

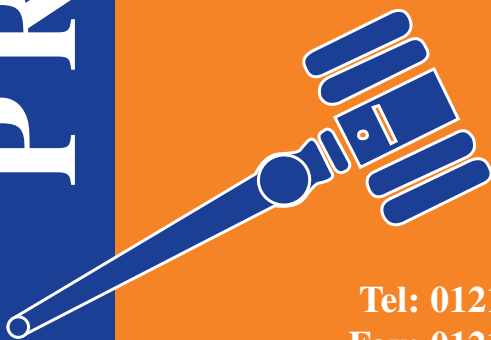
PROPERTY AUCTION

Cottons

Chartered Surveyors

**TUESDAY
27TH FEBRUARY 2007
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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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 fitments, drains and any other pipework, appliances and electrical fitments. Prospective purchasers are advised to undertake their own investigations.
7. It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.
8. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price.
9. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special 'Auction Block Policy', insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.
10. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity may be required, so make sure that you bring with you a driving licence, passport or other form of identification.
11. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.
12. If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.
13. The Auctioneers reserve the right to photograph successful bidders for security purposes.

FOOTNOTE

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

Auction Sale of 94 LOTS

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

- 46 Freehold Vacant Residential Properties
- 9 Leasehold Vacant Properties
- 17 Residential Investment Properties
- 2 Parcels of Freehold Land
- 6 Residential Development Sites, Building Plots & Redevelopment Opportunities
- 4 Freehold Vacant Commercial Properties
- 5 Freehold Commercial Investment Properties
- 1 Freehold Garage Yard Investment
- 4 Freehold Ground Rent & Rent Charge Investments

ORDER OF SALE

Lot Property

1.	8 Gailey Croft, Great Barr	Leasehold Vacant Residential
2.	16 Norwood Grove, Handsworth	Freehold Residential Investment
3.	7 Eva Road, Winson Green	Leasehold Vacant Residential
4.	39 Walkers Heath Road, Kings Norton	Freehold Vacant Residential
5.	34 Oak Crescent, Walsall	Freehold Vacant Residential
6.	123 High Road, Willenhall	Freehold Vacant Residential
7.	58 Swan Street, Dudley	Freehold Vacant Residential
8.	4, Rollason Road, Dudley	Freehold Vacant Residential
9.	162 Court Lane, Erdington	Leasehold Vacant Residential
10.	117 Katherine Road, Bearwood	Freehold Residential Investment
11.	95 Manor House Road, Wednesbury	Freehold Vacant Residential
12.	47 Court Farm Road, Erdington	Leasehold Vacant Residential
13.	Plot 16, Little Hay Lane, Shenstone, Staffordshire	Freehold Land
14.	21 Coalpool Lane, Walsall	Freehold Vacant Residential
15.	50-52 Station Road, Erdington	Freehold Commercial Investment
16.	5/9 Station Road, Erdington	Freehold Commercial Investment
17.	124 Bridge Cross Road, Chasetown, Burntwood, Staffs	Freehold Vacant Residential
18.	16 Setterfield Way, Rugeley, Staffordshire	Freehold Vacant Residential
19.	882 — 884 Bristol Road South, Northfield	Freehold Commercial Investment
20.	5 Freasley Road, Shard End	Leasehold Vacant Residential
21.	Tixall House 4 St. James's Road, Dudley	Freehold Redevelopment Opportunity
22.	Secret & Marriott Works, Princess St, Burton-On-Trent	Freehold Redevelopment Opportunity
23.	38 Gorse Farm Road, Great Barr	Freehold Pt. Vacant Commercial
24.	4/6 Birmingham Road, Oldbury	Freehold Commercial Investment
25.	8 Birmingham Road, Oldbury	Freehold Commercial Investment
26.	44 Beresford Road, Oldbury	Freehold Vacant Residential
27.	78 Harvard Road, Olton, Solihull	Freehold Vacant Residential
28.	8 Corser Street, Stourbridge	Freehold Vacant Residential
29.	163 Clothier Street, Willenhall	Freehold Residential Redevelopment Opportunity
30.	16 Crantock Road, Perry Barr	Freehold Residential Investment
31.	11 Queens Head Road, Handsworth	Freehold Residential Investment
32.	471 Green Lane, Small Heath	Freehold Vacant Residential
33.	49 Solihull Road, Sparkhill	Freehold Vacant Residential
34.	22 Lime Grove, Henshaw Road, Small Heath	Freehold Residential Investment
35.	8 Stanley Road, Wednesbury	Freehold Vacant Residential
36.	14 City Road, Edgbaston,	Freehold Vacant Residential
37.	11 Stanmore Road, Edgbaston	Freehold Vacant Residential



38.	267 Rotton Park Road, Edgbaston	Freehold Vacant Residential
39.	8 Hattersley Grove, Tyseley	Leasehold Vacant Residential
40.	52 Cornwall Road, Handsworth Wood	Freehold Vacant Residential
41.	75 Essex Street, Walsall	Freehold Vacant Residential
42.	20 Coalway Road, Blaxwich, Walsall	Freehold Residential Investment
43.	3 Bagnall Street, West Bromwich	Freehold Vacant Residential
44.	2, Gladstone Road, Erdington	Freehold Vacant Residential
45.	250 Holly Lane, Erdington	Freehold Vacant House & Building Plot
46.	109 George Road, Erdington	Freehold Residential Investment
47.	11 Dereton Close, Dudley	Freehold Vacant Residential
48.	80 Bromford Lane, Erdington	Freehold Vacant Commercial
49.	2, 7, 9, 18,21 & 23 Cumberland Close, Kingswinford	Freehold Ground Rents
50.	10,12,16,29 & 43 Delamere Rd & 8 & 28 Cheniston Rd, Willenhall	Freehold Ground Rents
51.	9, 9a, 11 And 11a Richmond Road, Olton, Solihull	Freehold Ground Rents
52.	Perpetual Rent Charges In Bristol	Freehold Investments
53.	44-46 Wellington Road, Bilston	Freehold Vacant Residential
54.	30 Russell Street, Dudley	Freehold Residential Investment
55.	20 Endwood Court Road, Handsworth Wood	Freehold Vacant Residential
56.	443 The Radleys, Sheldon	Freehold Vacant Residential
57.	68 Dagnall Road, Acocks Green	Freehold Vacant Residential
58.	63 Alcester Road South, Kings Heath	Freehold Vacant Commercial
59.	16 Taylor Road, Kings Heath	Freehold Vacant Residential
60.	31 Warren Road, Stirchley	Freehold Vacant Residential
61.	6 Mountfield Close, Kings Heath	Freehold Residential Investment
62.	11 Alfred Street, Darlaston, Wednesbury	Freehold Vacant Commercial
63.	815 Cannock Road, Wednesfield, Wolverhampton	Freehold Vacant Residential
64.	Bldg Plot Adj 47 Beauty Bank, Cradley Heath	Freehold Building Plot
65.	Land Adj. Newton House, Gipsy Lane, Willenhall	Freehold Building Plot
66.	Land Adj Barston Lane, Catherine-De-Barnes	Freehold Land
67.	41 Windsor Road, Parkfields, Wolverhampton	Freehold Vacant Residential
68.	4 Enford Close, Shard End	Freehold Residential Investment
69.	5 Enford Close, Shard End	Freehold Residential Investment
70.	2 Exhall Road, Keresley End, Coventry	Freehold Residential Investment
71.	31 Nunts Park Avenue, Holbrooks, Coventry	Freehold Residential Investment
72.	37 Halifax Drive, Leicester	Freehold Residential Investment
73.	9 Pavior Road, Arnold, Nottingham	Leasehold Vacant Residential
74.	13 Gospel Oak Road, Holbrooks, Coventry	Freehold Vacant Residential
75.	2, D'urberville Road, Parkfields, Wolverhampton	Freehold Vacant Residential
76.	84 Pond Lane, Parkfields, Wolverhampton	Freehold Vacant Residential
77.	22 Buller Street, Parkfields, Wolverhampton,	Freehold Vacant Residential
78.	63 Cochrane Road, Dudley	Freehold Vacant Residential
79.	1 Sandwell Villas, Highgate Rd/Sandwell St, Walsall	Freehold Residential Investment
80.	81, Broadyates Road, Yardley	Freehold Vacant Residential
81.	219 Watling Street, Wilnecote, Tamworth	Freehold Vacant Residential
82.	14 Wilkins Road, Bilston	Freehold Vacant Residential
83.	78 Birmingham Road, Great Barr	Freehold Vacant Residential
84.	12 Hillcrest Road, Nuneaton	Freehold Residential Investment
85.	15 Spring Hill Road, Nuneaton	Freehold Vacant Residential
86.	21 Lock Up Garages Rear Of 32 Smillie Place Cannock	Freehold Garage Investment
87.	28 Beatrice Street, Walsall	Freehold Vacant Residential
88.	8 Wesson Road, Wednesbury	Freehold Vacant Residential
89.	67a Collingbourne Avenue, Hodge Hill	Leasehold Vacant Residential
90.	20 Barnett Road, Willenhall	Freehold Residential Investment
91.	9 Summerfield Ct 1a Hermitage Road, Edgbaston	Leasehold Vacant Residential
92.	118 Oscott School Lane, Great Barr	Freehold Vacant Residential
93.	61 Wellsford Avenue, Solihull	Freehold Vacant Residential
94.	36 Langford Avenue, Great Barr	Freehold Vacant Residential

Auctioneer's

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Auction Manager

Alison J. Bosworth

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Gabby O'Reilly Kevin Hogan

Nada Turton Jane Moran

Tricia Doyle Hughie Mc Court



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 Card Payments**

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

- **Credit Card Payments**

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

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

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

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

MISREPRESENTATION ACT

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

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



LOT 1**Leasehold Vacant Possession****8 Gailey Croft,
Great Barr,
Birmingham B44 9HB****Property Description:**

A traditional semi detached house of brick construction surmounted by a hipped tile clad roof, set back from the road behind a lawned foregarden and requiring modernisation and improvement throughout. The property is situated in a cul-de-sac located off Shady Lane which in turn runs between King's Road (B4149) and Aldridge Road.

Accommodation:

Ground Floor

Vestibule Entrance, Reception Hall, Lounge, Kitchen with built-in pantry cupboard, Dining Room

First Floor

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

Outside

(Front) Lawned foregarden with gated pedestrian side access to rear



(Rear) Enclosed garden with rear gated pedestrian access

Leasehold Information**Lease Term**

99 years from 25th December 1958

Ground Rent

£15 per annum

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 2**Freehold Investment****16 Norwood Grove,
Handsworth,
Birmingham B19 1DE****Property Description:**

A traditional mid terraced house of brick construction surmounted by a pitched replacement tile clad roof and situated in a small terrace of similar properties located at the end of a private road which leads directly off Hamstead Road (B4124) between the junction of Soho Hill (A41) and Villa Road. The property has been generally well maintained and benefits from gas fired central heating, UPVC double glazed windows and external improvement works have recently been undertaken, which include tarmacing of the private road and pathways leading to the property and the repaving of the foregarden along with the provision of a new front boundary wall and railings. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £360 per calendar month (£4,320 per annum).

Accommodation:

Ground Floor

Lounge, Lobby with built in understair cupboard, Rear Living Room, Kitchen



First Floor

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

Outside:

(Front) Recently paved and walled foregarden

(Rear) Brick paved yard with brick stores, shared pedestrian access and rear garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**7 Eva Road,
Winson Green,
Birmingham B18 4NH**

Property Description:

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof, benefiting from UPVC double glazed windows and external doors and a refitted kitchen containing an attractive range of modern units. Eva Road leads off Foundry Road which in turn leads off Winson Green Road (A4040) and the property is within approximately three quarters of a mile distance from Dudley Road Hospital and approximately two miles distance from Birmingham City Centre.

Accommodation:

Ground Floor
Front Reception Room, Lobby with understair cupboard, Rear Reception Room, Refitted Kitchen containing an attractive range of modern laminate units, Rear Lobby, Shower Room with electric shower, pedestal wash basin and wc

First Floor
Stairs and Landing, Three Bedrooms (Bedroom Two intercommunicating)



Outside:
(Rear) Paved yard and enclosed lawned garden with rear pedestrian access

Leasehold Information

Lease Term: 56 years from 25 March 1959

Ground Rent: £5.00 per annum

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

**39 Walkers Heath Road,
Kings Norton,
Birmingham, B38 0AB**

Property Description:

A traditional style semi detached property of brick construction surmounted by a hipped tile clad roof set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating, with the addition of a garage providing off road parking to the rear accessed via a service road. Walkers Heath Road itself is located close to the Birmingham/Worcestershire boundary close to the open countryside and within approximately three quarters of a mile distance from The Green at Kings Norton, which provides a wide range of local amenities and services.

Accommodation:

Ground Floor
Entrance Hallway, Through Lounge, Kitchen, Shower Room having shower cubicle, pedestal wash basin, WC.



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

Outside:
(front) Lawned foregarden
(rear) Patio and gravelled garden leading to garage accessed via service road.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 5**Freehold Vacant Possession****34 Oak Crescent,
Walsall WS3 1BQ****Property Description:**

A semi detached house of brick construction surmounted by a pitched replacement tile clad roof, benefiting from three bedrooms and off road parking but requiring modernisation and improvement throughout. Oak Crescent is situated via Elm Road off Beeches Road which in turn leads off Bloxwich Road (B4210) and the property is conveniently located within approximately one mile distance to the North of Walsall Town Centre.

Accommodation:

Ground Floor

Entrance Hall, Lounge, Kitchen with pantry, Bathroom with panelled bath and wash basin, Rear Entrance Hall with wc

First Floor

Stairs and Landing, Three Bedrooms



Outside:

(Front) Lawned foregarden and paved driveway providing off road parking, gated access to rear
(Rear) Concrete yard, dilapidated wooden garage and a large garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 6**Freehold Vacant Possession****123 High Road,
Willenhall,
West Midlands
WV12 4JN****Property Description:**

A traditional mid terraced house of rendered brick construction, surmounted by a predominantly slate clad roof, benefiting from UPVC double glazed windows, gas fired central heating, two double bedrooms, modern bathroom fitments and informal off-road car parking, located at the rear. The property is situated fronting High Road (A462) opposite the junction with Bentley Lane and is conveniently within approximately half a mile distance from Roughwood Country Park and Nature Reserve.

Accommodation:

Ground Floor

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

First Floor

Stairs and Landing, Two Double Bedrooms, (bedroom 2 intercommunicating), Bathroom



with modern suite comprising panelled bath, pedestal wash basin & WC.

Outside:

(rear) – Paved yard/garden with rear gated access to a yard (not included in the title)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 7**Freehold Vacant Possession**

**58 Swan Street,
Dudley,
West Midlands,
DY2 9EQ**

Property Description:

A traditional mid-terraced house of brick construction surmounted by a concrete interlocking tile clad roof, having a single storey extension to the rear, offered for sale generally in a presentable condition and benefiting from mostly UPVC double glazed windows and gas fired central heating. The property is situated opposite the junction with Prince Street, and Swan Street is situated off Cinder Bank (A459), and is conveniently within approximately one miles distance to the south of Dudley Town Centre.

Accommodation:

Ground Floor

Front Reception Room, Inner Hall with Cellarette, extended rear Reception Room, Breakfast Kitchen, Bathroom with panelled bath having electric shower over, pedestal wash hand basin and WC.



First Floor
Stairs and Landing, Three Bedrooms.

Outside:

(front) Small walled fore garden
(rear) Shared pedestrian access to paved yard and garden with shed

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 8**Freehold Vacant Possession**

**4 Rollason Road,
Dudley,
West Midlands
DY2 8ND**

Property Description:

A traditional semi detached house of brick construction surmounted by interlocking tile clad roof, generally having been well maintained and benefiting from UPVC double glazed windows and external doors, modern bathroom suite and an attractive range of modern fitted kitchen units including built in appliances.

Rollason Road forms part of a traditional and established residential area located off Blackacre Road which in turn leads off Southern bypass (A461) and is conveniently within half a mile distance from Dudley Town Centre which provides a wide range of retail amenities and services.

Accommodation:

Ground Floor

Entrance Hall, Reception Hall with Cellar access, Front Reception Room, Rear Reception Room, Rear Entrance Hall, Refitted Kitchen with an attractive range of modern laminate units including stainless steel built in oven, hob and cooker hood, integrated fridge and freezer.



First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern coloured suite comprising panelled bath having shower over, pedestal wash basin and wc

Outside:

(Front) Paved forecourt
(Rear) Pedestrian side access to paved yard, brick store, paved terrace and a lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





162 Court Lane, Erdington, Birmingham B23 5RG

Property Description:

A semi detached house of brick construction with rendered elevations surmounted by a pitched interlocking tile clad roof and benefiting from part UPVC replacement windows, part gas fired central heating and generous gardens. The property is situated opposite Short Heath Park and is conveniently located within approximately one mile distance from Erdington High Street, providing a wide range of retail amenities and services.

Accommodation:

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

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

Outside:

(Front) Lawned foregarden with shared yard area and gated pedestrian access to rear (Rear) Yard with generous predominantly lawned garden

Leasehold Information

Lease Term

99 years from 1st May 1987

Ground Rent

£125 per annum (rising during the term)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

ADMINISTRATION FEE

An administration fee of £150 (inc. VAT) will be payable in addition to the 10% deposit (subject to a minimum deposit of £2000), which is payable on each lot purchased. All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful. Should the purchaser not be able to pay the required fee on the day then the fee will be added to the completion balance.

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

**117 Katherine Road,
Bearwood,
Smethwick,
West Midlands B67 5QY**

Property Description:

A traditional mid terraced villa of brick construction surmounted by a slate clad roof and set back from the road behind a small foregarden. Katherine Road forms part of a popular residential area and the property is conveniently within less than half a mile distance from both Bearwood Road shopping centre providing a wide range of retails amenities and services and from Warley Park. The property is currently let on an Assured Tenancy (Local Government and Housing Act 1989) following the expiration of the tenant's long leasehold interest and on full repairing and insuring terms. The tenancy commenced on 28th December 2006 at a current rental of £400 per calendar month (£4,800 per annum)

Accommodation:

Whilst the property has not been internally inspected by the auctioneers, we are advised by the vendor that it benefits from the following:



Ground Floor
Two Reception Rooms and Kitchen

First Floor
Stairs and Landing, Two Bedrooms and Bathroom

Outside:
(Front) Small foregarden
(Rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on Wednesday 4th April 2007 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.





95 Manor House Road, Wednesbury, West Midlands WS10 9PL

Property Description:

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a paved and lawned foregarden. The property benefits from having well laid out accommodation with some UPVC double glazed windows, however, it does require some modernisation and improvement. Manor House Road (B4200) is located off the Darlaston Road (A462) and is set in an established residential area being within approximately half of a mile distance from the main shopping area in Wednesbury, and also within a mile and a half distance from Junction 9 of the M6 motorway.

Accommodation:

Ground Floor
Entrance Porch, Reception Room, Kitchen, Lean To.

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

Outside:
(Front) - Lawned and paved foregarden
(Rear) - Lawned garden with patio area

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

DEPOSITS AND ADMINISTRATION FEE

On the fall of the hammer the successful bidder will be deemed to have legally purchased the lot and will be required to pay a deposit representing 10% of the purchase price (subject to a minimum of £2000) and in addition an Administration fee of £150 (inc VAT). All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful.

Acceptable payment methods are as follows:

- Bank/Building Society Draft
- Personal/Company Cheque
- Debit Card Payments

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

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

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



47 Court Farm Road, Erdington, Birmingham B23 5ND

Property Description:

A semi detached house of brick construction, surmounted by a hipped slate clad roof and occupying a corner plot at the junction with Regan Crescent. The property benefits from part double glazed windows, modern bathroom suite and a large side garage but requires repair and modernisation throughout. The property was originally built with three bedrooms and ground floor bathroom although the bathroom has since been relocated to the first floor and interested parties may wish to consider reverting back to the original layout to increase the existing bedroom accommodation.

Accommodation:

Ground Floor
Glazed Porch, Entrance Hall, Lounge, Full Width Dining Kitchen, Lobby

First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin and wc

Outside:
(Front) Foregarden with driveway leading to large side garage
(Rear) Yard and Garden

Lease Information

Lease Terms

99 Years from 1st May 1988

Ground Rent

£125 per annum (rising during the term)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



ADMINISTRATION FEE

An administration fee of £150 (inc. VAT) will be payable in addition to the 10% deposit (subject to a minimum deposit of £2000), which is payable on each lot purchased. All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful. Should the purchaser not be able to pay the required fee on the day then the fee will be added to the completion balance.

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





Plot 16, 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 of 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:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

21 Coal Pool Lane, Walsall, West Midlands, WS3 1QW

Property Description:

A three bedroom semi detached property of brick construction with tile clad roof over, 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 glazing, gas fired central heating and is offered for sale in presentable condition. Coal Pool Lane is located off Harden Road and is set in an established residential area. The property is approximately a mile and a half from Walsall Town Centre providing a wide range of local shops and amenities.

Accommodation:

Ground Floor

Entrance Hallway, Reception Room, Kitchen/Diner, Inner Lobby, WC having low level level WC and storage cupboard.



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

Outside:

(front) Lawned garden and driveway
(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



50-52 Station Road, Erdington, Birmingham, B23 6UE

Property Description:

Two Ground Floor Retail Units and a Ground Rent secured on a Three Bedroom Flat located on the First Floor. The Retail Units are offered for sale in presentable condition and the building is located on Station Road virtually opposite the junction with Johnson Road with Erdington train station within approximately one hundred yards. Erdington High Street is located approximately one quarter of a mile distance and the M6 (Junction 6 – Spaghetti Junction) is located approximately two miles distant. The properties are currently let on the following terms:-

Retail Unit (50) – Currently let as a carpet shop on a Full Repairing and Insuring lease for a term of 6 years from 1 January 2007 at a rental of £8,000 per annum, increasing to £8,720 on 1 January 2010

Retail Unit (52) – Currently let as a hairdressers on a Full Repairing and Insuring lease for a term of 6 years from 11 February 2005 at a rental of £113.72 per week (£5,913 per annum), increasing to £117.13 (£6,099.60 per annum) on 11 February 2008

Flat – A Freehold Ground Rent

subject to a lease for a term of 125 years which commenced 1 January 2007 at a ground rent of £200 per annum (rising every 25 years during the term), increasing every 25 years to £4,000 per annum.

Current rental income:

£14,113 per annum

Accommodation:

50 Station Road

Four Retail Areas extending to the rear of the site, Separate W.C. and Kitchen.

The Gross Internal Area is approximately 105.5sq.m. (1,135sq.ft.)

52 Station Road

Retail area – 34sq.m. (336sq.ft.), Kitchen and Separate WC

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

ID

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 any questions regarding deposit payment or relating to the documentation required, then please do not hesitate to contact the Auction Team prior to the sale day.





5/9 Station Road, Erdington, Birmingham B23 6UB

Property Description:

A substantial commercial investment property comprising three Ground Floor Retail Units with two Self Contained Flats above. All Retail Units are offered for sale in presentable condition, with a separate access to the flats off a Private driveway to the side of No.9 Station Road. The premises are located near to Erdington High Street close to the corner of Station Road and Sutton Road (A5127). Erdington Train Station is approximately three hundred yards distant, as is Erdington High Street. The premises are currently let on the following terms;

Number 5 Station Road – Let on a Full Repairing and Insuring Lease at a rental of £85 per week (£4,420 per annum)

Number 7 Station Road – Let on a Full Repairing and Insuring Lease at a rental of £350pcm (£4,200 per annum)

Number 9 Station Road - Let on a Full Repairing and Insuring Lease at a rental of £400pcm (£4,800 per annum)

Number 9a Station Road (First Floor Flat) – Let on a Assured Shorthold Tenancy at a rental of £360pcm (£4,320 per annum)

Number 9b Station Road (Second Floor Flat) - Let on a Assured Shorthold Tenancy at a rental of £300pcm (£3,600 per annum)

Total Rental Income - £21,340 per annum

Accommodation:

Number 5 Station Road (Retail Unit – Single Storey) – Not Internally Inspected By The Auctioneer
Currently trading as a Café and comprises Restaurant Area, Kitchen and Separate W.C.

Number 7 Station Road (Retail Unit)
Currently trading as an Insurance Broker, and comprises Main Office measuring 21.8sq.m. (234sq.ft.), Private Office measuring 7.4sq.m. (80sq.ft.), Kitchen and Separate W.C.

Number 9 Station Road (Retail Unit)
Currently used as Office Space and comprises Office Area measuring 34.9sq.m. (376sq.ft.), Kitchen and Separate W.C.

Number 9a Station Road (First Floor Flat) – Not Internally Inspected By The Auctioneer
Reception Room, Bedroom, Bathroom, Separate W.C. and Kitchen

Number 9b Station Road (Second Floor Flat)
Bed/Sitting Room, Kitchen and Bathroom

Total Frontage — 16.1 metres (52 feet)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

LOT 17**Freehold Vacant Possession**

**124 Bridge Cross Road,
Chasetown,
Burntwood,
Staffordshire WS7 8BZ**

Property Description:

A brick built semi detached house surmounted by a replacement tile clad roof, requiring modernisation and improvement and benefiting from UPVC double glazed windows and external doors and an extensive rear garden containing a garage. The property is set back from Bridge Cross Road (A5190) behind a foregarden and is conveniently within approximately two and a half miles distance from the M6 (Toll) Northern Relief Road, which provides access to the Midlands Motorway Network.

Accommodation:

Ground Floor
Reception Hall, Cloak Room with wc, Lounge, Dining Kitchen with pantry, Rear Entrance Hall with store

First Floor
Stairs and Landing, Three



Bedrooms, Bathroom with panelled bath having electric shower over, wash basin and wc

Outside:

(Front) Lawned foregarden with pedestrian side access to rear
(Rear) Paved and concreted yard, large lawned garden containing a shed and garage

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 18**Freehold Vacant Possession**

**16 Setterfield Way, Rugeley,
Staffordshire, WS15 1BJ**

Property Description:

A semi detached bungalow of brick construction surmounted by a tile clad roof and situated in a small cul-de-sac containing similar properties located off Setterfield Way. The property benefits from a separate brick built garage, gas fired central heating and UPVC replacement windows but requires modernisation and improvement throughout. The property occupies a corner plot and Setterfield Way leads off Coulthwaite Way which in turn leads off Main Road (A51). Both Rugeley Town Centre and the train station are conveniently located within approximately one mile distance.

Accommodation:

Ground Floor
Entrance Hall, Lounge, Inner Hall with walk-in store cupboard, Two Bedrooms, Shower Room with electric shower, wash basin and wc, Breakfast Kitchen

Outside:

(Front) Lawned foregarden with tarmacadamed driveway leading to a separate brick built garage
(Rear) Generous corner garden with paved patio

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





882-884 Bristol Road South, Northfield, Birmingham B31 2NS

Property Description:

An excellent investment opportunity comprising of a three storey mid terraced property, having a substantial ground floor extension to the rear and prominently located fronting Bristol Road South and forming part of the busy Northfield Shopping Centre which contains a wide variety of national and local retailers and ancillary services.

The property comprises of a ground floor retail shop with substantial rear storage which is currently let, along with two floors over which benefit from separate front access and whilst currently vacant, have previously been let as a hairdressing and sun tanning salon. The property is situated close to the junction with Chatham Road, directly fronting Bristol Road South (A38) which provides direct access to Birmingham City Centre, being within approximately six miles distance. The local Northfield area is currently undergoing regeneration which has included a new Sainsbury's Supermarket, A38 Bypass and a Business and Retail Park occupying part of the former Rover Site at Longbridge.

Accommodation:

Ground Floor: Let to Instant Cash Loans Limited trading as the Money Shop on a lease for a term of 10 years from 9 January 2006 at a rental of £18,000 per annum (rent review due in January 2011).

Note: The tenant, Instant Cash Loans Limited, is listed by Companies House as a private company limited by shares and the last published trading accounts for the year ending 30th June 2005, recorded a turnover of £34,247,757 and a profit of £7,455,943.

First Floor - Vacant

Second Floor - Vacant

Current Total Rental Income:

£18,000 per annum
Estimated Potential Total Rental Income (when fully let):
Approximately £27,000 per annum.

Ground Floor
Cheque Cashing Office, Staff Room, Kitchen and WC, Rear Office (Note: all aforementioned rooms are fitted with gas fired central heating), Extended Store/Warehouse, Rear Hall, Office and Toilets.

Upper Accommodation

Separate Ground Floor Entrance off Bristol Road South

Ground Floor
Entrance Hall with built in store cupboard, Half Landing with Cloak Room having wc and wash basin

First Floor
Landing, Former Hairdressing Salon, Kitchen and Store Room

Second Floor
Stairs and Landing, Room One,
Hallway, Store Cupboard, Room Two
and Kitchen

Gross Internal Areas:

Ground Floor:
187.54sq.m (2,018sq.ft)
First Floor:
63.24sq.m (680sq.ft)
Second Floor:
63.24sq.m (680sq.ft)
Total Gross Internal Area:
314sq.m (3,380sq.ft)

Vendors Solicitors:
Refer to Auctioneers

Viewings:
Via Cottons – 0121 247 2233



LOT 20

Leasehold Vacant Possession



**5 Freasley Road, Shard End,
Birmingham B34 7PS**

Property Description:

A mid terraced house of brick construction surmounted by a pitched tile clad roof, providing well laid out accommodation which benefits from three bedrooms and gas fired central heating (not tested). Freasley Road forms part of an established residential area and leads off Pithall Road which in turn leads off Packington Avenue and provides access onto Chester Road (B4114). The property requires cosmetic improvement and modernisation.

Accommodation:

Ground Floor
Porch, Reception Hall, Lounge, Full Width Dining Kitchen

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising bath, pedestal wash basin and wc

Outside:
(Front) Lawned foregarden
(Rear) Shared pedestrian entry access to yard, brick store and garden

Lease Term:
99 Years from 1st November 1985
Ground Rent:
£100 per annum

Vendors Solicitors
Refer to Auctioneers

Viewings
Via Cottons – 0121 247 2233





Tixall House 4 St. James's Road, Dudley, West Midlands DY1 3JL

Property Description:

A prominent freehold residential redevelopment opportunity comprising of a substantial three storey, Victorian, brick built former office building, set within extensive grounds and benefiting from planning consent for the creation of 13 (thirteen) apartments with associated parking comprising of the conversion and extension of the existing building along with the erection of a new build block located to the rear. The property is situated in a highly regarded part of Dudley in an area which contains a wide range of imposing Victorian buildings many used for commercial office purposes and conveniently located within close proximity to Dudley College and within less than a quarter of a mile distance from Dudley Town Centre which provides a wide range of local amenities.

Planning:

The property benefits from planning consent granted by Dudley Metropolitan Borough Council (Ref: P04/1089 and dated 3rd May 2006) for the creation of 13 (thirteen) one and two bedroom apartments with

associated parking by converting and extending the existing building and erecting a detached block at the rear.

A copy of the architect's plans and planning consent is available for inspection at the auctioneers offices

Existing Accommodation – Tixall House

Comprising a three storey double fronted brick built property surmounted by a pitched slate clad roof and laid out with a range of offices and ancillary rooms on three floors.

Gross Internal Areas: (approximate)
Ground Floor: 150sq.m (1,614sq.ft)
First Floor: 150sq.m (1,614sq.ft)
Second Floor: 150sq.m (1,614sq.ft)
Total Floor Area: 450sq.m (4,843sq.ft)

Outside
(Front) Forecourt parking area, gated vehicular access leading to:
(Rear) A predominantly tarmacadamed rear garden providing car parking





New Build Block - Proposed Front and Rear Elevations

Proposed accommodation – Tixall House

Ground Floor - Two, one bedroom apartments and One, two bedroom apartment

First Floor - One, one bedroom apartment, Two, two bedroom apartments

Second Floor - One two bedroom penthouse apartment

New Build Block

Ground Floor - Two, two Bedroom Apartments

First Floor - Two, two bedroom apartments

Second Floor - Two, two bedroom apartments

Outside
Seventeen car parking spaces (two disabled) and associated landscaping

Note: A strip of land to the front right hand side boundary which provides access to an adjacent dwelling 4 A St. James's Road is subject to a right of way.

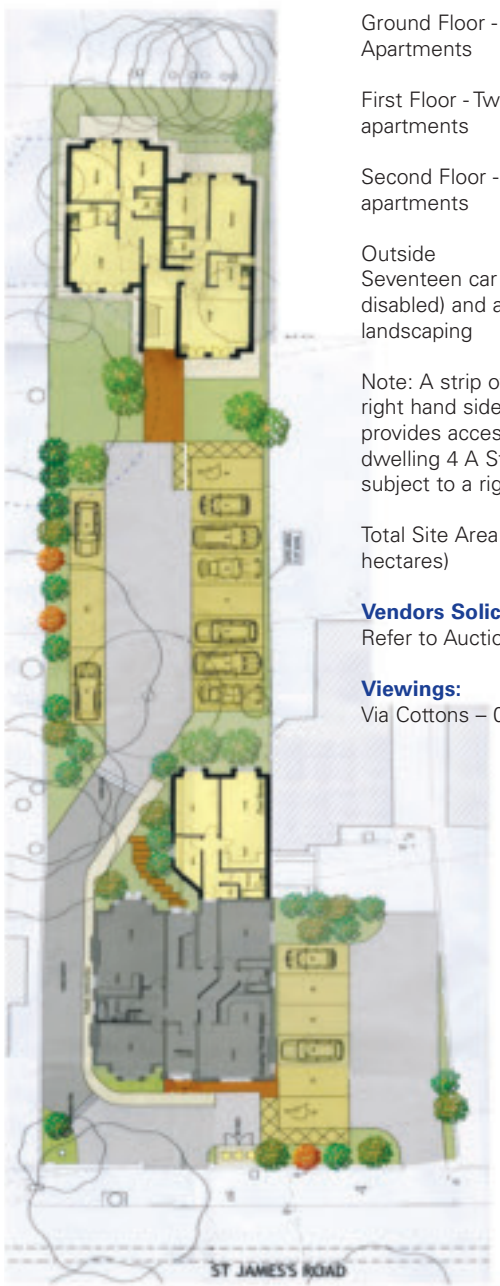
Total Site Area: 0.37 acres (0.15 hectares)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Secret and Marriott Works, Princess Street, Burton Upon Trent, Staffs, DE14 2NR

Property Description:

A residential development site comprising of a former brick built industrial building and yard extending to an area of 0.07 hectares (0.16 acres) and occupying a prominent corner position at the junction of Princess Street and Edward Street. The property is situated in a predominantly residential area and Princess Street is located off Derby Street (A5121) and the site is conveniently situated within half a mile distance from Burton Upon Trent Railway Station and three quarters of a mile distance from the town centre providing a wide range of retail amenities and services. Burton Upon Trent itself comprises of an established town, famous for its brewing industries and is situated off the A38 approximately twenty miles to the North East of Birmingham and ten miles to the South of Derby.

Planning

The site benefits from planning consent granted by East Staffordshire Borough Council (Reference PA/27350/001) dated 8 March 2005 for the erection of a residential development containing fifteen flats comprising of six one

bedroom units and nine two bedroom units along with associated parking and means of access. The planning consent is subject to a Section 106 Agreement whereby the developer will be responsible for the creation of a Management Company and for a financial contribution of £2,000 towards the Traffic Regulation Order. The above conditions have been fulfilled and the only condition yet to be fulfilled is a contribution of £1,848 towards the Traffic Study, and this must be paid prior to the commencement of the development.

A copy of the planning consent, Architects drawings and Section 106 Agreement is available for inspection at the Auctioneer's offices.

A site investigation report has been undertaken on behalf of the Vendors by Ground Risk Management Limited and a copy is available for inspection at the Auctioneer's offices.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





38 Gorse Farm Road, Great Barr, Birmingham, B43 5LT

Property Description:

A brick built mid terraced retail premises along with a self contained flat over situated in a parade of similar shop units located at the junction with Langford Avenue. The property underwent a good quality refurbishment during December 2004 which included UPVC double glazed windows and doors (except shop front), rewiring, replastering and in addition the flat also benefits from modern kitchen and bathroom fittings, modern gas fired central heating system and internal doors. The Flat is currently let on an Assured Shorthold Tenancy at a rental of £435pcm (£5,220pa), whilst the shop has Vacant Possession.

Current Rental Income - £5,220pa
Potential Rental Income when fully let- £10,420pa

Accommodation:

Ground Floor
Retail Shop - 23.66sq.m. (254sq.ft.).
Hallway with under stairs storage,
Rear Store/Office - 9.82sq.m. (105sq.ft.), Separate WC, Kitchen with stainless steel sink unit and rear door.
Flat - side pedestrian gated access to rear entrance, Breakfast Kitchen with attractive range of modern wooden panelled units.
First Floor
Stairs and Landing, Lounge, Two Bedrooms, Bathroom with modern suite comprising panelled bath, glazed shower cubicle, pedestal wash basin and WC.
Outside
Front - paved forecourt, pedestrian side access to rear.
Rear - paved yard/garden and concrete prefabricated garage accessed by way of a rear shared vehicular driveway.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LEGAL PACKS

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

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





4-6 Birmingham Road, Oldbury, West Midlands, B69 4ED

Property Description:

Two Retail Units (now intercommunicating) partitioned into four offices on the Ground Floor with a self contained Two Bedroom Flat to the first floor. The property is located on the busy Birmingham Road (A457) virtually opposite the junction with Green Street. The property itself is located within three hundred yards of Oldbury town centre providing a wide range of retail shops and amenities. Birmingham City Centre lies approximately five miles distance to the South East, and the M5 (Junction 2) is located within approximately one mile of the property. The ground floor benefits from a timber shop front with electric roller shutter protection and gas fired central heating. The Ground Floor retail area is currently occupied by way of a 3 year lease which commenced on 4 February 2007 at a rental of £600 per calendar month (£7,200 per annum). The flat is offered for sale with vacant possession.

Current rental income - £7,200 per annum.

Potential rental income when fully let - £12,300 per annum.

Accommodation:

Ground Floor
Office space comprising four partitioned offices – Gross Internal Area is 56.3 sq m (606 sq ft), Separate Kitchen, Bathroom with WC

First Floor
Flat comprising Reception Room, Two Bedrooms, Bathroom and Kitchen

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

ID & REGISTRATION

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

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

Pre-auction registration will become compulsory from our auction on 28th June 2007. We will only require registration details along with identification once and therefore to enable a smooth transition we would encourage any parties wanting to register to do so by either contacting the office or at our next auction on 4th April 2007.

Thank you in advance for your co-operation.

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

LOT 25

8 Birmingham Road, Oldbury, West Midlands B69 4ED

Property Description:

A Mid Terraced Retail Unit of part rendered brick construction surmounted by a replacement tile clad roof. The property is located on the busy Birmingham Road (A457) virtually opposite the junction with Green Street. The property itself is located within three hundred yards of Oldbury Town Centre providing a wide range of retail shops and amenities. Birmingham City Centre lies approximately five miles distance to the south east, and the M5 (Junction 2) is located within approximately one mile of the property. The property is currently occupied by the Simply Pleasure.com retail chain which currently comprises of thirty nine retail outlets throughout the UK. They occupy the property by benefit of a Full Repairing and Insuring lease for a term of 10 years which commenced 14 March 2003 at a rental of £615 per calendar month (£7,380 per annum).

Freehold Investment



Accommodation:

Ground Floor
Retail Unit measuring 38.0 sq m (409 sq ft)
Rear Lobby, Kitchen and separate WC

First Floor
One Room and separate WC.

Outside (rear) – There is a vehicular right of way to the rear of the property, running off Flash Street

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 26

44 Beresford Road, Oldbury, West Midlands B69 4HB

Property Description:

An end terraced property of brick construction 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, however, does require some modernisation and improvement. Beresford Road is located off the Oldbury Road (A457) which provides direct access to Oldbury Town Centre being within approximately three quarters of a miles distance, and providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Front Reception, Rear Reception and Kitchen.

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



Outside:
(Front) - Walled foregarden
(Rear) - Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**78 Harvard Road,
Solihull,
West Midlands,
B92 8EY**

Property Description:

A semi detached property of brick construction surmounted by a hipped tile clad roof set back from the road behind a paved 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 in presentable condition. Harvard Road is set in an established and popular residential area and is located off Hobbs Moat Road (B425) which in turn runs off the Coventry Road (A45) that in turn provides direct access to both the NEC and Junction 6 of the M42 Motorway, and also easy access to Birmingham City Centre.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway, Front Reception Room, Rear Reception Room, WC, Kitchen and lean-to



First Floor
Stairs and Landing, Three Bedrooms, Shower Room having shower cubicle, WC, and pedestal wash hand basin

Outside:
(front) Paved foregarden
(rear) Patio area, lawned garden
Brick built garage providing off road parking accessed via a service road.

Vendors Solicitors
Refer to Auctioneers

Viewings
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8 Corser Street, Oldswinford, Stourbridge, West Midlands DY8 2DE

Property Description:

A highly presentable and much improved detached brick built bungalow with tile clad roof and a substantial side extension. The property has been modernised throughout to a good quality and contemporary style and benefits from rewiring, some re-plastering, three bedrooms, ample off road parking, gas fired central heating, UPVC double glazed windows and external doors, a range of attractive modern kitchen and bathroom fittings and recent redecoration and tiling. The property is situated in a popular and established residential area known as Oldswinford and Corser Street leads off Heath Lane (B4186) close to its junction with Hagley Road (A491) and the property is conveniently within approximately half a mile distance from Stourbridge railway station, Stourbridge golf course and a wide range of retail shops and amenities located in Stourbridge Town Centre. Inspection is highly recommended.



Accommodation:

Ground Floor
Covered Entrance, Reception Hall, Lounge, Bathroom with fully tiled walls and floors, modern suite comprising panelled bath, glazed shower screen, pedestal wash basin and wc, Bedroom One, Bedroom Two, Dining Room with feature fire place, marble tiled floor and French doors, Kitchen with an extensive range of wooden fronted units incorporating built in stainless steel oven, hob and cooker hood, integrated fridge freezer, dish washer and marble tiled floor, Lobby with walk in store, Bedroom Three, Large Single Garage with electric door and a small office/study located to the rear.

Outside:

(Front) A block paved gated sweep driveway with a walled boundary mounted by iron railings, small foregarden, pedestrian side access to

(Rear) Landscaped side and rear garden with patio, decking areas and lawned garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





163 Clothier Street, Willenhall, West Midlands, WV13 1BB

Property Description:

A freehold residential redevelopment opportunity currently comprising of a traditional two storey semi detached house in need of complete refurbishment and modernisation, a former doctors surgery (163A Clothier Street) with consent for conversion into two residential flats, a dilapidated workshop with consent for demolition and the erection of two semi detached dwelling houses and associated garden land. The property occupies a prominent corner position at the junction with Clothier Street and Clothier Gardens, conveniently located within approximately half a mile distance from Willenhall Town centre and approximately two and half miles distance from both Wolverhampton City Centre and the M6 Motorway (junction 10).

Total Site Area: 0.19 acres (0.078 hectares)



Planning:

The site benefits from the following planning consents granted by Walsall Metropolitan Borough Council and dated 13th October 2004:

Former Doctors Surgery,
163A Clothier Street
(Ref: 04/2045/FL/W5)
Consent granted for the proposed adaption to form two new flats. The proposed accommodation for each flat comprises of the following:

Ground Floor - Inner Hallway, Lounge, Kitchen, Bathroom

First Floor - Stairs to Landing/Guest Bedroom, Master Bedroom with en-suite bathroom

Land to rear of 163A Clothier Street
(Ref: 04/2046/FL/W5)
Consent granted for the erection of two semi-detached houses. The accommodation for each proposed house is as follows:

Ground Floor - Entrance Hall with cloak room having wc, Kitchen, Lounge

First Floor - Stairs and Landing, Three Bedrooms and Bathroom

A copy of the planning consent and plans are available for inspection at the auctioneers offices

EXISTING ACCOMMODATION 163 Clothier Street

In need of full refurbishment and modernisation, benefiting from the following accommodation:

Ground Floor - Reception Hall, Front Reception Room, Rear Reception Room, Dining Room, Kitchen

First Floor - Stairs and Landing,
Three Bedrooms, Bathroom

Outside - Large garden which will
be subdivided and apportioned for
each dwelling.



Note: The vendors had intended to refurbish and occupy 163 Clothier Street themselves and therefore had obtained planning consent only to redevelop the areas occupied by the existing outbuildings. All interested parties who wish to devise a scheme to redevelop the whole site, should discuss their proposals with the local planning authority prior to bidding.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

LOT 30

**16 Crantock Road,
Perry Barr,
Birmingham B42 1RP**

Property Description:

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a lawned fore garden. The property benefits from having well laid out accommodation together with double glazed windows, gas fired central heating and modern kitchen and bathroom fittings, mains integrated smoke alarm system and emergency lighting. Crantock Road is located off Perry Avenue off the Walsall Road (A34) which in turn gives direct access to both Walsall Town Centre and Birmingham City Centre. The property is an ideal investment opportunity being within a quarter of a mile from the University of Central England and being currently let on an Assured Short Hold Tenancy Agreement producing a total rental of £896.66 per month (£10,759.92 per annum).

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway,
Front Reception, Rear Reception,
Kitchen.

Freehold Investment



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

Outside (front) – Lawned garden
Outside (rear) – Lawned rear
garden with vehicular access via
service road

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 31

11 Queens Head Road, Handsworth, Birmingham, B21 0QG

Property Description:

A Freehold End Terrace property, which has been informally converted into two self contained Flats and one self contained Bed-sit. The property benefits from a double frontage to Queens Head Road, close to the junction with Soho Road (A41). Soho Road itself provides good access to Birmingham City Centre and the M5 (Junction 1). The property is located approximately one and a half miles to the North West of Birmingham City Centre. The flats are currently let on the following terms;

Flat 1 – Let on an Assured Shorthold Tenancy at a rental of £250pcm (£3,000pa)

Flat 2 – Let on an Assured Shorthold Tenancy at a rental of £300pcm (£3,600pa)

Flat 3 – Let on an Assured Shorthold Tenancy at a rental of £350pcm (£4,200pa)

Total Rental Income - £10,800 per annum

Freehold Investment



Accommodation:

Whilst the property has not been inspected internally by the Auctioneers we understand it benefits from the following:

Flat 1 – Bed-sit

Bed/sitting room, Bathroom, Kitchenette

Flat 2 – Reception Room, Bedroom, Bathroom, Kitchen

Flat 3 – Reception Room, Bedroom, Bathroom, Kitchen

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 32

471 Green Lane, Small Heath, Birmingham B9 5PR

Property Description:

A traditional mid terraced house of brick construction, surmounted by a pitched replacement tile clad roof, benefiting from part UPVC double glazed windows, gas fired central heating but requiring some cosmetic improvement and modernisation. The property is set back behind a walled foregarden and is situated virtually opposite the junction with Third Avenue and close to the junction with Mansel Road. Local amenities and services are located on Green Lane and the property is conveniently within approximately two miles distance from Birmingham City Centre and three quarters of a mile distance from Birmingham Heartlands Hospital.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Lounge, Rear Reception Room, Kitchen, Rear Entrance Lobby, Bathroom with modern suite comprising panelled bath, pedestal wash basin and wc



First Floor
Stairs and Landing, Three Bedrooms

Outside:
(Front) Paved and walled foregarden
(Rear) Yard and garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 33

Freehold Vacant Possession

49 Solihull Road, Sparkhill, Birmingham, B11 3AD

Property Description:

A mid terraced property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a small walled foregarden. The property benefits from having recently been refurbished to include modern kitchen and bathroom fittings, UPVC double glazed windows and is offered for sale in presentable condition. Solihull Road is located between Formans Road and the Stratford Road (A34), the latter providing direct access to Birmingham City Centre. The property is also within walking distance from Sparkhill Park and the main shops and amenities located on Stratford Road (A34)

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Bathroom having panelled bath, pedestal wash basin, low level WC.



First Floor
Stairs and Landing, Three Bedrooms,

Outside:
(front) Walled foregarden
(rear) Lawned garden and the possibility of off road parking via a service road from the Stratford Road.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 34

22 Lime Grove off Henshaw Road, Small Heath, Birmingham, B10 0TA

Property Description:

A freehold mid terraced house located on a pedestrian walkway which runs off Henshaw Road. The property benefits from having well laid out accommodation, gas fired central heating, and is offered for sale in a presentable condition. The property is currently let on a Lease to Astonbrook Housing Association at a rental of £400 per calendar month (£4,800 per annum). Henshaw Road is located directly off Coventry Road which provides easy access to Birmingham City Centre and Birmingham International Airport.

Accommodation:

Ground Floor
Entrance Porch, Reception Room, Kitchen/Diner, Rear Lobby with separate WC.



First Floor
Two Bedrooms and Bathroom.

Outside:
(rear) Pedestrian entrance off Henshaw Road

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 35**Freehold Vacant Possession**

**8 Stanley Road,
Wednesbury,
West Midlands
WS10 7SA**

Property Description:

A Semi Detached property of brick construction surmounted by a tiled clad roof set back from the road behind a lawned fore garden and driveway allowing for off road parking. The property benefits from having well laid out accommodation, double glazed windows and is offered for sale in a well maintained condition. However, it would benefit from some cosmetic improvement. Stanley Road is located off Dangerfield Lane which runs between Moxley Road (A4038) and the Black Country New Road (A41), the latter providing direct access to Wolverhampton City Centre. The property is also approximately within a quarter of a mile from the main shopping area in Darlaston.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway,
Reception Room, Kitchen/Diner.



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

Outside
(front) - lawned garden and driveway
(rear) - lawned garden and large brick built store

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 36**Freehold Vacant Possession**

**14 City Road, Edgbaston,
Birmingham B16 0HG**

Property Description:

A substantial three storey traditional mid terraced house of brick construction surmounted by a pitched slate clad roof, benefiting from three reception rooms and five bedrooms but requiring complete repair and modernisation throughout. The property is situated to the North Eastern part of City Road close to the junction with Dudley Road (B457) but conveniently within approximately one mile distance from Birmingham City Centre.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with Cellar access, Walk in Pantry, Front Reception Room, Rear Reception Room, Dining Room, Kitchen

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

Second Floor
Stairs and Landing, Bedroom Four (double), Bedroom Five (single)



Outside:
(Front) Small walled foregarden, shared pedestrian entry access to;
(Rear) Brick paved yard, outside wc/store and rear garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

NB: ALL PERSONS VIEWING THIS PROPERTY ARE ADVISED TO DO SO WITH UTMOST CAUTION AND DO SO ENTIRELY AT THEIR OWN RISK





11 Stanmore Road, Edgbaston, Birmingham B16 9ST

Property Description:

A substantial and imposing three storey double fronted semi detached property of brick construction surmounted by a tile clad roof, set back from the road behind a walled foregarden and front driveway which provides off road parking. The property was informally converted several years ago to provide three separate self contained flats, however, The vendor has since obtained retrospective planning consent from Birmingham City Council allowing the existing accommodation to be retained subject to complying with certain conditions. The property offers good investment potential subject to complete modernisation and improvement throughout. Stanmore Road is set in an established residential area and is located off the Hagley Road, which provides direct access via public or private transport to Birmingham City Centre being within approximately a mile and a quarter distance, and the property when refurbished, should appeal to a wide range of tenants seeking quality accommodation in close proximity to the City Centre.

Accommodation:

Ground Floor
Entrance Hallway
Flat 1 – Reception Room, Kitchen, Bedroom and Bathroom.

First Floor
Flat 2 – Bedroom, Reception, Kitchen and Bathroom.

Second Floor
Flat 3 – Bedroom, Shower Room, Reception/Kitchen.

Outside

(Front) Walled foregarden with gated access
(Rear) Lawned garden and workshop area with brick built store

Planning
The property benefits from Planning Consent granted by Birmingham City Council (reference S/06042/06/FUL dated 22 December 2006) for the retention of three flats, subject to conditions detailed in the decision notice. A copy of the Planning Consent is available from the Auctioneers and Solicitors offices.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on Wednesday 4th April 2007 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.





267 Rotton Park Road, Edgbaston, Birmingham B16 0LD

Property Description:

A five bedroom double fronted semi detached property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a walled and lawned foregarden. The property benefits from having well laid out spacious family accommodation and has undergone recent refurbishment to include UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fitments and some re-plastering work. The property is situated on Rotton Park Road close to the junction with City Road and is approximately within half a mile of City Hospital and the Hagley Road (A456) which in turn provides direct access to Birmingham City Centre providing a wide range of shops, amenities and bars, and being within approximately a mile and a half distance.

Accommodation:

Ground Floor
Entrance Hallway, two Reception Rooms and Kitchen.

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

Second Floor
Stairs and Landing, Two further Bedrooms and WC

Outside:
(Front) - Lawned Garden

(Rear) - Lawned Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

I M P O R T A N T N O T I C E

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.



LOT 39**Leasehold Vacant Possession****8 Hattersley Grove,
Tyseley, Birmingham
B11 3PP****Property Description:**

A semi detached house of rendered brick construction surmounted by a hipped replacement tile clad roof and situated in a cul-de-sac which leads off Holcombe Road which in turn leads off Tyseley Lane and provides direct access onto Warwick Road (A41). The property benefits from gas fired central heating but requires modernisation and cosmetic improvement throughout.

Accommodation:

Ground Floor
Lounge, Breakfast Kitchen

First Floor
Stairs and Landing, Two Bedrooms,
Bathroom with bath, pedestal wash basin and wc

Outside:
(Front) Paved foregarden with pedestrian side access to rear
(Rear) Paved patio and lawned garden

**Lease Information****Lease Term**

99 years from 1st May 1988

Ground Rent

£125 per annum (Rising during the term)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 40**Freehold Vacant Possession****52 Cornwall Road,
Handsworth Wood,
Birmingham, B20 2HZ****Property Description:**

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a small walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazing and gas fired central heating. The property is generally well maintained however would benefit from some modernisation. Cornwall Road is set in an established residential area and is located off College Road which in turn runs from Church Lane (A4040). The property is also approximately within one mile distance of both One Stop Shopping Centre and the University of Central England.

Accommodation:

Ground Floor
Entrance Porch, Front Reception Room, Rear Reception Room,
Archway leading to Kitchen

First Floor
Stairs and Landing, Two Bedrooms,



Bathroom having panelled bath, WC, and pedestal wash hand basin

Second Floor
Loft Room

Outside:
(front) Walled foregarden
(rear) Lawned garden with brick built store

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 41**Freehold Vacant Possession**

**75 Essex Street,
Walsall,
West Midlands,
WS2 7AR**

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled and hedged foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and is offered for sale generally in presentable condition. Essex Street is located off Bloxwich Road (B4210) and is approximately three quarters of a mile north of Walsall Town Centre, which in turn provides a wide range of shops and amenities. The property is also within a mile and a half of Manor Hospital.

Accommodation:

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



First Floor
Stairs and Landing, Three Bedrooms

Outside:
(front) Wall and hedged foregarden
(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 42**Freehold Investment**

**20 Coalway Road,
Bloxwich, Walsall,
WS3 2PU**

Property Description:

A freehold Mid-Town House located approximately a quarter of a mile from Bloxwich Town Centre, which provides a wide range of shops and amenities. The property is offered for sale in very presentable condition benefiting from gas fired Central Heating and modern Timber Framed windows. The property is currently let by way of an Assured Shorthold Tenancy Agreement at a rental of £550 per calendar month (£6,600 per annum). Coalway Road is located close to Elmore Green Road (B4210) which in turn provides access to Sneyd Lane (A4124) and Somerfield Road (A34).

Accommodation:

Ground Floor
Entrance Hall, Two Reception Rooms, extended Kitchen, Conservatory and Cloak Room with WC.



First Floor
Stairs and Gallery Landing, Three Bedrooms and Bathroom.

Outside:
(rear) One garage plus parking space accessed from the rear of the property

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





3 Bagnall Street, West Bromwich, West Midlands B70 6PN

Property Description:

A semi detached property offering spacious family accommodation including three double bedrooms and one box room and being of rendered brick construction surmounted by an interlocking tile clad roof set back from the road behind a small walled fore garden. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. Bagnall Street is located off Birmingham Road which is a continuation of High Street, leading directly from the main shopping area in West Bromwich and being within approximately a quarter of a mile distance. The property is also within a quarter of a mile from junction 1 of the M5 motorway.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway, Front Reception with archway to Rear Reception, Kitchen, Inner Lobby, Cellar and Bathroom having panelled bath, pedestal wash basin, WC and shower cubicle.

First Floor
Stairs and Landing, Three Bedrooms and Box Room.

Outside
(front) – walled foregarden
(rear) - patio and lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

ID & REGISTRATION

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

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

Pre-auction registration will become compulsory from our auction on 28th June 2007. We will only require registration details along with identification once and therefore to enable a smooth transition we would encourage any parties wanting to register to do so by either contacting the office or at our next auction on 4th April 2007.

Thank you in advance for your co-operation.

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





2 Gladstone Road, Erdington, Birmingham B23 7LS

Property Description:

A substantial and imposing three storey extended detached property of brick construction surmounted by a tile clad roof set back from the road behind a hedged foregarden and driveway allowing for off road parking. The property benefits from having well laid out spacious family accommodation and being set in 1039sq m (0.256 acres) of land. The property at present provides spacious family accommodation, however the property may lend itself to an investment potential with the possible conversion to flats or redevelopment, subject to obtaining the correct planning. Gladstone Road is situated in an established residential area, and the property itself is situated close to the junction with Rosary Road which in turn is located off George Road. The property is approximately within a quarter of a mile distance from both Northcroft and Highcroft Hospital, and is a further half a mile distance from the main High Street in Erdington providing a wide range of shops and amenities.



Accommodation:

Ground Floor
Entrance Hallway, Reception Room 1, Reception Room 2, Dining Room, Kitchen/Diner, WC and Cellar (housing four separate rooms and access to garden).

First Floor
Stairs and Landing, Three Bedrooms and Bathroom having high level WC, pedestal wash basin and panelled bath.

Second Floor
Attic Room providing access to large loft store room.

Outside
(front) – hedged foregarden and driveway
(rear) – large lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

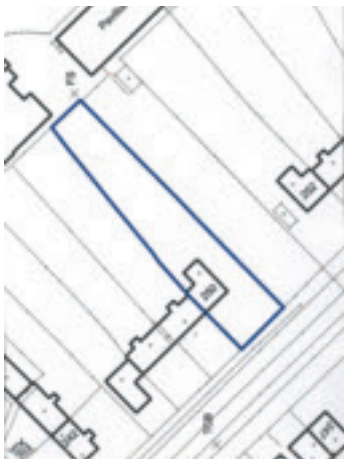




250 Holly Lane, Erdington, Birmingham B24 9LD

Property Description:

A three bedroomed terraced property being offered for sale with the benefit of a building plot situated adjacent with planning permission granted in full for the erection of a new two storey dwelling. The existing property is of rendered brick construction surmounted by a tile clad roof and set back from the road behind a drive way allowing for off road parking, and benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating, and is offered for sale in presentable condition. The proposed plans for the new end terraced property (attached to 250) are set out over two storeys and in accordance with detailed plans submitted by the Architect incorporating habitable use of the loft space to provide two further bedrooms and bathroom. Holly Lane is located off Sutton Road (A5127) and is set in an established residential area. The property is approximately within half a mile from the High Street in Erdington that in turn provides a wide range of local shops and amenities.



Accommodation for 250 Holly Lane

Ground Floor
Entrance Porch, Hallway, Front Reception, Kitchen, Utility Room, Dining Room.

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

Accommodation for the Proposed Development adjacent to 250 Holly Lane

Ground Floor
Entrance Hall, Lounge, WC, Kitchen Diner, Conservatory.

First Floor
Stairs and Landing, Two Bedrooms and Bathroom

Loft Area
Two Bedrooms and Bathroom

Planning

The property benefits from full Planning Permission for the erection of a new two storey dwelling adjacent to number 250 Holly Lane, and installation of new footway crossing. The application number is N/04391/06/FUL and full details are available from Birmingham City Council and the Auctioneers and Solicitors' offices.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 46**109 George Road,
Erdington,
Birmingham B23 7SH****Property Description:**

A three bedroomed mid terraced property with loft conversion and being of rendered brick construction surmounted by a tile clad roof and set back from the road behind a paved driveway allowing for off road parking. The property benefits from having well laid out accommodation, majority UPVC double glazed windows and is offered for sale in presentable condition. George Road is located off Marsh Hill (A4040) and Slade Road and the property itself is located close to the junction with Rosary Road. The property is approximately within a quarter of a mile from the main shops and amenities on Slade Road and within half a mile of both Northcroft and Highcroft Hospital as well as junction 6 of the M6 motorway. The property is currently let on five separate assured shorthold tenancy agreements producing a rental of £250 per week (£13000 per annum).

Freehold Investment**Accommodation:**

Ground Floor
Front Reception, Rear Reception, Kitchen, and Bathroom having panelled bath, pedestal wash basin and WC.
First Floor
Three Bedrooms and Loft Conversion.

Outside –
(Front) : Paved driveway allowing for off road parking
(Rear) : Paved yard

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 47**Freehold Vacant Possession****11 Dereton Close,
Dudley,
West Midlands
DY1 2LR****Property Description:**

A semi detached property of non traditional construction surmounted by an interlocking tile clad roof and set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation, UPVC glazing and gas fired central heating, however, does require some modernisation. Dereton Close is found off Bushley Fields Road which in turn runs off Kingswinford Road (A4101). The property would provide an idea investment opportunity being adjacent to both Russells Hall and Bushley Fields Hospital, and also approximately within a mile and a half of the Merry Hill Shopping Centre.

**Accommodation:**

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

First Floor
Stairs and Landing, Three Bedrooms, Shower Room and separate WC.

Outside:
(Rear) - Lawned garden with brick built store
(Front) - Lawned foregarden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**80 Bromford Lane,
Erdington,
Birmingham B24 8BY**

Property Description:

An end terraced retail shop/former launderette with flat over situated in a small parade, located virtually opposite the junction with Erdington Hall Road and close to the junction with Tyburn Road (A38). The property is of brick construction surmounted by a pitched tile clad roof, along with a single storey extension to the rear and provides an ideal investment opportunity subject to the property being modernised and improved throughout.

Accommodation:

Ground Floor
Retail Shop with aluminium shop front and roller shutter protection, Boiler Room/Store, Rear Extension with Two Rooms and a Cloak Room with wc and wash basin.

Gross Internal Area: 81.78sq.m
(880sq.ft)

Flat Accommodation
Private Ground Floor Entrance off Bromford Lane with UPVC door and roller shutter protection



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

Gross Internal Area: 46.32sq.m
(498sq.ft)

Outside:
(Front) Tarmacadamed forecourt
(Rear) Yard and overgrown garden with separate garage located to the rear and accessed by way of gated shared driveway

Vendors Solicitors

Refer to Auctioneers

Viewings

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2, 7, 9, 18, 21 & 23 Cumberland Close, Kingswinford, West Midlands

Description:

A portfolio of freehold ground rents secured on five modern detached houses and one modern detached bungalow situated in the Kingswinford area.

Tenure

The properties are each subject to a lease for a term of 99 years which commenced on 24th June 1984.

Current Ground Rent: £60 per annum

Total Current Ground Rent

Income: £360 per annum

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

Note: The purchaser will be required to pay a contribution of £350 plus VAT towards the vendor's legal costs.



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**10,12,16,29
& 43 Delamere Road
and 8 & 28
Cheniston Road,
Willenhall,
West Midlands**

Description:

A portfolio of freehold ground rents secured on seven semi detached houses situated in the Willenhall area.

Tenure

The houses are each subject to a lease for a term of 99 years which commenced on 25th December 1968 and the freeholder is entitled to receive a ground rent of £45 per annum in respect of each property.

Total Rental Income: £315 per annum

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

Note: The purchaser will be required to pay a contribution of £350 plus VAT towards the vendor's legal costs.

Find us on the web @

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E-mail: auctions@cottons.co.uk





**9,9A,11 & 11A Richmond Road, Olton,
Solihull, West Midlands B92 7RN**

Description:

A portfolio of freehold ground rents secured on four modern terraced houses situated in the Olton area of Solihull.

Tenure

The houses are each subject to a lease for a term of 99 years which commenced on 25th December 1982.

The current ground rent for each property being £40 per annum (rising on 25th December 2015 to £60 per annum and rising again on 25th December 2048 to £80 per annum for the remainder of the term)

Total Current Ground Rent Income:
£160 per annum

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

Note: The purchaser will be required to pay a contribution of £350 plus VAT towards the vendor's legal costs.

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FOR OUR NEXT SALE**

Wednesday 4th April 2007

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0121 247-2233

A Portfolio of Freehold Rent Charges in respect of 166 Residential Properties Located in Bristol

Description:

A portfolio of freehold perpetual rent charges secured against 166 residential properties located in Bristol. The freeholder benefits from the perpetual right to receive a rental in respect of each property until, and if at such time, the occupier redeems the charge by a payment to the freeholder of a capital sum. The rents for each property are due half yearly on the 26th March and 30th September of each year.

Total rental income £2,198.68 per annum.

A complete schedule of the rent charges is available for inspection within the legal pack and at the auctioneers offices.

Note: The Completion Date will be set for the 26th March 2007

Vendors Solicitors

Refer to Auctioneers

Viewings

Not Applicable

NB: THE PURCHASER WILL BE RESPONSIBLE FOR PAYMENT OF THE SUM OF £350 PLUS VAT AS A CONTRIBUTION TOWARDS THE FREEHOLDERS' LEGAL COSTS.



DEPOSITS AND ADMINISTRATION FEE

On the fall of the hammer the successful bidder will be deemed to have legally purchased the lot and will be required to pay a deposit representing 10% of the purchase price (subject to a minimum of £2000) and in addition an Administration fee of £150 (inc VAT). All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful.

Acceptable payment methods are as follows:

- Bank/Building Society Draft
- Personal/Company Cheque
- Debit Card Payments

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

- Credit Card Payments

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

If you need any help please contact the Auction Team

Tel 0121 247 2233

LEGAL PACKS

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

If you need any help please contact the Auction Team

Tel 0121 247 2233





44-46 Wellington Road, Bilston, West Midlands WV14 6AG

Property Description:

A pair of three storey mid terraced properties of brick construction set back from the road behind small walled foregardens. The property has been granted formal planning consent for conversion into four self contained flats, however has since been informally converted to provide seven self contained one bedroom flats which at present are unoccupied and having suffered some vandalism are offered for sale without any fitments or fittings and will require complete improvement and repair throughout. Wellington Road (A41) is a continuation of the Bilston Road and gives direct access to Wolverhampton City Centre. The property itself is approximately within a quarter of a mile of Bilston Town Centre, which in turn provides a wide range of shops and amenities.

Accommodation:

Number 44

Ground Floor - Entrance Hallway,
Flat One – four rooms,
Flat Two – two rooms (formerly
intercommunicating with number 46).
Stairs and Landing

First Floor

Stairs and Landing, Flat 3 – four
rooms.

Second Floor

Stairs and Landing, Flat 4 – four
rooms.

Number 46

Ground Floor - Entrance Hallway,
Flat One – four rooms,
Flat Two – two rooms (formerly
intercommunication with number 44).

First Floor

Stairs and Landing, Flat 3 – four
rooms.

Second Floor

Stairs and Landing, Flat 4 – four
rooms.

Outside:

(Front) - Small walled foregarden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

NB. ALL PERSONS VIEWING THIS
PROPERTY ARE ADVISED TO DO
SO WITH UTMOST CAUTION AND
DO SO ENTIRELY AT THEIR OWN
RISK





30 Russell Street, Dudley, West Midlands DY1 2AS

Property Description:

A substantial three storey semi detached house of brick construction surmounted by a pitched tile clad roof and occupying a sizeable corner plot at the junction with Nelson Road. The property was informally converted several years ago into its existing accommodation which comprises of seven bed-sitting rooms with shared bathroom and kitchen facilities and benefits from emergency lighting and mains fitted smoke alarms and part gas fired central heating. The property further benefits from rear vehicular parking, having access off Nelson Road and the rear garden also contains a static caravan which is connected to mains services and is also currently let. Russell Street forms part of a traditional and established predominantly residential area and leads off Wellington Road and is conveniently located within walking distance to Dudley Leisure Centre and within approximately half a mile distance from Dudley Town Centre, providing a wide range of amenities and services.

Tenancy Information:

The property is currently let as follows:-
 Bedsit 1 - £53.00 pw
 Bedsit 2 - £53.00 pw
 Bedsit 3 - £53.00 pw
 Bedsit 4 - £53.00 pw
 Bedsit 5 - £53.00 pw
 Bedsit 6 - £53.00 pw
 Bedsit 7 - £53.00 pw
 Caravan - £40.00 pw
 Total Rental Income - £411.00 per week (£21,372 per annum).
 A copy of the Schedule of Tenancy Information is available for inspection at the Auctioneer's office.

Accommodation

Ground Floor
 Reception Hall with Cellar access, Dining Kitchen, Laundry Room, Rear Entrance Hall with store and wc, Bed-sitting Rooms One and Two

First Floor
 Stairs and Landing, Bathroom with panelled bath, glazed shower enclosure, pedestal wash basin and wc, Bed-sitting Rooms Three, Four and Five

Second Floor
 Stairs and Landing with wc, Bed-sitting Rooms Six and Seven

Outside:
 (Front) Paved foregarden with pedestrian side access
 (Rear) Yard and garden with gated vehicular access off Nelson Road to car parking area and garage, further garden area and a static caravan which has been in situ for several years and is connected to mains electricity and sewage.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 55**Freehold Vacant Possession****20 Endwood Court Road,
Handsworth Wood,
Birmingham B20 2RY****Property Description:**

A five bedroomed three storey mid terraced property of brick construction surmounted by an interlocking tile clad roof and set back from the road behind a walled foregarden. The property benefits from providing well laid out family accommodation, majority UPVC double glazed windows and gas fired central heating. However it does require some modernisation and improvement. Endwood Court Road is located between Selbourne Road and Handsworth Wood Road and is set in the established and popular residential area of Handsworth Wood. The property provides substantial family accommodation or an investment potential being within approximately three quarters of a mile distance from the University of Central England, Perry Barr Campus.

Accommodation:

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

**First Floor**

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

Second Floor

Two Bedrooms and Box/Store Room

Outside:

(front) Walled foregarden
(rear) lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 56**Freehold Vacant Possession****443 The Radleys,
Sheldon,
Birmingham B33 0HY****Property Description:**

A four bedroomed semi detached house of rendered brick construction surmounted by a pitched tile clad roof benefiting from a rear ground floor extension and having been refurbished to include UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings and new carpets throughout. The property is set back from the road behind a block paved driveway allowing for off road parking and access to rear garage, and is conveniently situated within half a mile distance from Marston Green which provides a range of local services and amenities including Marston Green Railway Station providing direct access to Birmingham City Centre and the NEC/Birmingham International Airport.

Accommodation:

Ground Floor
UPVC double glazed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen and Bathroom having panelled bath, pedestal wash basin and WC.

**First Floor**

Stairs and Landing, Four Bedrooms.

Outside:

(Front) - Block paved foregarden and driveway leading to access to garage
(Rear) - Patio area and lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 57**Freehold Vacant Possession**

**68 Dagnall Road,
Acocks Green,
Birmingham B27 6SS**

Property Description:

A semi detached house of brick construction surmounted by a hipped tile clad roof, set back from the road behind a lawned foregarden and benefiting from UPVC double glazed windows and gas fired central heating but requiring some modernisation and cosmetic improvement. Dagnall Road leads off The Avenue which leads off Lincoln Road North onto Warwick Road (A41). Local amenities located at Acocks Green along with Olton railway station are both situated within approximately half a mile distance.

Accommodation:

Ground Floor
Entrance Hall, Lounge, Kitchen, Bathroom with panelled bath having electric shower over, pedestal wash basin and wc



First Floor
Stairs and Landing, Three Bedrooms

Outside
(Front) Lawned foregarden
(Rear) Pedestrian side access, yard and lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 58**Freehold Vacant Possession**

**63 Alcester Road South,
Kings Heath,
Birmingham B14 7JG**

Property Description:

A Mid Terraced Retail Unit of brick construction surmounted by a slate clad roof. The property was formerly trading as a Holistic Therapy Centre and comprises of several treatment rooms to both the ground and first floor. The first floor has previously been a self contained flat, and could easily be converted back with the separate external staircase to the rear still being present. The property is offered for sale in a presentable condition benefiting from a modern aluminium shop front and gas fired central heating. 63 Alcester Road South is located virtually opposite a recently redeveloped parade of shops including such multiple retailers as Carphone Warehouse, Dreams and £stretch, and near to the junction with Addison Road. Alcester Road South provides easy access to Birmingham City Centre and the M42 (Junction 3).

Accommodation:

Ground Floor
Reception Area, two partitioned Treatment Rooms, the total area of which being 32.9 sq m (354 sq ft).



Rear Treatment Room measuring 8.7 sq m (94 sq ft) with Separate WC. Rear Staff Room plus Kitchen with Separate WC.

First Floor
Treatment Room 1 – measuring 18.6 sq m (200 sq ft)
Treatment Room 2 - measuring 9.8 sq m (106 sq ft)
Treatment Room 3 - measuring 7.2 sq m (77 sq ft)
Bathroom and modern Kitchen

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 59**Freehold Vacant Possession**

**16 Taylor Road,
Kings Heath,
Birmingham, B13 0PG**

Property Description:

A three bedroomed end terraced property of rendered brick construction surmounted by an interlocking tile clad roof set back from the road behind a walled foregarden. The property benefits from having been fully refurbished including UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fitments, and furthermore benefits from off road parking to the rear via a service road located to the side of the property. Taylor Road is set in a popular and established residential area and is located off the Alcester Road (A435). The property is approximately within half a mile from the main shopping area in Kings Heath providing a wide range of local shops, amenities and bars.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception, Rear Reception, Kitchen, Sun / Breakfast Room, Store Room, Shower Room having shower, WC and pedestal wash basin.



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

Outside (front) – Walled fore garden

Outside (rear) – Decking area and side gates leading to garage

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 60**Freehold Vacant Possession**

**31 Warren Road,
Stirchley,
Birmingham B30 2NZ**

Property Description:

A three storey end Terraced property of part rendered brick construction surmounted by a tile clad roof set back from the road behind a walled fore garden. The property provides an ideal investment opportunity having been converted to provide two separate self contained flats over three storeys, the ground floor flat being accessed off Warren Road and the first floor flat to the rear off Hazelwell Road. The property further benefits from having UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. Warren Road is located off Hunt's Road or Hazelwell Road, and runs adjacent to the Pershore Road (A441) which provides easy access to Birmingham city centre. The property is also within a quarter of a mile from Bournville Train Station, and within a mile from the main shopping area in Cotteridge.

Accommodation:

Ground Floor Flat
Front Entrance, Entrance Hall,



Bedroom, Reception Room, Kitchen, Inner Lobby and Shower Room.

Flat Two First and Second Floors
Entrance at the rear, stairs to Reception Area, Kitchen, Inner Hallway leading to Bathroom

Second Floor
Bedroom

Outside (front) - walled fore garden
Outside (rear) - paved yard and brick built outhouses providing additional storage

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



6 Mountfield Close, Kings Heath, Birmingham B14 5BU

Property Description:

A mid-terraced Town House located in a quiet cul-de-sac off Glenavon Road. The property benefits from well laid out accommodation, UPVC double glazing and hot air heating. Glenavon Road is located directly off Alcester Road South (A435), and the property is located within half a mile of the main shopping area at the Maypole. The property is currently let on an Assured Shorthold Tenancy at a rental of £300 per month (£3,600 per annum)

Accommodation:

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

First Floor
Stairs and Landing, Three Bedrooms, Bathroom



Outside
(rear) - lawned garden with right of way across rear providing access to rear garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on Wednesday 4th April 2007 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.

ID

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 any questions regarding deposit payment or relating to the documentation required, then please do not hesitate to contact the Auction Team prior to the sale day.

ID & REGISTRATION

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

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

Pre-auction registration will become compulsory from our auction on 28th June 2007. We will only require registration details along with identification once and therefore to enable a smooth transition we would encourage any parties wanting to register to do so by either contacting the office or at our next auction on 4th April 2007.

Thank you in advance for your co-operation.

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





11 Alfred Street, Darlaston, Wednesbury WS10 8TL

Property Description:

A ground floor industrial unit with corrugated steel elevations with a self contained three bedroom flat to the floor above. The property benefits from secure roller shutter access to the unit. The unit extends to approximately 195.6 sq metres (2,105 sq ft). Alfred Street runs parallel to Pinfold Street (A4038). Darlaston Town Centre is located approximately one quarter of a mile distance and there is easy access to the M6 (junction 9) being within 1.5 miles. The flat is currently let on an Assured Short Hold Tenancy Agreement at a rental of £300 per month (£3,600 per annum) with the original agreement having expired and the tenant now holding over.

Accommodation:

Ground Floor
Secure communal entrance with doors to industrial unit and stairs to first floor flat.

Industrial Units

Area 1 measuring 48.7 sq metres (524 sq ft)
Area 2 measuring 78.7 sq metres (848 sq ft) maximum
Area 3 measuring 68.2 sq metres (734 sq ft) maximum
Total sq footage of the unit is approximately 195.6 sq metres (2,105 sq ft)

First Floor Flat

Whilst the First Floor has not been inspected internally by the auctioneers, we are advised that it contains the following accommodation:

Self contained flat comprising Lounge, Kitchen, Shower Room with WC, three Bedrooms.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





**815 Cannock Road, Wednesfield,
Wolverhampton, WV10 8QA**

Property Description:

A semi detached property of non traditional construction set back from the road behind a lawned foregarden and driveway allowing for off road parking, and surmounted by a hipped tile clad roof. The property benefits from having well laid out accommodation, double glazed windows and gas fired central heating, and is offered for sale in presentable condition. The property is located close to the junction with Pear Tree Lane, Cannock Road (A460) provides easy and direct access to Wolverhampton City Centre which in turn provides a wide range of local shops, amenities and also houses the University of Wolverhampton. The property is also approximately within two miles of New Cross Hospital.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Shower Room having shower, WC and pedestal wash basin, and Inner Lobby.

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

Outside:
(Front) - Lawned foregarden and driveway
(Rear) - Lawned area with brick built store

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

I M P O R T A N T N O T I C E

**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.





Bldg Plot Adj 47 Beauty Bank, Cradley Heath, West Midlands B64 7HZ

Property Description:

A parcel of freehold building land situated adjacent to 47 Beauty Bank, having the benefit of planning consent for the erection of a detached architect designed three bedroom, two storey dwelling house along with off road parking. The property is situated to the Western side of Beauty Bank in a small spur fronting a public open space and backing onto woodland at the rear. The plot benefits from convenient access, being within a quarter of a mile distance from Old Hill Railway Station, Haden Hill Leisure Centre and Haden Hill Park. Beauty Bank adjoins Halesowen Road (A459) which provides direct access to local services at Old Hill, being within approximately half a mile distance, and Halesowen Town Centre which is within one and a half miles distance.

Accommodation:

The property benefits from planning consent granted by Sandwell Metropolitan Borough Council (Ref:DC/05/44387 and dated 10 June 2005) for the erection of a dwelling house. The approved drawings and plans submitted with the planning application contain a detached dwelling house having the following accommodation:

Ground Floor
Entrance Hall, Open Plan Living Room/Dining Room, Separate Kitchen, Utility Room and Cloak Room with wc

First Floor
Stairs and Landing with a study/home working area, Master Bedroom with en-suite bathroom, Two Further Bedrooms and Family Bathroom



Attic
The architect has included within the plans a provision for stairs leading to the attic allowing for possible future conversion.

Total Site Area (approx) 0.11acres (449sq.m)

Vendors Solicitors:
Refer to Auctioneers

Outside
Foregarden and driveway providing off road parking, pedestrian side access and a rear garden

Viewings:
Via Cottons – 0121 247 2233

A copy of the plans and planning consent is available for inspection at the auctioneers offices



ADMINISTRATION FEE

An administration fee of £150 (inc. VAT) will be payable in addition to the 10% deposit (subject to a minimum deposit of £2000), which is payable on each lot purchased. All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful. Should the purchaser not be able to pay the required fee on the day then the fee will be added to the completion balance.

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





Building Plot Adj. Newton House, Gipsy Lane, Willenhall, West Midlands WV13 2HG

Description:

A parcel of freehold building land situated adjacent to Newton House on a plot which is roughly triangular in shape and extends to an area of approximately 279sq.m (334sq.yd). The plot occupies a corner position between the junctions of Wakes Close and Lister Street in a predominantly residential area. Gipsy Lane leads off Bilston Lane (B4464) and the plot is within approximately one and a half miles distance from the M6 Motorway (junction 10) and two and a half miles distance from Wolverhampton City Centre.

Planning:

The plot benefits from outline planning consent granted by Walsall Metropolitan Borough Council (Ref: 06/1065/OL/W2 and dated TBC) for the erection of one detached four bedroom house including siting and means of access.

A copy of the planning consent is available for inspection at the auctioneers offices

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**WE ARE ASSEMBLING LOTS
FOR OUR NEXT SALE**

Wednesday 4th April 2007

CALL THE AUCTION TEAM NOW

0121 247-2233



LOT 66

Land Adjacent Barston Lane, Catherine-De-Barnes, Solihull, West Midlands, B91

Description:

A substantial parcel of freehold land extending to approximately 6.21 acres (2.535 ha) and comprising of a field having frontage to Barston Lane and situated close to the junction with Henwood Lane, and located to the South East of Solihull Town Centre, between Barston and Catherine-De-Barnes. The land comprises of agricultural land situated within the green belt and forms part of a rural area.

Local Authority – Solihull Metropolitan Borough Council

Vendors Solicitors

Refer to Auctioneers

Viewings

External Viewings

Directional Note

There are several parts to Barston Lane and the field is located at the end of the old part of Barston Lane which comprises of a no through road/track with entrance situated virtually opposite 252 Henwood Lane.

A location plan is available by contacting the Auctioneers if required.



LOT 67

Freehold Vacant Possession



41 Windsor Road, Parkfield, Wolverhampton WV4 6HT

Property Description:

A semi detached property of rendered brick construction surmounted by a hipped interlocking tile clad roof set back from the road behind a walled foregarden and gated driveway allowing for off road parking. The property benefits from having double glazed windows, well laid out accommodation and is offered for sale in presentable condition. Windsor Road is located off Parkfield Road (A4039). The property would provide ideal family accommodation or alternatively a buy to let property being within approximately one and a quarter miles distance from the City and University of Wolverhampton.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway, Through Lounge, Kitchen, Lean To.

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

Outside:
(Front) - Walled foregarden with gated access allowing for off road parking
(Rear) - Patio area and garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





4 Enford Close, Shard End, Birmingham, B34 7HL

Property Description:

A mid terraced house of prefabricated non traditional construction surmounted by a pitched roof and benefiting from three bedrooms, gas fired central heating and UPVC double glazed windows. The property is situated overlooking a public green and Enford Close is situated off Alderpits Road which in turn leads off Brownfield Road. Local services are available on Chester Road (B4114) within approximately one third of a mile distance. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £95 per week (£4,940 per annum)

Accommodation:

Ground Floor
Reception Hall, Through Lounge/Dining Room, Kitchen with walk in store cupboard

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin, Separate WC

Outside:
(Front) Open plan lawned foregarden
(Rear) Paved yard/garden with rear pedestrian access and concrete store

Vendors Solicitors

Refer to Auctioneers

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.





5 Enford Close, Shard End, Birmingham, B34 7HL

Property Description:

A Mid Terraced House of prefabricated non traditional construction surmounted by a pitched roof and benefiting from gas fired central heating and UPVC double glazed windows. The property is situated overlooking public grassed area and Enford Close is situated off Rushwick Croft which in turn leads off Alderpits Road. The property is currently let on an Assured Shorthold Tenancy at a rental of £110 per week (£5,720 per annum), however we understand from the vendor that he actually receives £80.60 per week (£4,191.20 per annum) from Housing Benefit and has an informal agreement with the tenant to waive the balance of £29.40 per week.

Accommodation:

Ground Floor
Reception, Hall, Lounge/Dining Room, Kitchen.

First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath having shower over, wash basin, WC.

Outside (front) – Lawned foregarden.

Outside (rear) – Paved yard, shed and rear pedestrian access.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

ADMINISTRATION FEE

An administration fee of £150 (inc. VAT) will be payable in addition to the 10% deposit (subject to a minimum deposit of £2000), which is payable on each lot purchased. All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful. Should the purchaser not be able to pay the required fee on the day then the fee will be added to the completion balance.

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





2 Exhall Road, Keresley End, Coventry CV7 8LL

Property Description:

A semi detached house of "Wimpy No Fines" construction surmounted by interlocking tile clad roof, set back from the road behind a lawned foregarden and benefiting from a large side garden which provides scope for off road parking. Exhall Road leads off Bennett's Road North, and the property is situated in the former mining village of Keresley which has since undergone significant redevelopment including the construction of a modern residential estate and business/distribution park. The property is currently let on an Assured Periodic Tenancy at a rental of £75 per week (£3,900 per annum).

Accommodation:

Whilst the property has not been internally inspected by the auctioneers, we understand that it benefits from the following accommodation;

Ground Floor
Living Room, Kitchen and Bathroom

First Floor
Stairs and Landing, Three Bedrooms

Outside:
Gardens to front side and rear

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



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LOT 71

31 Nunts Park Avenue, Coventry, CV6 4GX

Property Description:

A mid terraced house of brick construction surmounted by interlocking tile clad roof, set back from the road behind a foregarden. The property is situated in an established residential area known as Holbrooks and on the outskirts of Coventry and is conveniently located within approximately one mile distance from the Ricoh Stadium and adjacent Retail Park and within two miles distance from the M6 Motorway (junction 3). The property is currently let on an Assured Periodic Tenancy at a rental of £70 per week (£3,640 per annum)

Accommodation:

Whilst the property has not been inspected internally by the auctioneers, we understand that it benefits from the following accommodation;

Ground Floor

Living Room, Dining Room/Kitchen

Freehold Investment



First Floor

Stairs and Landing, Three Bedrooms, Bathroom

Outside:

(Front) Garden

(Rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 72

37 Halifax Drive, Leicester, LE4 2GX

Property Description:

A semi detached house of part rendered brick construction surmounted by a hipped slate clad roof, occupying a slightly elevated position and set back from the road behind a foregarden. The property is situated on the North West side of Halifax Drive which is located off Redhill Way which in turn leads to Abbey Lane (A6) providing direct access to Leicester City Centre being within approximately two miles distance. The property is currently let on an Assured Periodic Tenancy at a rental of £80 per week (£4,160 per annum).

Accommodation:

Whilst the property has not been inspected internally by the auctioneers, we are advised that it contains the following accommodation:

Ground Floor

Living Room and Dining Kitchen

Freehold Investment



First Floor

Stairs and Landing, Two Bedrooms and Bathroom

Outside:

(Front) Foregarden, pedestrian side access to rear garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





9 Pavior Road, Arnold, Nottingham NG5 5UE

Property Description:

A purpose built first floor two bedroomed apartment forming part of an attractive and well maintained three storey development and situated in a new estate which was constructed approximately three years ago on land previously occupied by High Pavement 6th Form College and playing fields. The property provides well laid out accommodation which benefits from gas fired central heating, UPVC double glazed windows, security door entry system, two bedrooms and off road parking and is located within approximately half a mile distance from City Hospital and is conveniently within approximately three miles distance from both the M1 Motorway (junction 26) and Nottingham City Centre. The property is ideally suited to a first time buyer or a buy to let investor.

Accommodation:

Ground Floor
Communal Entrance with security door entry system, stairs and landing

First Floor
Entrance Hall, Reception Hall, Kitchen with a range of fitted units incorporating a built in stainless steel oven, hob and cooker hood along with a freestanding fridge freezer and washing machine, Lounge, Two Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin and wc.

Outside:
Communal gardens to front and rear and allocated parking space

Lease Term:

150 years (less one day) from 1 September 2003

Ground Rent:

Refer to Legal Pack

Service Charges:

Refer to Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



13 Gospel Oak Road, Holbrooks, Coventry, CV6 4GS

Property Description:

A mid terraced house of part rendered brick construction surmounted by a pitched tile clad roof, benefiting from three bedrooms and a potential for rear vehicular access, but requiring complete modernisation and repair throughout. The property is set back from the road behind a foregarden and Gospel Oak Road leads off Meadow Road which in turn leads off Nunts Lane. The property is conveniently within approximately one mile distance from the Ricoh Stadium along with the adjacent retail park and within two miles distance from the M6 motorway (Junction 3) providing access to the Midlands Motorway Network.

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining
Kitchen with pantry, Rear Entrance
Hall with built in store

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



Outside:

(Front) Foregarden
(Rear) Yard and garden with
outside wc and a potential for rear
vehicular parking or the erection of
a garage accessed by way of a
shared rear driveway.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LEGAL PACKS

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

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

ID

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 any questions regarding deposit payment or relating to the documentation required, then please do not hesitate to contact the Auction Team prior to the sale day.





2 D'urberville Road, Parkfields, Wolverhampton WV2 2ET

Property Description:

A semi detached house having rendered elevations and surmounted by a pitched tile clad roof, providing well laid out accommodation and benefiting from three bedrooms and gas fired central heating. The property is situated close to the junction with Wessex Road and D'urberville Road leads off Parkfield Road (A4039) and the property is conveniently within one and a half mile distance from Wolverhampton City Centre.

First Floor

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

Outside:

(Front) Lawned forecourt, driveway to side
(Rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Through
Lounge/Dining Room, Breakfast
Kitchen, Study/Utility Room

DEPOSITS AND ADMINISTRATION FEE

On the fall of the hammer the successful bidder will be deemed to have legally purchased the lot and will be required to pay a deposit representing 10% of the purchase price (subject to a minimum of £2000) and in addition an Administration fee of £150 (inc VAT). All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful.

Acceptable payment methods are as follows:

- Bank/Building Society Draft
- Personal/Company Cheque
- Debit Card Payments

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

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

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



**84 Pond Lane, Parkfields,
Wolverhampton, WV2 1JE**

Property Description:

An end terraced property of part rendered brick construction surmounted by a tile clad roof set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation and gas fired central heating. Pond Lane is located off Brown Street which in turn is found off Birmingham Road (A4123) which in turn provides direct access to Wolverhampton City Centre being within approximately half a mile in distance.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception, Kitchen/Diner and WC.

First Floor
Stairs and Landing, Three Bedrooms and a Shower Room.

Outside:
(Rear) - Lawned garden
(Front) - Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

I M P O R T A N T N O T I C E

**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.



**22 Buller Street,
Parkfields,
Wolverhampton
WV4 6AH**

Property Description:

A three bedroomed mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a tarmacadamed driveway allowing for off road parking. The property benefits from having well laid out accommodation, part double glazed windows, gas fired central heating, and is offered for sale generally in presentable condition. Buller Street is located off Parkfield Road (A4039) close to the junction with Birmingham New Road (A4123). The property would be an ideal investment opportunity being within approximately one mile of Wolverhampton City Centre which itself provides a wide range of local shops, amenities and bars and also houses the University of Wolverhampton.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway, Lounge, Sitting Room, Kitchen, Sun Lounge and WC.



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

Outside:

(Front) - Driveway allowing road parking
(Rear) - Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

**63 Cochrane Road,
Dudley, DY2 0RX**

Property Description:

A mid terraced house of brick construction surmounted by an interlocking tile clad roof, providing well laid out accommodation and benefiting from UPVC replacement windows and gas fired central heating. Cochrane Road leads directly off Stourbridge Road (A461) and is conveniently within approximately two miles distance from Dudley town centre, approximately one miles distance from Merry Hill Shopping Centre and half a mile distance from Russell's Hall Hospital.

Accommodation:

Ground Floor
Entrance Hall, Lounge. Kitchen, Lobby, Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Bedroom One (Double) with access to Attic Store Room, Bedroom Two (Double), Bedroom Three (Single).



Outside

(Front) – foregarden and paved area with shared pedestrian access to rear
(Rear) - paved patio and lawned garden with various wooden outbuildings

Vendors Solicitors

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Viewings

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1 Sandwell Villas, Highgate Road/ Sandwell Street, Highgate, Walsall WS1 3ED

Property Description:

A period detached residence constructed in approximately 1890 of brick, surmounted by a pitched slate clad roof and occupying a private walled plot with gated access off Highgate Road close to the junction with Sandwell Street. The property itself forms part of the popular Highgate area which has been designated as a conservation area and is conveniently within approximately half a mile distance from Walsall Town Centre, which provides a wide range of retail amenities and services. The property is currently let on an Assured Periodic Tenancy at a rental of £81.16 per week (£4,220.32 per annum).

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall with Cellar access and pantry, Utility Room with pedestal wash basin and separate wc, Sitting Room, Lounge, Dining Kitchen

First Floor

Stairs and Half Landing with Bathroom having panelled bath, pedestal wash basin and wc, Landing with First Floor Reception Area accessed by way of an external flight of concrete stairs, Five Bedrooms

Outside:

Secured gated access from Highgate Road to brick paved yard, brick built store and lawned gardens

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





81 Broadyates Road, Yardley, Birmingham, B25 8JF

Property Description:

A semi detached property of brick construction surmounted by a hipped tile clad roof, set back from the road behind a paved driveway, and having been substantially extended to the side to provide further living accommodation, garage and parking area. 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. Broadyates Road can be located between Stockfield Road (A4040) and the Coventry Road (A45) the latter providing direct access to both Birmingham NEC and Birmingham International Airport as well as easy access to Birmingham City Centre.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room with archway to Rear Reception Room, Kitchen, Bathroom having panelled bath, pedestal wash basin and WC. Inner Lobby and double garage.

First Floor
Stairs and Landing, Three Bedrooms, Shower Room having electric shower, WC and pedestal wash basin.

Outside:
(front) Two Separate driveways, lawned garden and double garage
(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

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Castleview, 219 Watling Street, Wilnecote, Tamworth, Staffordshire B77 5BG

Property Description:

A much improved and presentable double fronted detached house of part rendered brick construction surmounted by a pitched tile clad roof. The property provides well laid out family accommodation benefiting from recently installed gas fired central heating, UPVC double glazed windows and external doors, extensive range of modern fitted kitchen units, modern bathroom suite and extensive rear garden. The property is situated on a long rectangular plot which extends to a depth of approximately 45 meters (147ft). The property is set back from the road behind a walled foregarden and is situated close to the junction with Parson Street and conveniently within approximately one and a half miles distance from the M42 Motorway (Junction 10) and two and a half miles distance from Tamworth Town Centre providing a wide range of retail amenities and services.

Accommodation:

Ground Floor
Lounge, Sitting Room/Ground Floor Bedroom, Dining Kitchen with extensive range of modern laminate units, roll top work surfaces, dishwasher, freestanding washing machine, tumble dryer and cooker.

First Floor
Stairs and Landing, Two Double Bedrooms, large Bathroom with modern corner suite comprising panelled bath, separate shower cubicle, vanity wash basin and wc.

Outside:
(Front) Foregarden bordered by low level wall and iron railings, pedestrian side access to rear
(Rear) Paved patio and long lawned garden with further paved area containing outbuildings

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 82**Freehold Vacant Possession**

**14 Wilkins Road,
Bilston,
West Midlands,
WV14 6QP**

Property Description:

A double fronted semi detached property of brick construction surmounted by a slate clad roof, providing well laid out accommodation but requiring further cosmetic improvement. The property benefits from partial central heating and double glazing and is located close to Villiers School off Villiers Square which in turn leads off Villiers Avenue and Wellington Road (A41). The property is also approximately within one mile distance from the main shopping area in Bilston.

Accommodation:

Ground Floor
Reception Hall, Lounge, Kitchen, Shower Room and WC and Lean-To.



First Floor
Stairs and Landing, Three Bedrooms, Cloakroom having WC and wash basin.

Outside:

(Front) Fenced and lawned foregarden.
(Rear) paved area leading to lawned garden.

Vendors Solicitors

Refer to Auctioneers

Viewings

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LOT 83**Freehold Vacant Possession**

**78 Birmingham Road,
Great Barr,
Birmingham, B43 7NT**

Property Description:

An end 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, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. 78 Birmingham Road (A34) is located close to Junction 7 of the M6 Motorway and approximately half a miles distance from Great Barr Park. Birmingham Road (A34) itself also provides direct access to both Walsall and Birmingham City Centres.

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Bathroom having panelled bath, pedestal wash basin and WC.

First Floor



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

Outside:

(front) Walled foregarden
(rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

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LOT 84

12 Hillcrest Road, Camp Hill, Nuneaton, Warwickshire, CV10 9HB

Property Description:

A mid terraced house having rendered elevations surmounted by an interlocking tile clad roof and benefiting from UPVC double glazed windows and gas fired central heating. Hillcrest Road itself leads directly off Hazel Road and the property is located within approximately one and a half miles distance to the west of Nuneaton Town Centre. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £90.00 per week (£4,680 per annum)

Accommodation:

Ground Floor

Reception Hall, 'L' shaped Kitchen, Through Lounge/Dining Room.

Freehold Investment



First Floor

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

Outside (front) – Lawned fore-garden

Outside (Rear) – Concrete yard and terraced garden with rear pedestrian access.

Tenure: Freehold

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 85

15 Spring Hill Road, Camp Hill, Nuneaton, Warwickshire CV10 9HR

Property Description:

An end terraced house having rendered elevations and surmounted by a pitched tile clad roof, benefiting from UPVC double glazed windows and external doors and requiring complete repair and modernisation throughout. The property is set back behind a foregarden. Spring Hill Road forms part of Camp Hill residential estate which is located approximately two miles distance to the West of Nuneaton Town Centre.

Accommodation:

Ground Floor

Porch, Entrance Hall, Through Lounge/Dining Room, Kitchen, Utility Room with side entrance

First Floor

Stairs and Landing, Three Bedrooms, Bathroom, Separate WC



Outside:

(Front) Lawned foregarden, pedestrian side access to rear
(Rear) Yard and garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

NB: ALL PERSONS VIEWING THIS PROPERTY ARE ADVISED TO DO SO WITH UTMOST CAUTION AND DO SO ENTIRELY AT THEIR OWN RISK





Garages to Rear of 32 Smillie Place, Cannock, Staffordshire WS11

Accommodation:

A freehold garage yard having vehicular access off Smillie Place, (located between numbers 32 and 34) along with pedestrian access off Heath Gap Road and containing the total of 21 lock up garages laid out in three separate blocks each containing seven units. Smillie Place leads off Sankey Road which in turn leads off Cannock Road and the yard is situated in an established residential area located approximately three quarters of a mile distance to the North of Cannock Town Centre. The yard is currently fully let mainly to local residents and all but two tenants have paid deposits which will be transferable to the purchaser upon completion.

Total Rental Income (fully let): £530 per calendar month (£6,360 per annum).

A schedule of tenancies detailing rental and deposit information is available for inspection at the auctioneers offices.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 87**Freehold Vacant Possession**

**28 Beatrice Street,
Walsall, WS3 2AY**

Property Description:

A semi-detached property of brick construction with rendered frontage set back from the road behind a walled foregarden and driveway. The property benefits from having well laid out accommodation, double glazed windows and gas fired central heating. The property is offered for sale in presentable condition. Beatrice Street is located off Bloxwich Road (B4210) which provides direct access to Walsall town centre. The property itself is approximately one and a half miles distance from Walsall town centre and Manor Hospital.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Kitchen Diner, WC having low level WC

**First Floor**

Stairs and Landing, Three bedrooms and Bathroom having panelled bath with electric shower over, low level WC and pedestal wash hand basin. Outside

Front - Walled fore garden
Rear - Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 88**Freehold Vacant Possession**

**8 Wesson Road,
Wednesbury,
West Midlands,
WS10 8HS**

Property Description:

A Semi Detached property of rendered brick construction surmounted by a replacement tiled clad roof set back from the road behind a walled fore garden and shared driveway allowing access to garage, and off road parking. The property benefits from being extended and having well laid out accommodation, comprising of UPVC glazing and gas fired central heating, and is offered for sale in presentable condition. The property could provide an ideal buy to let being within approximately a quarter of a mile from the main centre of Darlaston, and a further mile and a half from the main centre of Bilston. The property is also conveniently placed within a quarter of a mile from the A454 which provides direct access to Wolverhampton city centre.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Kitchen, Shower Room with



electric shower, WC and pedestal wash basin, and Dining Room.

First Floor

Three Bedrooms and WC.

Outside (front) - walled fore garden and drive way

Outside (rear) - lawned garden and garage

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





67A Collingbourne Avenue, Hodge Hill, Birmingham B36 8PE

Property Description:

A duplex maisonette situated over a ground floor retail shop and occupying the first and second floors of a three storey development. The property benefits from dual access both from the retail parade on Collingbourne Avenue and also at the rear from Austy Close and offers extensive well laid out accommodation which has been informally converted into two flats and benefits from gas fired central heating, UPVC double glazed windows, security door entry system, two kitchens and two bathrooms. Collingbourne Avenue is located off Bromford Road which in turn leads off Coleshill Road (B4114). The property is conveniently within approximately one mile distance from The Fort Shopping Park.

Accommodation:

Ground Floor
Secure Front Entrance and Internal Stairs leading to;

First Floor
Reception Hall, Kitchen, Full Width Living Room with built in store cupboard, Bathroom with modern suite comprising panelled bath having shower over, pedestal wash basin and wc

Second Floor
Stairs and Landing, Lounge with Open Plan Kitchen, Bathroom with modern suite comprising panelled bath, pedestal wash basin and wc, Two Double Bedrooms

Outside:
First floor yard area and external stairs leading to rear access off Austy Close

Leasehold Information

Lease Term

125 years from 11th October 1982

Ground Rent

£10 per annum

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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20 Barnett Road, Willenhall, West Midlands WV13 3LD

Property Description:

A semi-detached house of rendered construction surmounted by a hipped interlocking tile clad roof, and benefiting from gas fired central heating, UPVC double glazed windows, off road parking and large rear garden. The property is offered for sale in a generally presentable condition having the benefit of new fitted carpets, and is situated in a predominantly residential area located off Vaughan Road, which in turn leads off Willenhall Road (A454), and is within approximately two miles distance from both Wolverhampton City Centre and the M6 Motorway (Junction 10). The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £425 per calendar month (£5,100 per annum)

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Dining Kitchen, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin and WC.

First Floor
Stairs and Landing, Three Bedrooms.

Outside: (front) Lawned fore garden with block paved driveway providing off road parking and a paved side garden with pedestrian gated access to rear
(rear) Large garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



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9 Summerfield Court, 1A Hermitage Road, Edgbaston, Birmingham B15 3UP

Property Description:

A well laid out purpose built flat situated on the second floor of an established three storey development, located at the junction of Hermitage Road and Hagley Road (A454). The property provides generous accommodation benefiting from two double bedrooms and two bath/shower rooms, gas fired central heating, secondary glazed windows, security door entry system and integral garage but requires some modernisation and cosmetic improvement. The property is situated on the Prestigious Calthorpe Estate and is conveniently located for access to Birmingham City Centre via Hagley Road, being within approximately two miles distance and from local retail amenities in both Harborne and Bearwood shopping centres, being within approximately one mile distance.

Accommodation:

Ground Floor
Communal Entrance Hall with secure door entry system and Stairs to first floor landing

First Floor
Large Reception Hall, Shower Room with foldaway shower cubicle, pedestal wash basin and wc, Breakfast Kitchen, Lounge/Dining Room, Bedroom One (double), Bedroom Two (double), Bathroom with panelled bath, pedestal wash basin and wc

Outside:
Communal gardens, parking area and integral garage.

Gross Internal Area: 83.64sq.m (900sq.ft)

Lease Information

Lease Terms

99 Years (less 3 days) from 25th March 1973

Ground Rent

£60 per annum

Service Charge Refer to Legal Pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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118 Oscott School Lane, Great Barr, Birmingham, B44 9EN

Property Description:

A detached house of brick construction surmounted by a hipped tile clad roof, offering well laid out accommodation, benefiting from gas fired central heating, part double glazed windows, ample off road parking and extensive rear garden, but requiring modernisation and improvement throughout. Oscott School Lane forms part of an established residential area and is situated off Shady Lane which in turn leads off Aldridge Road.

Accommodation:

Ground Floor
Full Width Porch, Reception Hall, Full Length Lounge/Dining Room, Large Dining Kitchen with pantry, Rear Entrance Hall

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate WC

Outside:
(Front) Block paved and tarmacadamed forecourt providing ample off road parking, garage and pedestrian side access to rear

(Rear) Paved patio area and a large lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 93**Freehold Vacant Possession**

**61 Wellsford Avenue,
Solihull,
West Midlands
B92 8HA**

Property Description:

A traditional semi detached house of brick construction surmounted by interlocking tile clad roof, benefiting from part UPVC double glazed windows along with a potential for rear off road parking but requiring some modernisation and cosmetic improvement. Wellsford Avenue forms part of a popular and established residential area located approximately two and half miles distance to the north of Solihull Town Centre and conveniently within a quarter of a mile distance from local amenities and services on Coventry Road (A45), two miles distance from Birmingham International Airport and three miles distance from the M42 Motorway (junction 6).

Accommodation:

Ground Floor

Vestibule Entrance, Reception Hall, Through Lounge/Dining Room, Kitchen with pantry cupboard

First Floor

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



Outside:

(Front) Well maintained lawned foregarden

(Rear) Pedestrian side access to yard, enclosed lawned garden, shed and a paved hard standing with potential for rear vehicular parking via a shared rear driveway

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 94**Freehold Vacant Possession**

**36 Langford Avenue,
Great Barr,
Birmingham B43 5NH**

Property Description:

A traditional semi detached house of brick construction surmounted by a hipped tile clad roof, occupying a slightly elevated position and forming part of an established and popular residential area. The property benefits from gas fired central heating, three bedrooms and garage located to the rear but requires modernisation and improvement throughout. Langford Avenue leads off Gorse Farm Road which in turn leads off Jayshaw Avenue, providing access to Walsall Road (A34) which leads directly to Birmingham City Centre being within five miles distance, the M6 Motorway (junction 7) being within one mile distance and local amenities at the Scott Arms being within half a mile distance.

Accommodation:

Ground Floor

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



First Floor

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

Outside

(Front) Lawned foregarden with pedestrian side access to rear

(Rear) Garden and a freestanding garage having access via a shared rear driveway

Vendors Solicitors

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

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Introduction

The common auction conditions have three main sections

1. Glossary

This gives special meanings to some words used in the rest of the conditions

2. The conduct of the auction

These conditions regulate the conduct of the auction. If you read our catalogue or attend the auction you do so on the basis that you accept them.

3. Conditions of sale

If you buy a lot you will sign a sale memorandum under which you agree to be bound by the conditions of sale that apply to that lot. These conditions are:

- General conditions that apply to all lots
 - Any extra general conditions in the catalogue or an addendum
 - Special conditions that only apply to the lot you are buying (and which may vary the general conditions)
- The conditions are legally binding.

Important notice

A prudent buyer will, before bidding for a lot at an auction

- Take professional advice from a solicitor and, in appropriate cases, a chartered surveyor and an accountant
- Read the conditions
- Inspect the lot
- Carry out usual searches and make usual enquiries
- Check the content of all available leases and other documents relating to the lot
- Check that what is said about the lot in the catalogue is accurate
- Have finance available for the deposit and purchase price

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

Glossary

In the **conditions** wherever it makes sense

- Singular words can be read as plurals, and plurals as singular words
- A ‘person’ includes a corporate body
- Words of one gender include the other genders
- Where the following words appear highlighted in blue they have specified meanings. These are listed below

Actual completion date

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

Addendum

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

Agreed completion date

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

Arrears

Arrears of rent and other sums due under the **tenancies** but unpaid on the **actual completion date**

Auction

The auction advertised in the **catalogue**

Auctioneers

The auctioneers at the **auction**

Business day

A day which is not (a) a bank or public holiday or (b) a Saturday or a Sunday

Buyer

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

Catalogue

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

Completion

Completion of the sale of the **lot**

Conditions

This glossary, the conditions for the conduct of the **auction**, the **general conditions**, any **extra conditions** and the **special conditions**

Contract

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

Contract date

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

Documents

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

Extra conditions

Any additions to or variations of the **conditions** that are of general application to all **lots**

General conditions

The conditions so headed

Interest rate

If not specified in the **special conditions**, 4% above the base rate from time to time of Barclays Bank plc

Lot

Each separate property described in the **catalogue** or (as the case may be) the property that the **seller** has agreed to sell and the **buyer** to buy

Old arrears

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

Particulars

The section of the **catalogue** that contains descriptions of each **lot**

Practitioner

A receiver, administrative receiver or liquidator

Price

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

Ready to complete

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

Sale memorandum

The form so headed set out in the **catalogue** in which the terms of the **contract** for the sale of the **lot** are recorded

Seller

The person selling the **lot**

Special conditions

The conditions so headed that relate to the **lot**

Tenancies

All tenancies, leases, licences to occupy and agreements for lease subject to which the **lot** is sold, and any documents varying or supplemental to them

Transfer

Includes a conveyance or assignment (and to transfer includes to convey or to assign)

TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 1981 as modified or re-enacted from time to time

VAT

Value Added Tax or other tax of a similar nature

VAT election

An election to waive exemption from **VAT** in respect of the **lot**

We (and us and our)

The **auctioneers**

You (and your)

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

The Conduct of the Auction

The **catalogue** is issued only on the basis that **you** accept these conditions relating to the conduct of the **auction**. They override all other **conditions** and can only be varied if **we** agree.

Our role

As agents for each **seller** we have authority to

- Prepare the **catalogue** from information supplied by or on behalf of each **seller**
- Offer each **lot** for sale
- Sell each **lot**
- Receive and hold deposits
- Sign each **sale memorandum**
- Treat a **contract** as repudiated if the **buyer** fails to sign a **sale memorandum** or pay a deposit as required by the **conditions**

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

We may cancel the **auction**, withdraw **lots** from sale, or alter the order in which **lots** are offered for sale. **We** may also combine or divide **lots**. **You** acknowledge that to the extent permitted by law **we** owe **you** no duty of care and **you** have no claim against **us** for any loss.

Bidding and reserve prices

We 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 may not make a bid equal to or exceeding the reserve price.

Where a guide price is given that price is not to be taken as an indication of the value of the **lot** or of the reserve price.

The particulars and other information

We have taken reasonable care to prepare **particulars** that correctly describe each **lot**. However the **particulars** are based on information supplied by or on behalf of the **seller** and **we** are not responsible for errors.

The **particulars** are for **your** information but **you** must not rely on them. They do not form part of any **contract** between the **seller** and the **buyer**.

If **we** provide any information or a copy of any document **we** do so only on the basis that **we** are not responsible for its accuracy.

The contract

A successful bid is one **we** accept as such.

If **you** make a successful bid for a **lot** **you** are obliged to buy that **lot** on the terms of the **sale memorandum**.

The **price** will be the amount **you** bid plus **VAT** (if applicable). **You** must before leaving the **auction**

- Provide all information **we** reasonably need from **you** to enable us to complete the **sale memorandum** including appropriate proof of your identity
- Sign the completed **sale memorandum**
- Pay the deposit

and if **you** do not **we** may either

- As agent for the **seller** treat that failure as **your** repudiation of the **contract** and offer the **lot** for sale again:

the **seller** may then have a claim against **you** for breach of contract

- Sign the **sale memorandum** on **your** behalf

Deposits must be paid by cheque or by bankers' draft drawn on an **approved bank** in **our** favour. The **catalogue** states whether **we** also accept cash, or debit or credit cards. **We** may retain the **sale memorandum** signed by or on behalf of the **seller** until **we** receive the deposit in cleared funds.

If **you** make a successful bid for a **lot**

- **You** are personally liable to buy it even if **you** are acting as an agent. It is **your** responsibility to obtain an indemnity from the person for whom **you** are the agent
- Where the **buyer** is a company **you** warrant that the **buyer** is properly constituted and able to buy the **lot**
- If the **buyer** does not comply with its obligations under the **contract you** are personally liable to buy the **lot** and must indemnify the **seller** in respect of any loss the **seller** incurs as a result of the **Buyer's** default

General conditions

The **general conditions** apply except to the extent that they are varied by **extra conditions**, the **special conditions** or by an **addendum**.

1. The lot

1.1 The **lot**, including any rights granted and reserved, is described in the **special conditions**.

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

1.3 The **lot** is sold subject to all matters contained or referred to in the **documents** (except charges that are to be discharged on or before **completion**) and to such of the following as may affect it, whether they arise before or after the **contract date** and whether or not they are disclosed by the **seller** or are apparent from inspection of the **lot** or the **documents**:

- (a) matters registered or capable of registration as local land charges
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute
- (c) notices, orders, demands, proposals and requirements of any competent authority
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health
- (e) rights, easements, quasi-easements, and wayleaves
- (f) outgoing and other liabilities
- (g) anything that is an overriding interest within the meaning of section 70 of the Land Registration Act 1925 or would be if the **lot** were registered land
- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the **buyer** has made them
- (i) anything the **seller** does not and could not reasonably know about and where any such matter would expose the **seller** to liability the **buyer** is to comply with it and indemnify the **seller** against liability.

1.4 The **seller** must notify the **buyer** of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the **contract date** but the **buyer** is to comply with them and must indemnify the **seller** if it does not.

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

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

1.7 The **buyer** buys with full knowledge of

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

1.8 The **buyer** is not relying on the information contained in the **particulars** or in any replies to preliminary enquiries but on the **buyer's** own verification of that information. If any information is not correct any liability of the **seller** and any remedy of the **buyer** are excluded to the extent permitted by statute.

2. Deposit

2.1 The amount of the deposit is the greater of

- (a) the minimum deposit stated in the **catalogue** (or the total **price**, if this is less than that minimum)
- (b) 10% of the **price** exclusive of **VAT**.

2.2 The deposit

- (a) must be paid to the **auctioneers** by cheque or banker's draft drawn on an **approved bank**

(b) is to be held as stakeholder unless the **special conditions** provide that it is to be held as agent for the **seller**.

2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it and any interest on it to the **seller** on **completion** or, if **completion** does not take place, to the person entitled to it under the **conditions**.

2.4 If for any reason the deposit is not received by the **auctioneers** in cleared funds within five **business days** of the **contract date** the **seller** is entitled to treat the **contract** as at an end and bring a claim against the **buyer** for breach of contract.

2.5 Interest earned on the deposit belongs to the **seller** unless the **conditions** provide otherwise.

3. Transfer of risk and insurance

3.1 From the **contract date** the **seller** is under no obligation to insure the **lot** and the **buyer** bears all risk of loss or damage unless

- (a) the **lot** is sold subject to a **tenancy** which requires the **seller** to insure the **lot** or
- (b) the **special conditions** require the **seller** to insure the **lot**.

3.2 If the **seller** is to insure the **lot** then the **seller**:

- (a) must produce to the **buyer** on request details of the insurance policy
- (b) must use reasonable endeavours to maintain insurance equivalent to that policy and pay the premiums when due
- (c) gives no warranty as to the adequacy of the insurance
- (d) must, at the request of the **buyer**, use reasonable endeavours to have the **buyer's** interest noted on the policy where the policy does not cover a contracting purchaser
- (e) must, unless otherwise agreed, cancel the policy at **completion**
- (f) is to hold in trust for the **buyer** any insurance payments that the **seller** receives in respect of loss or damage arising after the **contract date** and the **buyer** must reimburse to the **seller** the cost of insurance (to the extent it is not paid by a tenant or other third party) from the **contract date**.

3.3 If under a **tenancy** the **seller** insures the **lot** then unless otherwise agreed with the **buyer** the **seller** is to pay any refund of premium

(a) to the **buyer**

(b) if the **special conditions** so state, to each tenant in the proportion that the tenant pays premiums under its **tenancy**, first deducting any arrears of premium due from that tenant.

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

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

4. Title

4.1 Unless **general condition** 4.2 applies, the **buyer** accepts the title of the **seller** to the **lot** as at the **contract date** and may raise no requisition or objection except in relation to any matter following the **contract date**.

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4.2 Where no **documents** are available before the **auction**:

(a) if the **lot** is registered land the **seller** is to give to the **buyer** within five **business days** of the **contract date** an office copy of the entries on the register and filed plan and of all documents noted on the register that affect the **lot**

(b) if the **lot** is not registered land the **seller** is to give to the **buyer** within five **business days** an abstract or epitome of title starting from the root of title mentioned in the **special conditions** (or, if none is mentioned, a good root of title more than 15 years old) and must produce to the **buyer** the original or an examined copy of every relevant **document**

(c) the **buyer** has no right to object to or make requisitions on any title information more than seven **business days** after that information has been given to the **buyer**

4.3 Unless otherwise stated in the **special conditions** the **seller** sells with full title guarantee except that:

(a) all matters recorded in registers open to public inspection are to be treated as within the actual knowledge of the **buyer** and

(b) any implied covenant as to compliance with tenant's obligations under leases does not extend to the state or condition of the **lot** where the **lot** is leasehold property.

4.4 If title is in the course of registration title is to consist of certified copies of

(a) the **documents** sent to the land registry

(b) the application to the land registry

and a letter under which the **seller** or its solicitors agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the **buyer**.

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

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

5. Transfer

5.1 Unless a form of **transfer** is set out in the **special conditions**

(a) the **buyer** must supply a draft **transfer** to the **seller** at least 10 **business days** before the **agreed completion date** and the engrossment five **business days** before that date or (if later) two **business days** after the draft has been approved by the **seller**. and

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

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

5.3 The **transfer** is to be executed in duplicate and the **buyer** is to return to the **seller** the duplicate duly stamped and denoted at the **buyer's** cost as soon as practicable after **completion**.

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

6. Completion

6.1 **Completion** is to take place at the offices of the **seller's** solicitors, or where the **seller** may reasonably require, on a **business day** between the hours of 0930 and 1700.

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

6.3 Payment is to be made in pounds sterling and only by

(a) direct transfer to the **seller's** solicitors' bank account and

(b) the release of any deposit held by a stakeholder.

6.4 Unless the **seller** and the **buyer** otherwise agree **completion** takes place when both have complied with their obligations under the **contract** and the total payment is unconditionally received in the **seller's** solicitors' bank account.

6.5 If **completion** takes place after 1400 hours it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next **business day**.

6.6 Where applicable the **contract** remains in force following **completion**.

7. Notice to complete

7.1 The **seller** or the **buyer** may on or after the **agreed completion date** but before **completion** give the other notice to complete within 10 **business days** (excluding the date on which the notice is given) making time of the essence.

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

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

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

7.4 If the **seller** fails to comply with a notice to complete the **buyer** may, without affecting any other -remedy the **buyer** has,

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

8. If the contract is brought to an end

If the **contract** is rescinded or otherwise brought to an end

- (a) the **buyer** must return all papers to the **seller** and appoints the **seller** its agent to cancel any registration of the **contract**
- (b) the **seller** must return the deposit and any interest on it to the **buyer** (and the **buyer** may claim it from the stakeholder, if applicable) unless the **seller** is entitled to forfeit the deposit under **general condition** 7.3.

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9. Landlord's licence

9.1 Where the **lot** is leasehold land and licence to assign is required

- (a) the **contract** is conditional on it being obtained, by way of formal licence if that is what the landlord or the relevant lease properly requires
- (b) the **agreed completion date** is, if necessary, postponed to the date five **business days** after the **seller** has given notice to the **buyer** that licence has been obtained.

9.2 The **seller** must

- (a) use all reasonable endeavours to obtain each licence required
- (b) enter into any authorised guarantee agreement properly required under the lease.

9.3 The **buyer** must

- (a) promptly provide references and other relevant information
- (b) if properly required under the terms of the lease execute such licence or other deed of covenant as may be required and provide guarantees, a rent deposit or other security.

9.4 If within 3 months of the **contract date** (or such longer period as the **seller** and **buyer** agree) all required licences have not been obtained the **seller** or the **buyer** may by notice to the other rescind the **contract** at any time before all licences are obtained. Rescission is without prejudice to the claims of either **seller** or **buyer** for breach of this condition nine.

10. Interest and apportionments

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

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

10.3 Income and outgoings are to be apportioned at **actual completion date** unless (a) the **buyer** is liable to pay interest

- (b) the **seller** has given notice to the **buyer** at any time up to **completion** requiring apportionment on the date from which interest becomes payable.

10.4 Apportionments are to be calculated on the basis that

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

11. Arrears

11.1 The **seller** retains the right to receive and recover **old arrears**.

11.2 While any **arrears** due to the **seller** remain unpaid the **buyer** must:

- (a) try to collect them in the ordinary course of management but need not take legal proceedings, distrain or forfeit the **tenancy**

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- (b) pay them to the **seller** within five **business days** of receipt in cleared funds (plus interest at the **interest rate** calculated on a daily basis for each subsequent day's delay in payment)

(c) on request, at the cost of the **seller**, assign to the **seller** or as the **seller** may direct the right to demand and sue for **old arrears**, such assignment to be in such form as the **seller's** solicitors may reasonably require

(d) if reasonably required, allow the **seller's** solicitors to have on loan the counterpart of any **tenancy** against an undertaking to hold it to the **buyer's** order

(e) not release any tenant or surety from liability to pay **arrears** or accept a surrender of or forfeit any **tenancy** under which **arrears** are due

(f) if the **buyer** disposes of the **lot** prior to recovery of all **arrears** obtain from the **buyer's** successor in title a covenant in favour of the **seller** in similar form to this condition 11.

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

12. Management

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

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

12.3 Unless set out in the **special conditions** the **seller** must consult the **buyer** on all management issues that would affect the **buyer** after **completion**, such as an application for licence or a rent review under a **tenancy**, a variation, surrender, agreement to surrender or proposed forfeiture of a **tenancy**, or a new tenancy or agreement to grant a new tenancy and

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

13. Rent deposits

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

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

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

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

14. VAT

14.1 Where the **conditions** require money to be paid the payer must also pay any **VAT** that is chargeable on that money, but only if given a valid **VAT** invoice.

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

15. Transfer as a going concern

15.1 Where the **special conditions** so state the **seller** and the **buyer** intend the sale to be treated as a transfer of a going concern and this condition applies.

15.2 The **seller** confirms that the **seller** or a company in the same **VAT** group

- (a) is registered for **VAT**
- (b) has, where necessary, made a **VAT election** in respect of the **lot** which remains valid.

15.3 The **buyer**

- (a) is registered for **VAT**, either in the **buyer's** name or as a member of a **VAT** group
- (b) has made, or will make before **completion**, a **VAT election** in relation to the **lot**
- (c) is to give to the **seller** as early as possible before the **agreed completion date** evidence of the **VAT** registration and that a **VAT election** has been made and notified in writing to HM Customs and Excise
- (d) must not revoke the **VAT election**

and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **general condition** 14.1 applies at **completion**.

15.4 The **buyer** confirms that after **completion** the **buyer** intends to

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

15.5 Unless the **seller** obtains agreement to the contrary from HM Customs and Excise

- (a) the **seller** must on or as soon as reasonably practicable after **completion** transfer to the **buyer** all **VAT** records for the **lot**
- (b) the **buyer** must keep those records available for inspection by the **seller** at all reasonable times.

15.6 If, after **completion**, it is found that the sale of the **lot** is not a transfer of a going concern then

- (a) the **seller's** solicitors are to notify the **buyer's** solicitors of that finding and provide a **VAT** invoice in respect of the sale of the **lot**
- (b) the **buyer** must within five **business days** of receipt of the **VAT** invoice pay to the **seller** the **VAT** due
- (c) if **VAT** is payable because the **buyer** has not complied with this condition 15, the **buyer** must pay and indemnify the **seller** against all costs, interest, penalties or surcharges that the **seller** incurs as a result.

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16. Capital allowances

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

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

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

16.4 The **seller** and **buyer** agree

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

17. Maintenance agreements

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

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

18. Landlord and Tenant Act 1987

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

18.2 Unless the **special conditions** state otherwise the **seller** warrants that the **seller** has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

19. Sale by receiver etc

19.1 This condition applies where the sale is by a **practitioner**.
19.2 The **practitioner** has been duly appointed and is empowered to sell the **lot**.
19.3 The **practitioner** is the agent of the **seller**. The **practitioner** and the **practitioner's** partners and staff incur no personal liability in connection with the sale or the performance of the **seller's** obligations. The **transfer** is to include a declaration excluding the personal liability of the **practitioner** and of the **practitioner's** partners and staff.
19.4 The **lot** is sold
(a) in whatever its condition is at **completion**
(b) whether or not vacant possession is provided
(c) for such title as the **seller** may have
(d) with no covenants for title
and the **buyer** has no right to rescind the contract or any other remedy if information provided about the **lot** is inaccurate, incomplete or missing.
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19.5 Where the **practitioner** is a receiver or administrative receiver
(a) the **documents** include certified copies of the charge under which the **practitioner** is appointed, the document of appointment by the lender and the **practitioner's** acceptance of appointment
(b) the **seller** may require the **transfer** to be by the lender exercising its power of sale under the Law of Property Act 1925.
19.6 The **buyer** understands this condition 19 and agrees that it is fair in the circumstances of a sale by a **practitioner**.

20. TUPE

20.1 Unless the **special conditions** state that **TUPE** applies then the **seller** warrants that there are no employees whose contracts of employment will transfer to the **buyer** on **completion**.
20.2 If the **special conditions** state that **TUPE** applies then
(a) the **seller** has informed the **buyer** of those employees whose contracts of employment will transfer to the **buyer** on **completion**
(b) not less than five **business days** before the **agreed completion date** the **buyer** must confirm to the **seller** that the **buyer** has offered to employ those employees on the same terms as, or better terms than, their existing contracts of employment
(c) the **buyer** is to keep the **seller** indemnified against all liability for those employees after **completion**.

21. Environmental

21.1 This condition only applies where the **special conditions** so provide.
21.2 The **seller** has made available such reports as the **seller** has as to the environmental condition of the **lot** and has given the **buyer** the opportunity to carry out investigations (whether or not the **buyer** has read those reports or carried out any investigation) and the **buyer** admits that the **price** takes into account the environmental condition of the **lot**.
21.3 The **buyer** accepts that as a result the **buyer**, not the **seller**, is liable for any pollution on or emanating from the **lot**, including the cost of remediating it if required, and the **buyer** must indemnify the **seller** in respect of all such liability.

22. Service charge

22.1 This condition applies where the **lot** is sold subject to **tenancies** that include service charge provisions.
22.2 No apportionment is to be made at **completion** in respect of service charges.
22.3 Within two months after **completion** the **seller** must provide to the **buyer** a detailed service charge account for the service charge year current on **completion** showing
(a) payments on account of service charge received from each tenant
(b) service charge expenditure attributable to each **tenancy**
(c) any irrecoverable service charge expenditure.
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22.4 In respect of each **tenancy**, if the service charge account shows that
(a) payments on account exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account
(b) attributable service charge expenditure exceeds payments on account, the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five **business days** of receipt in cleared funds.
22.5 In respect of irrecoverable service charge expenditure the **seller** must bear any incurred before **completion** (apportioned up to and including the **actual completion date**) and the buyer must bear any incurred after the **actual completion date**. Any necessary monetary adjustment is to be made within five **business days** of the **seller** providing the service charge account to the **buyer**.
22.6 If the **seller** holds any reserve or sinking fund on account of future service charge expenditure
(a) the **seller** must assign it (including any interest earned on it) to the **buyer** on **completion**
(b) the **buyer** must covenant with the **seller** to hold it in accordance with the terms of the **tenancies** and to indemnify the **seller** if it does not do so.

23. Rent reviews

23.1 This condition applies where the **lot** is sold subject to a **tenancy** under which a rent review due on or before the **actual completion date** has not been agreed or determined.
23.2 The **seller** may continue negotiations or rent review proceedings but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the **buyer**, such consent not to be unreasonably withheld.
23.3 Following **completion** the **buyer** must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the **seller**, such consent not to be unreasonably withheld.
23.4 The **seller** must
(a) give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers
(b) use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.

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

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

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

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

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24. Tenancy renewals

24.1 This condition applies where the tenant under a **tenancy** has the right to remain in occupation under part II of the Landlord and Tenant Act 1954, and references to notices and proceedings are to notices and proceedings under that Act.

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

24.3 The **seller** must notify the **buyer** of any notices served and act as the **buyer** reasonably directs in relation to those notices.

24.4 Following **completion** the **buyer** must

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

(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the **tenancy** and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable and, in the case of the renewed **tenancy**, for a term which begins on the day after the term of the old **tenancy** expires

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

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

25. Warranties

25.1 Available warranties are listed in the **special conditions**.

25.2 Where a warranty is assignable the **seller** must

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

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

25.3 If a warranty is not assignable the **seller** must on **completion**

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

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

26. No assignment

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

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27. Notices and other communications

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

27.2 If a communication is delivered by hand or is otherwise proved to have been received then it is given when delivered or received. If delivered or received after 1700 hours on a **business day** it is to be treated as received on the next **business day**.

27.3 If a communication is to be relied on without proof of its receipt it must be sent by first-class registered or recorded delivery post to the address of the person to whom it is to be given as specified in the **sale memorandum**. Such a communication will be treated as received on the second **business day** after it has been posted.

28. Contracts (Rights of Third Parties) Act 1999

The **contract** is enforceable only by the **seller** and the **buyer** and (if applicable) their successors in title and, to the extent permitted by the **conditions**, by the **auctioneers**.

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