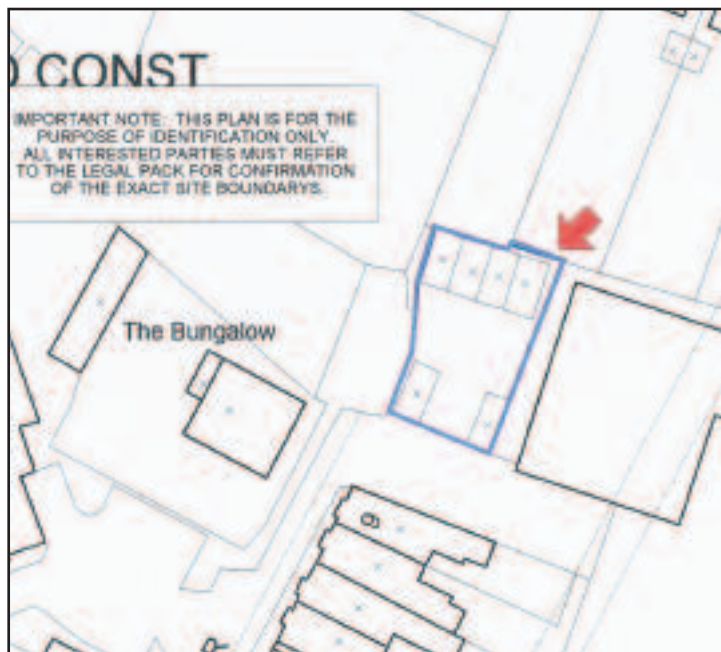
VKM
Suite 1 Talisbrook House
Castle Street
Wolverhampton
WV1 3AD

Tel No: 01902 311155

Ref: Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233



Land Adj Newtown Lane, Romsley, Nr Bromsgrove, Worcestershire

Land Description:

A substantial parcel of land, extending to 3.134 hectares (7.74 acres) and comprising of a field situated between Newtown Lane and The M42 Motorway, close to Newtown Farm. The land comprises of agricultural land, situated within the green belt and forms part of a rural area, located approximately one and a half miles distance from the popular village of Romsley.

Vendors Solicitors:

Equity Solicitors
92 Grove Lane
Handsworth
Birmingham B21 9HA
Telephone No – 0121 554 7470

Ref: Mr Mohammed Zafir

Viewings:

Via Cottons – 0121 247 2233



Building Plot Adjacent 10 & 11 Parkhill Street, Dudley, West Midlands

Property Description:

A parcel of freehold building land, approximately rectangular in shape, situated between Numbers 10 and 11 Parkhill Street which forms part of an established residential area located off Dixons Green Road (B4171) and within approximately half a mile distance from Dudley town centre providing a wide range of amenities and services.

Planning:

The site benefits from planning consent granted by Dudley Metropolitan Borough Council (dated 22 July 2005 Reference P05/1318) for the erection of a single residential dwelling house. A copy of the planning consent is available for inspection at the Auctioneer's offices.

Vendors Solicitors:

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

Telephone No – 0121 355 1001

Ref: Mr N Humphrey

Viewings:

Via Cottons – 0121 247 2233

LOT 57**Leasehold Investment****17 Pennine Road, Bromsgrove, Worcs, B61 0TA****Property Description:**

A ground floor purpose built one bedroomed flat of brick construction benefiting from UPVC double glazed windows, having well laid out accommodation and being offered for sale in present condition. Pennine Road can be located off Stourbridge Road (B40) and is within walking distance of The Princess of Wales Community Hospital and a further half a mile distance from Bromsgrove town centre providing a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Hall, Reception Room, Kitchen, Bedroom, Bathroom having panelled bath, pedestal wash basin and low level WC.
Outside
Community lawned gardens.

Term: 99 years from 25th March 1973**Ground Rent:** £17.50 rising to £35**Service charge:** Refer to solicitors.**Vendors Solicitors:**

Scotts Solicitors

Coronation House

Church Street

Bromsgrove

Worcester B61 8DE

Telephone No – 01527 872 711

Ref: Mr Peter Samuels**Viewings:**

Via Cottons – 0121 247 2233

LOT 58**Freehold Vacant Possession**

**70 Brewer Road,
Bulkington,
Warwickshire,
CV12 9RF**

Property Description:

A mid terraced house surmounted by an interlocking tile clad roof having been refurbished and modernised throughout including new kitchen and bathroom fittings, redecoration and carpets and further benefiting from gas fired central heating, part UPVC double glazed windows and off road parking. The property overlooks a public open space and is situated in a cul-de-sac. Brewer Road itself leads directly off Winterton Road which leads off New Street and Bulkington comprises a very popular village containing a range of local amenities and services and situated on the outskirts of Nuneaton and Bedworth.

Accommodation:

Ground Floor
Canopy Entrance, Reception Hall, Lounge, Full Width Dining Kitchen with range of modern fitted units.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin and WC.



Outside

Front – Tarmac driveway and lawned foregarden.

Rear – Lawned garden having shared pedestrian access.

Vendors Solicitors:

John Mohamed & Co

Elliott House

Ryepiece Ringway

Bedworth

Warwickshire

CV12 8JH

Tel – 02476 491964

Ref: Ms E Smith**Viewings:**

Via Cottons – 0121 247 2233

LOT 59**Freehold Vacant Possession**

**70A Brewer Road,
Bulkington,
Warwickshire,
CV12 9RF**

Property Description:

A modern end terraced house surmounted by an interlocking tile clad roof ideally suited for investment purposes and benefiting from modern kitchen and shower room fittings, UPVC double glazed windows, gas fired central heating and off road parking. The property overlooks a public open space and is situated in a cul-de-sac. Brewer Road itself leads directly off Winterton Road which leads off New Street and Bulkington comprises a very popular village containing a range of local amenities and services and situated on the outskirts of Nuneaton and Bedworth.

Accommodation:

Ground Floor
Lounge, Breakfast Kitchen with range of modern fitted units.
First Floor
Stairs and Landing, Two Bedrooms, Shower Room with tiled shower enclosure, pedestal wash basin and WC.
Outside
Front – Tarmac driveway providing off road parking, pedestrian side access to rear.
Rear – Yard.

**Vendors Solicitors:**

John Mohamed & Co

Elliott House

Ryepiece Ringway

Bedworth

Warwickshire

CV12 8JH

Tel – 02476 491964

Ref: Ms E Smith**Viewings:**

Via Cottons – 0121 247 2233

LOT 60**Freehold Vacant Possession**

**71 Park Road,
Bedworth,
Warwickshire,
CV12 8LH**

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched tile clad roof set back from the road behind a small walled foregarden offering well laid out accommodation and benefiting from modern kitchen and bathroom fittings, UPVC double glazed windows and gas fired central heating. The property itself is situated opposite the junction with Saunders Avenue and is conveniently located within one quarter of a mile from Bedworth town centre providing a wide range of local amenities and within approximately one and a half miles distance from the M6 Motorway (Junction 3) giving direct access to the Midlands Motorway Network.

Accommodation:

Ground Floor
Porch, Front Reception Room, Rear Reception Room, Breakfast Kitchen with extensive range of fitted units.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath with shower over, pedestal wash basin and WC.
Outside
Front – walled foregarden.



Rear – shared pedestrian entry access, concrete yard and a long partly lawned, partly paved garden with block built shed.

Vendors Solicitors:

John Mohamed & Co

Elliott House

Ryepiece Ringway

Bedworth

Warwickshire

CV12 8JH

Tel – 02476 491964

Ref: Ms E Smith**Viewings:**

Via Cottons – 0121 247 2233





**26 Elmbridge Road, Perry Barr,
Birmingham, B44 8AB**

Property Description:

A detached property of brick construction surmounted by a tile clad roof, set back from the road behind a lawned foregarden and driveway, allowing for off road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating, and is offered for sale having been modernised and improved to a high standard. Elmbridge Road can be located off Kingsstanding Road (B4138) close to the junction with College Road (A453). The property is approximately one miles distance from the University of Central England and One Stop Shopping Centre, providing a wide range of shops and local amenities.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen and Conservatory.

First Floor

Stairs and Landing, Three Bedrooms, Bathroom having panelled bath with electric shower overhead, pedestal wash hand basin, separate WC

Outside

Front: Lawned Garden and Driveway
Rear: Lawned Garden

Vendors Solicitors:

Burns-Beech and Co
1st floor
20 Goodall Street
Walsall
WS1 1QL
Tel No: 01922 631331

Ref: Mr T Burns Beech

Viewings:

Via Cottons – 0121 247 2233

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26 Marsh Hill, Erdington, Birmingham, B23 7EP

Property Description:

A mid terraced house of brick construction surmounted by a tile clad roof benefiting from gas fired central heating, part UPVC double glazing and in need of some modernisation. The property is situated close to the junction of Hockley Road. Marsh Hill itself is in an established popular residential area running directly between Reservoir Road and Brookvale Road A4040 and is located within less than one mile distance from both Erdington High Street providing a wide range of shops and amenities and also Erdington Railway Station which gives direct access to both Birmingham City Centre and Sutton Coldfield Town Centre.

Accommodation:

Ground Floor
Reception Room, Kitchen, WC

First Floor

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

Outside (rear) Garden and pedestrian access

Vendors Solicitors:

Equity Solicitors
92 Grove Lane
Handsworth
Birmingham
B21 9HA

Telephone No – Tel: 0121 554 7470

Ref: Mr M Zafir

Viewings:

Via Cottons – 0121 247 2233

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**24 Burton Road, Dudley,
West Midlands, DY1 3TB**

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation and some aluminium double glazing. 24 Burton Road is situated close to the junction with Blackthorne Road and approximately 3 miles from Dudley town centre. The property is currently let on an Assured Shorthold Tenancy Agreement providing a total rental income of £100 per week (£5,200 per annum).

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Bathroom.
First Floor
Three Bedrooms

Outside
Rear – Garden

Please Note: The property has not been internally inspected by the Auctioneers.

Vendors Solicitors:

VKM
Suite 1 Talisbrook House
Castle Street
Wolverhampton
WV1 3AD

Telephone No – 01902 311155

Ref: Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233



**75 Vicarage Road, Smethwick,
West Midlands B67 7AQ**

Property Description:

A substantial end terraced property of brick construction, surmounted by a pitched tile clad roof, along with a double Garage/Workshop situated at the rear. The property occupies a corner position at the junction of Vicarage Road and Green Street and has been converted to provide two well laid out Self-contained Flats offered for sale in presentable condition benefiting from separate gas-fired central heating systems and mostly UPVC double glazed windows and having been modernised throughout to include modern kitchen and bathroom fittings and some laminate flooring. The property provides an ideal investment opportunity with each flat being let on Assured Shorthold Tenancy Agreements and the rear garage/workshop being vacant, but having previously been let for £150 per calendar month.

Flat 1 – (ground floor) – Rental - £425 per calendar month

Flat 2 – (first floor) – Rental - £450 per calendar month

Garage/Workshop – Vacant
Total Rental Income - £875 per calendar month (£10500 per annum).

Accommodation:

Ground Floor
Flat 1
Entrance Hall, Reception Hall, Lounge, Bedroom, Kitchen, Rear Entrance Hall, Bathroom.
Flat 2
Ground Floor Porch, Entrance Hall, Stairs and Landing, Kitchen, Bathroom with panelled bath, pedestal wash basin & WC, Lounge, Bedroom.

Outside (front) – Fore-garden

Outside (rear) – Enclosed paved yard and Garage/Workshop with vehicular access off Green Street.

Vendors Solicitors:

Vendors Solicitors
Hudgekiss Hughes & Beale
47 Yardley Road
Acocks Green
Birmingham
B27 6HQ

Telephone No – 0121 707 8484

Ref: Mrs D O'Conner

Viewings:

Via Cottons – 0121 247 2233



LOT 65**Freehold Vacant Possession**

**86 Oldbury Road,
West Bromwich,
West Midlands, B79
9DZ**



garden, double garage, access via side road.

Vendors Solicitors:

Fallows & Co
83 Great Bridge
Tipton
West Midlands DY4 7HD
Telephone No – 0121 557 5335

Ref: Mr H Hodgkinson

Viewings:

Via Cottons – 0121 247 2233

Property Description:

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a walled and foregarden. The property benefits from having well laid out accommodation, gas fired central heating, off road parking and double garage to the rear and is offered for sale in presentable condition. Oldbury Road, (B4 166), can be located between West Bromwich Street and Whitehall Road and is approximately one and a half miles from West Bromwich town centre providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway, Reception Room, Kitchen/Diner, Utility Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wash basin and WC.
Outside
Front – walled foregarden.
Rear – patio leading to lawned

LOT 66**Freehold Vacant Possession**

**70 Whitmore Road, Small Heath,
Birmingham, B10 ONP**

**Property Description:**

A mid terraced property of brick construction surmounted by a tile clad roof, set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation and in need of some modernisation and improvement. Whitmore Road itself is situated in an established and popular residential area and can be located directly off Coventry Road adjacent with the junction of Grange Road, and is approximately two miles distance of Birmingham City Centre.

Vendors Solicitors:

Whiteford Crocker
Ridgeway House
111 Ridgeway
Plympton
Plymouth PL7 3AA
Tel No: 01752 335994

Ref: Mr C Hunney

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Two Reception Rooms, Kitchen
First Floor
Stairs and Landing, Two Bedrooms, Bathroom comprising bath, pedestal wash hand basin and WC.
Outside
Front: Walled foregarden
Rear: Yard, brick built store and WC.
Garden



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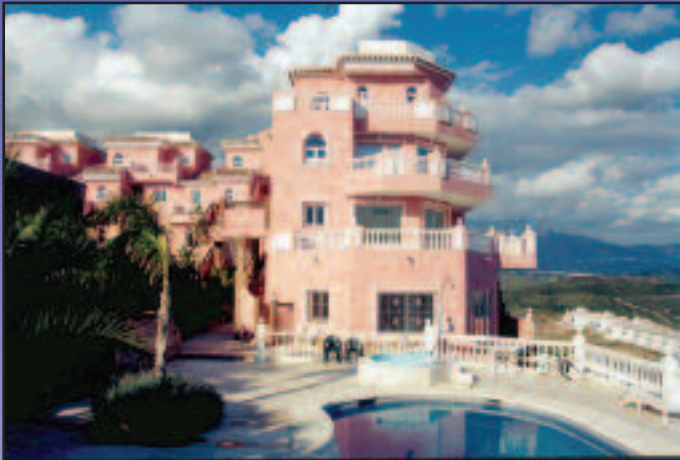
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PROPERTY AUCTION

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TUESDAY
18TH OCTOBER 2005
AT 11.00 AM

ASTON VILLA
FOOTBALL CLUB
VILLA PARK
BIRMINGHAM
B6 6HE



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IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

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

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

AUCTIONEERS ADVICE

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

1. It is important for you to view the property and satisfy yourself as to the condition, obtaining any Surveyors reports you may feel appropriate. Viewing arrangements for each Lot are shown in the catalogue. Inspection of investment properties, is by courtesy of the tenant(s) and full consideration should be given to their occupancy.

2. It is assumed that interested parties have carefully inspected the relevant properties and made appropriate pre-contract searches and enquiries. Your legal adviser will make these enquiries on your behalf. It is strongly recommended that prospective purchasers check the Auction particulars to satisfy themselves of the accuracy of all measurements, descriptions, statements etc and to confirm for their own purpose, any fixtures, fittings or contents present in the property, which are to be included or excluded from the sale. All measurements and areas referred to in these particulars are approximate only. Neither the Auctioneers nor the Vendor(s) are responsible for errors in description of any Lot or for any fault or defect, giving no warranty whatsoever, the buyers being held to have satisfied themselves as to the condition and description of the Lots before bidding.

3. Prior to the sale The Auctioneers will endeavour to provide a guide price, subject to the Vendors consent. This is intended as a guide only and both the reserve and actual sale price may be more or less than the guide price given.

4. The Auctioneers and/or Vendor(s) reserves the right to sell or withdraw any lot prior to the auction sale and cannot be held responsible for any abortive costs, losses or damages of a prospective purchaser. We would strongly recommend that you telephone on the day prior to the auction sale to confirm that the property you are interested in, is still for sale.

5. Some lots may be subject to last minute changes or corrections given on the day of the auction by way of addendum.

6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary fittings, drains and any other pipework, appliances and electrical fittings. Prospective purchasers are advised to undertake their own investigations.

7. It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.

8. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price.

9. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special "Auction Block Policy", insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.

10. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity may be required, so make sure that you bring with you a driving licence, passport or other form of identification.

11. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.

12. If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.

13. The Auctioneers reserve the right to photograph successful bidders for security purposes.

FOOTNOTE

If you have never been to an auction before or require more information about a particular Lot, you are welcome to contact our office with any enquiries which you may have.
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- 2 Freehold Ground Rent Investments
- 8 Parcels of Freehold Land
- 2 Freehold Re-development Sites
- 2 Freehold Building Plot

ORDER OF SALE

Lot	Property	
1.	61 Marroway Street, Edgbaston, Birmingham	Freehold Vacant Possession
2.	49 Bailey Road, Bilston, West Midlands	Freehold Vacant Possession
3.	186 High Street, Pensnett, Brierley Hill, West Midlands	Freehold Vacant Possession
4.	11 Raford Road, Erdington, Birmingham	Freehold Vacant Possession
5.	148 Crankhall Street, Wednesbury, West Midlands	Freehold Vacant Possession
6.	34 Richmond Road, Olton, Solihull, West Midlands	Freehold Investment
7.	6 Trafalgar Court, Tividale, Oldbury, West Midlands	Leasehold Investment
8.	133 Mount Pleasant, Redditch	Freehold Investment
9.	137 Mount Pleasant, Redditch	Freehold Investment
10.	340 Newbury Lane, Oldbury, West Midlands	Freehold Vacant Possession
11.	168 Wellington Road, Bilston, West Midlands	Freehold Part Vacant Possession/Part Investment
12.	15 Wolverhampton Street, Willenhall, West Midlands	Freehold Investment
13.	Plot 69 Little Hay Lane, Shenstone	Freehold Land
14.	Plot 77 Little Hay Lane, Shenstone	Freehold Land
15.	165 & 165A Castle Square, Weoley Castle, Birmingham	Freehold Investment
16.	34 Crescent Road, Dudley, West Midlands	Freehold Vacant Possession
17.	5 Church Street, Tipton, West Midlands	Freehold Vacant Possession
18.	10 Johnson Road, Erdington, Birmingham	Freehold Vacant Possession
19.	174 Reservoir Road, Erdington, Birmingham	Freehold Vacant Possession
20.	Residential Development Site, Willenhall Street, Darlaston	Residential Development Site
21.	Mill Farmhouse & Mill Farm Cottage, Coleshill Road, Furnace End	Freehold Vacant Possession
22.	Whitcroft, 139 Hinckley Road, Leicester Forest East, Leicester	Freehold Vacant Possession
23.	39, 41 & 43 Broad Road, Acocks Green, Birmingham	Freehold Vacant Possession
24.	199 Westwood Road, Sutton Coldfield, West Midlands	Leasehold Vacant Possession
25.	57 Hallowell Road, Edgbaston, Birmingham	Freehold Vacant Possession
26.	47 Hall Park Street, Bilston, West Midlands	Freehold Investment



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