

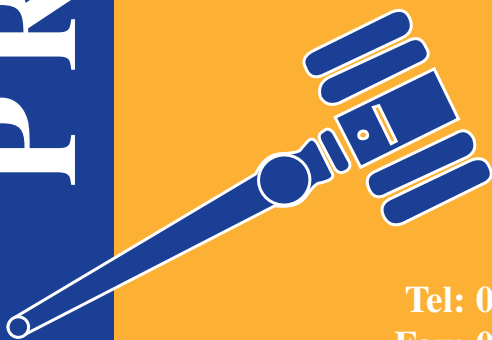
PROPERTY AUCTION

Cottons

Chartered Surveyors

**THURSDAY
17TH MAY 2007
AT 11.00 AM**

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



Tel: 0121 247 2233

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IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

AUCTIONEERS ADVICE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. The successful bidder will be required to pay an Administration Fee of £150(inc VAT), in addition to the 10% deposit (subject to a minimum deposit of £2000), being payable on each lot purchased.

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 97 LOTS

To include a range of Residential and Commercial Vacant and Investment property, along with Lock Up Garage Investments, Redevelopment Opportunities, Building Plots and Land comprising:

- 47 Freehold Vacant Residential Properties
- 8 Leasehold Vacant Properties
- 13 Residential Investment Properties
- 12 Parcels of Freehold Land
- 9 Residential Development Sites, Building Plots & Redevelopment Opportunities
- 5 Vacant Commercial Properties
- 3 Lock-up Garage Investments

ORDER OF SALE

Lot	Property	
1.	218 Slade Road, Birmingham	Freehold Vacant Possession
2.	4 The Hollies, Marroway Street, Edgbaston, Birmingham	Freehold Investment
3.	7 Belvide Grove, Weoley Castle, Birmingham	Leasehold Vacant Possession
4.	16 Wright Road, Alum Rock, Birmingham	Freehold Vacant Possession
5.	98, Fraser Street, Bilston, West Midlands	Freehold Vacant Possession
6.	10 Boar Hound Close, Birmingham	Leasehold Investment
7.	Flat 21 Banbury House 65 Shirestone Road Birmingham	Leasehold Vacant Possession
8.	46 Walford Avenue, Wolverhampton	Freehold Vacant Possession
9.	104 Brays Road, Sheldon, Birmingham	Freehold Vacant Possession
10.	88 Salisbury Road, Moseley, Birmingham	Freehold Vacant Possession
11.	12 Berkeley Road East, Hay Mills, Birmingham	Freehold Vacant Possession
12.	125/129 High Street, Brownhills, Walsall	Freehold Development Opp/Potential Investment
13.	Plot 101, Little Hay Lane, Shenstone, Staffordshire	Freehold Land
14.	Unit R/O 176 Bloxwich Road Fronting Essex Street, Walsall	Freehold Vacant Possession
15.	6 Crankhall Lane, West Bromwich, West Midland	Freehold Pt Investment/Pt Vacant Possession
16.	15, Smarts Avenue, Shenstone Wood End, Staffordshire	Freehold Vacant Possession
17.	44 Winchester Drive, Chelmsley Wood, Solihull	Freehold Vacant Possession
18.	Building Plot Adj 44 Winchester Drive, Solihull	Freehold Residential Building Plot
19.	Land Adj To 128 Antrobus Road, Handsworth Birmingham	Freehold Residential Building Plot
20.	48 Summer Hill Road, Birmingham	Freehold Residential Redevelopment Opportunity
21.	681 Washwood Heath Road, Washwood Heath, Birmingham	Freehold Vacant Possession
22.	89/90 Brighton Road, Balsall Heath, Birmingham	Freehold Investment Opportunity
23.	The Coach House, Adj To 8 Summerfield Road, Wolverhampton	Freehold Vacant Possession
24.	3, Victoria Road, Sutton Coldfield, West Midlands	Freehold Vacant Possession
25.	9 Holloway Street, Wolverhampton	Freehold Vacant Possession
26.	40 Holloway Street, Wolverhampton	Freehold Investment
27.	6 Cavendish Road, Edgbaston, Birmingham	Freehold Vacant Possession
28.	147 Albert Road, Stechford, Birmingham	Freehold Vacant Possession
29.	147 Mill Lane, Northfield, Birmingham	Freehold Vacant Possession
30.	77-79 Yardley Road, Acocks Green, Birmingham	Freehold Vacant Possession
31.	70 Pensby Close, Moseley	Leasehold Vacant Possession
32.	Plot 1 Collis Street, Amblecote	Freehold Land
33.	Plot 2 Collis Street, Amblecote	Freehold Land
34.	Plot 3 Collis Street, Amblecote	Freehold Land
35.	11 Goode Close, Oldbury, West Midlands	Leasehold Investment
36.	49 Milverton Road, Erdington, Birmingham	Leasehold Vacant Possession
37.	136 Park Road, Halesowen, West Midlands	Freehold Vacant Possession
38.	49a Norman Road, Northfield, Birmingham	Freehold Redevelopment Opportunity



39.	Premises 153 King St Burton Upon Trent	F/H Vac Possession/Residential Redev Opp
40.	68 Warwick Road, Solihull, West Midlands	Freehold Vacant Possession
41.	The Tall Barn, Heathlands Farm, Birmingham Road, Nr Coleshill	Freehold Vac Poss with Inv Potential
42.	15/16 Hall End Villas, Watling Street, Dordon, Tamworth, Staffs	Freehold Vacant Possession
43.	79 Birchfield Road, Redditch, Worcestershire	Freehold Investment
44.	Flat 8, The Lindens, 7 Rotton Park Road, Edgbaston, Birmingham	Leasehold Investment
45.	9, Hadley Road, Bilston, West Midlands	Freehold Vacant Possession
46.	161 Lowe Avenue, Wednesbury, West Midlands	Freehold Investment
47.	88, Reginald Road, Alum Rock Birmingham	Freehold Vacant Possession
48.	Paddock 6, Portway Hill, Rowley Regis, West Midlands	Freehold Paddock Land
49.	Paddock 7, Portway Hill, Rowley Regis, West Midlands	Freehold Paddock Land
50.	Paddock 8, Portway Hill, Rowley Regis, West Midlands	Freehold Paddock Land
51.	Paddock 9, Portway Hill, Rowley Regis, West Midlands	Freehold Paddock Land
52.	Paddock 10, Portway Hill, Rowley Regis, West Midlands	Freehold Paddock Land
53.	Paddock 11, Portway Hill, Rowley Regis, West Midlands	Freehold Paddock Land
54.	2a Longmeadow Close, Sutton Coldfield, West Midlands	Freehold Vacant Possession
55.	20 Goldenhillock Road, Small Heath, Birmingham	Freehold Vacant Possession
56.	48, Hunton Road, Erdington, Birmingham	Freehold Investment
57.	101, Canley Road, Beechwood Gardens, Coventry	Freehold Vacant Possession
58.	12 Whitmore Road, Small Heath, Birmingham	Freehold Vacant Possession
59.	43-45 Graiseley Lane, Wednesfield, Wolverhampton	Freehold Vacant Possession
60.	15 Market Place, Wednesbury, West Midlands	Freehold Vacant Possession
61.	1 Wellesley Road, Oldbury, West Midlands	Freehold Vacant Possession
62.	10 Pershore Avenue, Selly Park, Birmingham	Freehold Vacant Possession
63.	14 North Street, Smethwick, West Midlands	Freehold Investment
64.	49 Hellier Street, Dudley, West Midlands	Freehold Vacant Possession
65.	Building Plot Adj 27 Windsor Road, Oldbury, West Midlands	Freehold Residential Building Plot
66.	73 Selborne Road, Dudley, West Midlands	Freehold Vacant Possession
67.	94 Wicketts Tower, 2 Wyatt Close, Edgbaston, Birmingham	Leasehold Vacant Possession
68.	162 Floyer Road, Small Heath, Birmingham	Freehold Vacant Possession
69.	10 Salisbury Road, Birchfield, Birmingham	Freehold Vacant Possession
70.	30 Owen Road, Wolverhampton	Freehold Vacant Possession
71.	17 Cadle Road, Wolverhampton	Freehold Vacant Possession
72.	51 Cadle Road, Wolverhampton	Freehold Vacant Possession
73.	10 Goodwood Close, Cannock, Staffordshire	Freehold Vacant Possession
74.	44, Northbrook Street, Ladywood, Birmingham	Freehold Vacant Possession
75.	8 Enderley Grove, Bellefield Road, Birmingham	Freehold Investment
76.	237 Merridale Street West, Wolverhampton	Freehold Investment
77.	17-19 Hart Road, Erdington, Birmingham	Freehold Vacant Possession
78.	485 Bromford Lane, Washwood Heath, Birmingham	Freehold Vacant Possession
79.	Garages At Nafford Grove, Maypole, Birmingham	Freehold Lock-Up Garage Investment
80.	Garages At Chandos Street, Nuneaton, Warwickshire	Freehold Lock-Up Garage Investment
81.	Garage Redevelopment Site R/O 46 To 72a Deans Road, Wolv	Freehold Garage Redev Site
82.	Garage Yard, Euston Crescent, Willenhall, Coventry	Leasehold Garage Investment
83.	Land Adj 91 Tedbury Crescent, Erdington, Birmingham	Freehold Land
84.	Land R/O 68 Hurst Lane, Castle Bromwich, Birmingham	Freehold Land
85.	193 Priory Road, Hall Green, Birmingham	Freehold Vacant Possession
86.	26 Graham Street, Ilkeston, Derbyshire	Freehold Vacant Possession
87.	244 Kingston Road, Willerby, Hull	Freehold Vacant Possession
88.	13 Gospel Oak Road, Holbrooks, Coventry	Freehold Vacant Possession
89.	101 Camberley, Beacon View Road, West Bromwich	Leasehold Vacant Possession
90.	66 Cleveland Tower, Holloway Head, Birmingham	Leasehold Investment
91.	35 Orchard Street, Kettlebrook, Tamworth	Freehold Vacant Possession
92.	38 Mount View, Sutton Coldfield, West Midlands	Leasehold Vacant Possession
93.	2 Fernwood Croft, Tipton, West Midlands	Leasehold Vacant Possession
94.	23 Lawley Road, Bilston, West Midlands	Freehold Vacant Possession
95.	179 Harborne Lane, Selly Oak, Birmingham	Freehold Vacant Possession
96.	348 High Street, Smethwick, West Midlands	Freehold Vacant Possession
97.	8 Red Brook Road, Walsall	Freehold Vacant Possession

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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

Freehold Vacant Possession

**218 Slade Road,
Erdington,
Birmingham B23 7RJ**

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 and does require complete modernisation and improvement throughout. The Property further benefits from off road parking to the rear accessed through a service road located off Albert Road. The property is set in an established residential area and is within walking distance from the local amenities on Slade Road, and is within one mile distance of the main shopping area in Erdington which in turn provides a wide range of shops and amenities.

Accommodation:

Ground Floor:

Entrance Porch, Entrance Hallway, Through Lounge, Kitchen, Inner Hallway, WC.

First Floor:

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



Outside:

(Front) - Walled foregarden

(Rear) - Lawned Garden and off road parking via a service road accessed off Albert Road

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 2

**4 The Hollies,
Marroway Street,
Edgbaston,
Birmingham B16 0AR**

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof and set behind a small paved foregarden. The property benefits from having well laid out accommodation and UPVC double glazing. The property is situated on a pedestrian walk way which leads directly off Marroway Street which in turn is located off Icknield Port Road (B4126). The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £98 per week (£5096 per annum).

Accommodation:

Ground Floor

Front Reception, Rear Reception, Kitchen, Bathroom having panelled bath, pedestal wash basin and WC



First Floor

Two Bedrooms

Outside

(Rear) - Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 3

Leasehold Vacant Possession

7 Belvidere Grove, Weoley Castle, Birmingham B29 5ED

Property Description:

A semi detached house of brick construction surmounted by a hipped tile clad roof, providing well laid out accommodation benefiting from UPVC double glazed windows (except bathroom), gas fired central heating and three bedrooms but requiring some modernisation and improvement throughout. Belvidere Grove comprises of a cul-de-sac leading off Prestwood Road which in turn leads off Shenley Fields Road and the property is conveniently within approximately one third of a mile distance from Castle Square Shopping Centre providing a wide range of retail amenities and a one mile distance from both Battery Retail Park at Selly Oak and Selly Oak Hospital.

Accommodation:

Ground Floor

Reception Hall, Lounge, Kitchen, Bathroom with bath and wash basin, Rear Lobby and Separate wc

First Floor

Stairs and Landing, Three Bedrooms



Outside

(Front) Lawned foregarden with pedestrian side access to rear (Rear) Yard and garden extending to the side of the property

Leasehold Information

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 4

Freehold Vacant Possession

16 Wright Road, Alum Rock, Birmingham B8 1NR

Property Description:

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof. The property is offered for sale in a presentable condition having recently undergone refurbishment work throughout, and now benefits from Gas Fired Central Heating and upvc Double Glazing. Wright Road forms part of a traditional area running directly between Washwood Heath Road (A47) and Alum Rock Road which provides access to a wide range of retail amenities and services.

Accommodation:

Ground Floor

Front Reception Room, Rear Reception Room, Modern Kitchen, Inner Lobby, bathroom with panelled bath, pedestal wash basin and WC.

First Floor

Stairs and Landing, Two Bedrooms

Second Floor

Attic Room



Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS



LOT 5**Freehold Vacant Possession**

**98 Fraser Street,
Bilston, West Midlands
WV14 7PB**

Property Description:

A traditional end terraced house of rendered brick construction surmounted by a pitched interlocking tile clad roof, benefiting from gas fired central heating and UPVC double glazed windows but requiring repair. Fraser Street is situated off Ashley Street which in turn leads off Mount Pleasant (B4484) and in turn leads off Lichfield Street (A41) providing direct access to Wolverhampton City Centre being within approximately two and a half miles distance.

Accommodation:

Ground Floor:

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

First Floor:

Stairs and Landing, Two Double Bedrooms



Outside:

(Front) Walled foregarden

(Rear) Paved yard and garden with rear pedestrian access and small store

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 6**Leasehold Investment**

**10 Boar Hound Close,
Birmingham, B18 7LQ**

Property Description:

A purpose built Ground Floor Studio Flat located in a predominantly residential area close to Birmingham City Centre. The property is currently let by way of an Assured Shorthold Tenancy Agreement at a rental of £365pcm (£4,380 per annum). Boar Hound Close itself is located directly off Ellen Street which in turn provides access to Spring Hill (A457). The property is located approximately 0.75 Miles from Broad Street.

Accommodation:

Ground Floor

Communal Entrance Hall, Bed/Sitting Room, Kitchen, Bathroom

Leasehold Information:

Tenure: Leasehold – 99 Years from 24 June 1982 at a Ground Rent of £20 per annum

Service Charge: Refer to legal pack

**Vendors Solicitors**

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk





Flat 21 Banbury House, 65 Shirestone Road, Tile Cross, Birmingham B33 0BZ

Property Description:

A two bedroom flat situated on the third floor of a purpose built block set back from the main road behind communal lawned gardens and communal parking area. The flat benefits from having well laid out accommodation, UPVC glazing, gas fired central heating, newly fitted modern kitchen. Shirestone Road is located between Tile Cross Road and St Giles Road.

Accommodation:

Ground Floor
Communal Entrance and stairs

Third Floor
Entrance Hallway, WC, Reception Room, Two Bedrooms, Kitchen and Bathroom having panelled bath and pedestal wash basin

Outside

Communal gardens and parking

Leasehold Information

Term – 125 years from 19 April 2004

Ground Rent – Refer to legal pack

Service Charge – Refer to legal pack

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 Thursday 28th June 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.



LOT 8**Freehold Vacant Possession**

**46 Walford Avenue,
Bradmore,
Wolverhampton
WV3 7AZ**

Property Description:

A mid terraced property of rendered brick construction surmounted by a tile clad roof and set back behind a paved foregarden allowing for off road parking. The property benefits from having well laid out accommodation and is offered for sale in tidy and presentable condition, however, the property would benefit from some modernisation and improvement works. Walford Avenue is located between Skidmore Avenue and Hughes Avenue, the latter being found off Birches Barn Road (B4161). The property itself is set in an established and popular residential area and is within approximately one and a half miles distance from Wolverhampton City Centre which itself provides a wide range of shops, amenities and bars.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Kitchen, Bathroom having panelled bath, pedestal wash basin, inner lobby and WC



First Floor
Three Bedrooms

Outside
(Front) Paved foregarden allowing off road parking
(Rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 9**Freehold Vacant Possession**

**104 Brays Road,
Sheldon,
Birmingham B26 1NS**

Property Description:

A traditional semi detached house of brick construction surmounted by a pitched tile clad roof, benefiting from part UPVC double glazed windows, gas fired central heating (not tested) and garage located at the rear. The property requires modernisation and improvement throughout and is situated in an established and predominantly residential area. Brays Road leads directly off Coventry Road (A45) which provides access to a wide range of retail amenities and services and the property is situated close to the junction with Barrows Lane.

Accommodation:

Ground Floor
Glazed Porch, Reception Hall, Through Lounge/Dining Room, Breakfast Area, Kitchen, Veranda/Side Passage

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath having shower over, pedestal wash basin and wc



Outside
(Front) Partly paved and lawned foregarden
(Rear) Concrete yard, lawned garden, vehicular hard standing and freestanding garage having access off a shared rear driveway

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





88 Salisbury Road, Moseley, Birmingham B13 8JY

Property Description:

A substantial four bedroom detached property of brick construction surmounted by a pitched tile clad roof set back from the road behind a gravelled foregarden and driveway allowing for off road parking for numerous vehicles and leading to garage. The property benefits from having four double Bedrooms on the first floor, three Reception Rooms and Kitchen on the ground floor. The property further benefits from having gas fired central heating and is offered for sale in presentable condition. Salisbury Road (B4217) is a continuation of Edgbaston Road, and the property itself is set in the established and popular residential area of Moseley. The property is approximately within a quarter of a mile distance from Warwickshire County Cricket Club.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway, Dining Room, Reception Room, Kitchen, Breakfast Room

First Floor

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

Outside

(Front) Gravelled driveway leading to garage

(Rear) Patio area with brick built stores and large rear garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





12 Berkley Road East, Hay Mills, Birmingham B25 8NP

Property Description:

A three storey end terraced house of brick construction surmounted by a pitched interlocking tile clad roof, benefiting from gas fired central heating, four double bedrooms but requiring modernisation and improvement throughout. The property is situated close to the junction with Berkeley Road and is within a short distance from Coventry Road (A45) which provides direct access to Birmingham City Centre being within approximately two and a half miles distance to the West.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Lobby, Utility/Workshop Area, Bathroom with panelled bath, pedestal wash basin and wc

First Floor

Stairs and Landing, Two Double Bedrooms, Cloak Room with wc and wash basin

Second Floor

Stairs and Landing, Two Double Bedrooms,

Outside

(Front) Small walled foregarden
(Rear) Garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



125/129 High Street, Brownhills, Walsall WS8 6HG

Property Description:

The property, which is of brick and tile construction, has formerly been a Showroom with accommodation above but now has been partly converted to provide four retail units on the ground floor, 2 No. one bedroom apartments on the first floor, 1 No. two bedroom apartment on the first and second floor and 2 No. two bedroom cottages fronting Brickiln Street. The property is located directly on the corner of Brickiln Street and High Street, opposite Farmfoods, whilst the High Street provides a wide range of local services and amenities including multiple retailers such as Barclays Bank, HSBC, Greggs, Dollond & Aitchison, Cancer Research and many other retailers.

Accommodation:

Ground Floor
Four Retail Units each with store room (partly completed), Large Rear Wing

First & Second Floor
Several Rooms partway through conversion to residential use.



Planning

The site benefits from full planning permission for the conversion of the showroom to 4 No. retail units, the conversion of the rear wing to provide 2 No. two bedroom cottages and the conversion of the first and second floors to provide 2 No. one bedroom flats and 1 No. two bedroom flat.

The planning application was accepted on 28th June 2001 and has been implemented by virtue of the work already commenced. (Application No: BC63541P)

Full details of the Planning Application, Plans and Building Regulation documents area available for inspection from the auctioneers offices.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Plot 101, Little Hay Lane, Shenstone, Staffordshire

Land Description:

A parcel of land extending to approximately 510 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

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

Thursday 28th June 2007

CALL THE AUCTION TEAM NOW

0121 247-2233





Unit Rear of 176 Bloxwich Road, Fronting Essex Street, Walsall WS2 7BQ

Property Description:

A detached single storey building of brick construction surmounted by a flat felt roof which has formerly been trading as a Sandwich Bar. The property is located to the rear of 176 Bloxwich Road with a frontage to Essex Street and is adjacent to the Travel West Midlands Social Club. The Walsall City Council Public Works Depot is located less than one hundred yards distance.

Accommodation:

Serving Area with Fitted Counter, Kitchen Area, Separate WC

Gross Internal Area: Approximately 20sq.m (215sq.ft)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

6 Crankhall Lane, West Bromwich, West Midlands B71 3JY

Property Description:

A freehold mid terraced retail unit located in the middle of a parade of shops at the southern end of Crankhall Lane close to the junction with Hydes Road. The property comprises a Ground Floor Retail Unit in need of some cosmetic improvement and a self contained flat to the floors above which is to be offered for sale in presentable condition. The flat is currently let on an Assured Shorthold Tenancy at a rental of £350pcm (£4,200 per annum), whilst the retail unit benefits from Vacant Possession. Crankhall Lane itself is located directly off Hall Green Road which provides direct access to Walsall Road (A4031). The property is approximately two miles to the north of West Bromwich Town Centre and 1.25 miles to the east of Wednesbury Town Centre.

Accommodation:

Ground Floor Retail Unit: Retail area extending to 47.7sq.m. (512sq.ft.), Rear Store with partitioned private office extending to 29.4sq.m. (316sq.ft.), Separate WC.

Freehold Part Investment Part Vacant Possession


Self-contained Flat

First Floor

Living Room, Kitchen, Utility Room, Separate WC

Second Floor:

Bedroom with ensuite having low flush WC, pedestal wash hand basin and panelled bath

Outside:

(Front) The property sits off Crankhall Lane behind a tarmac forecourt

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





15 Smarts Avenue, Shenstone Wood End, Staffordshire WS14 0PB

Property Description:

A semi detached house of brick construction surmounted by an interlocking tile clad roof, having a wide frontage which comprises of a foregarden and parking area and benefiting from UPVC replacement windows, gas fired central heating (not tested) and three bedrooms. The property requires modernisation and improvement throughout. Smarts Avenue comprises of a cul-de-sac located off Birmingham Road (A5127) in a semi rural area and within a quarter of a mile distance from the Sutton Coldfield border. The property is conveniently located within half a mile distance from Blake Street Railway Station which provides direct commuter access to Sutton Coldfield and Birmingham City Centre.

Accommodation:

Ground Floor:
Side Reception Hall, Full Width Lounge, Breakfast Kitchen, Study, Cloak Room with wc and wash basin

First Floor:
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and wc

Outside:
(Front) Lawned foregarden with gravelled parking area

(Rear) Pedestrian side access with wooden store, lawned garden and a ranch style terrace/patio area

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





44 Winchester Drive, Chelmsley Wood, Solihull, B37 5QP

Property Description:

A modern semi detached house surmounted by a pitched tile clad roof and set back from the road behind a foregarden and driveway. The property provides well laid out accommodation, benefiting from double glazed windows and garage but would further benefit from some cosmetic improvement and modernisation throughout. Winchester Drive runs between Moarend Avenue and Bosworth Drive and is situated in an established residential area which forms part of Solihull Borough and is conveniently within approximately a quarter of a mile distance from Chelmsley Wood Shopping Centre and within one mile distance from Marston Green and Marston Green Railway Station which provides rail access directly to both Birmingham and Coventry City Centres along with The NEC and Birmingham International Airport.

Accommodation:

Ground Floor
Glazed Porch, Lounge, Dining Kitchen with cloak cupboard and pantry

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

Outside
(Front) Lawned foregarden with tarmacadam driveway providing off road parking and leading to Garage
(Rear) Paved patio and lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

IMPORTANT NOTICE

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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.





Building Plot Adj to 44 Winchester Drive, Chelmsley Wood, Solihull, B37 5QP

Property Description:

A parcel of freehold building land situated adjacent to number 44 Winchester Drive and located at the junction with Oxford Grove which comprises of a new residential development by Bellway Homes. The plot directly fronts the road having a frontage of 11.4m (37 ft), extends to an area of 319sq.m (382sq.yds) and has the benefit of planning consent for the erection of a link detached dwelling house with garage. Winchester Drive runs between Moorend Avenue and Bosworth Drive and is situated in an established residential area which forms part of Solihull Borough and is conveniently within approximately a quarter of a mile distance from Chelmsley Wood Shopping Centre and within one mile distance from Marston Green and Marston Green Railway Station which provides rail access directly to both Birmingham and Coventry City Centres along with The NEC and Birmingham International Airport.

Planning:

The plot benefits from planning consent granted by Solihull Metropolitan Borough Council (Ref: 2006/1867 and dated 31/01/2007) for the erection of a three bedroomed link detached dwelling house. The proposed accommodation for the new dwelling briefly comprises:

Ground Floor
Reception Hall with cloak room having wc, Lounge and Full Width Dining Kitchen

First Floor
Stairs and Landing, Three Bedrooms and Bathroom

Outside
(Front) Foregarden with driveway leading to Garage
(Rear) Garden

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

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Land Adjacent to 128 Antrobus Road, Handsworth, Birmingham B21 9NY

Property Description:

A parcel of freehold building land situated adjacent to number 128 Antrobus Road. The plot directly fronts the road and extends to an area of 225 sq.m (2419 sq ft) and benefits from outline planning consent for the erection of a single dwelling house. Antrobus Road is located between Grove Lane and Rookery Road (A4040) and is set in an established residential area. The plot is within a quarter of a mile distance from the Soho Road (A41) which in turn provides a wide range of shops and amenities and also direct access to Birmingham City Centre.

Planning:

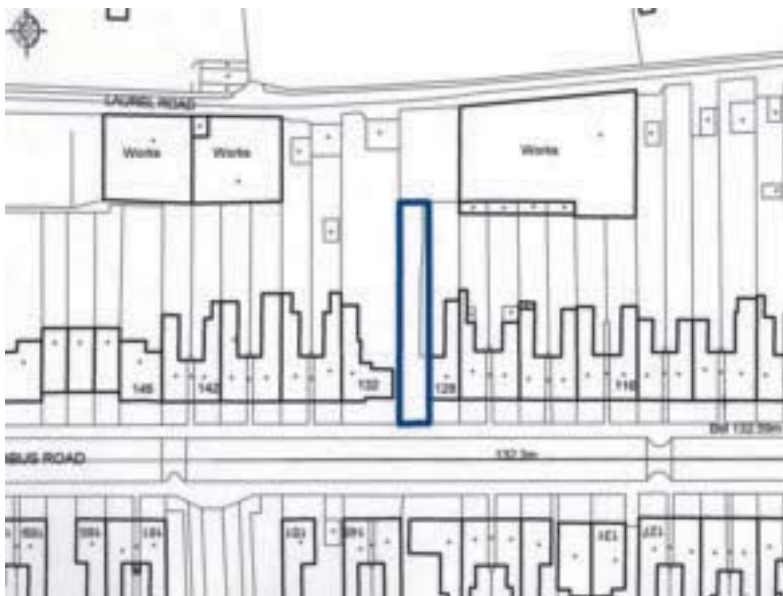
The plot benefits from planning consent granted by Birmingham City Council (reference N/79242/06/OUT and dated 28 February 2007) for outline consent for the erection of a single dwelling house. A copy of the planning consent is available for inspection at the Auctioneer's office.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





48 Summer Hill Road, Birmingham B1 3RB

Property Description:

A prominent freehold residential redevelopment opportunity comprising of a substantial four storey, Victorian, brick built property along with a single storey outbuilding, set within an enclosed site and benefiting from planning consent for the conversion of the property to create a total of 14 apartments comprising of 11 one bedroom units and 3 two bedroom units. The property is situated fronting Summer Hill Road, adjacent to a modern Business Park and virtually opposite the junction with Goodman Street. Summer Hill Road (B4284) provides one of the main routes into the City Centre due to its location off Ladywood Middleway/ Birmingham Outer ring road (A4540) and the property is conveniently located within approximately one quarter of a mile distance from the Jewellery Quarter and within half a mile distance from both Birmingham City Centre and Broad Street.

Planning:

The property benefits from planning consent granted by Birmingham City Council (Ref: C/02723/02/FUL and dated 5th December 2002) for the conversion of the existing vacant premises into 14 residential flats. The plans submitted with the planning application details the following apartments:

Ground Floor

1 two bedroom apartment and 4 one bedroom apartments

First Floor

1 two bedroom apartment and 2 two bedroom apartments

Second Floor

1 two bedroom apartment and 2 one bedroom apartments

Third Floor

3 one bedroom apartments
Copy of the plans and planning consent is available for inspection from the auctioneers' offices

Gross Internal Areas

Ground Floor:	224sq.m (2,417sq.ft)
Outbuilding:	69sq.m (751sq.ft)
First Floor:	190sq.m (2,045sq.ft)
Second Floor:	174sq.m (1,872sq.ft)
Third Floor:	145sq.m (1,560sq.ft)

Total: 802sq.m (8,632sq.ft)

Site Area: 822sq.m (0.20 acres)

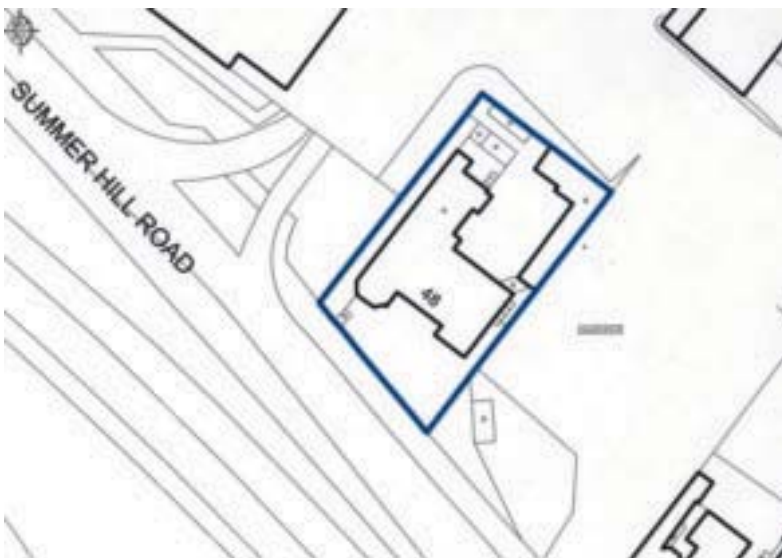
Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

Note: All interested parties viewing this property must do so with utmost caution and at their own risk.



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





681 Washwood Heath Road, Washwood Heath, Birmingham B8 2LJ

Property Description:

A substantial and imposing three storey detached residence of brick construction substantially extended to the rear and surmounted by a tile clad roof set back from the road behind a walled foregarden and drive way allowing for off road parking to the front and rear. The property benefits from having spacious well laid out accommodation that includes twelve bedrooms laid out over three floors, two reception rooms, kitchen and utility room, and further benefits from having a separate brick built building to the rear that houses two rooms and one shower room. The property includes gas fired central heating and wash basins to every bedroom and is offered for sale in presentable condition.

The building has previously been used as a Care Home but could be converted to provide a large family residence, or possibly self contained flats subject to obtaining the correct planning permission from Birmingham City Council. The property is located on the Washwood Heath Road (B4114) close to the junction with St Agathas Road. The property is also within approximately a quarter of a mile from Ward End Park and a quarter of a mile from The Fox and Goose Shopping Centre.

Accommodation:

Ground Floor
Entrance Hallway, Communal Lounge, Dining Room, Kitchen, Utility Room, WC, Bathroom having panelled bath, pedestal wash basin and WC, Utility Room, WC and Bedrooms 1 - 3

First Floor
Stairs and Landing, Bedrooms 4 - 11, Shower Room, Bathroom, separate WC and Store Cupboard, Fire Exit

Second Floor
Stairs and Landing, Bedroom 12, Shower Room having pedestal wash hand basin, WC and shower cubicle, Fire Exit and Boiler Room

Outside
(Front) - Paved foregarden and driveway
(Rear) - Lawned rear garden tarmacaded area allowing for off road parking and brick built building.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

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89/90 Brighton Road, Balsall Heath, Birmingham, West Midlands, B12 8QJ

Property Description:

A substantial investment opportunity situated adjacent to the Brighton Public House at the junction with Ladypool Road, constructed of rendered brick and surmounted by a pitched replacement tile clad roof. The property offers extensive three storey accommodation being originally built as four separate dwelling houses but was converted many years ago into nine separate self contained units comprising of eight residential flats and one commercial unit/former betting shop. All units are separately metered and each flat benefits from a separate gas fired central heating system and security door entry systems. The property is conveniently located for access to a wide range of local services and amenities situated on Ladypool Road and is currently let on Assured Shorthold Tenancies as follows:-

Flat 1 – Let – Rental £350 per calendar month.

Flat 2 – Let – Rental £350 per calendar month.

Flat 3 – Let – Rental £350 per calendar month.

Flat 4 – Let – Rental £350 per calendar month.

Flat 5 – Let – Rental £400 per calendar month.

Flat 6 – Let – Rental £350 per calendar month.

Flat 7 – Let – Rental £350 per calendar month.

Flat 8 – Vacant.

Commercial Unit – Vacant.

Total current rental income - £2,500 per calendar month (£30,000 per annum).

Potential rental income (when fully let) – approximately £40,000 per annum.

Accommodation:

Flat 1 - Ground Floor

Entrance Hall, Kitchen, Dining Area, Lobby, Bathroom with panelled bath, pedestal wash basin and WC, Lounge and Double Bedroom.

Flat 2 – Ground Floor

Entrance Hall

First Floor

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

Flat 3 – Ground Floor

Entrance Hall, Lounge with Store Cupboard, Kitchen, Bathroom with panelled bath, pedestal wash basin, Separate WC, Double Bedroom.

Flat 4 – Ground Floor

Shared Entrance Hall

First Floor

Reception Hall, Lounge, Bathroom with panelled bath, pedestal wash basin and WC, Breakfast Kitchen, Double Bedroom.

Flat 5 – Ground Floor

Shared Entrance Hall

First Floor

Reception Hall and Stairs to

Second Floor

Landing Room, Large Double Bedroom, Large Bathroom with panelled bath, pedestal wash basin and WC, Lounge, Large Dining Kitchen.

Flat 6 – Ground Floor

Shared Entrance Hall and Stairs to First Floor

Reception Hall, Lounge, Bedroom, Bathroom with panelled bath, wash basin and WC, Kitchen.

Flat 7 – Ground Floor

Private Entrance off Brighton Road

First Floor

Lounge, Double Bedroom, Kitchen, Bathroom with panelled bath, pedestal wash basin, Separate WC.

Flat 8 – Entrance Hall, Bed/Living Room

with built in store cupboard, Breakfast Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

Commercial Unit/Former Betting Shop
– 53 sq m (570 sq ft) with rear entrance, Public cloakroom, WC and wash basin and Staff cloakroom with WC and wash basin.

Outside (rear) – large full width concrete and paved yard/drying area.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 23

Freehold Vacant Possession



The Coach House adjacent to 8 Summerfield Road, Wolverhampton WV1 4PR

Property Description:

A Grade II listed former Coach House that has been formally converted to provide a detached open plan one bedroom house. The property is of brick construction and surmounted by a pitched tile clad roof set back from the road behind a driveway. The property benefits from being converted to a high standard providing modern kitchen and bathroom fittings, gas fired central heating and a spacious gallery bedroom. Summerfield Road is located between Park Road West and Bath Road, and is within walking distance to West Park. The property is also within a quarter of a mile distance from the City of Wolverhampton.

Accommodation:

Ground Floor
Reception Room, Kitchen and Bathroom having panelled bath and electric shower, pedestal wash basin and WC, stairs to Gallery Bedroom

Outside
(Rear) - - Lawned rear garden and parking space

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





3 Victoria Road, Sutton Coldfield, West Midlands B72 1SY

Property Description:

A substantial three storey semi detached property of brick construction surmounted by a tile clad roof and set back from the road behind a gravelled foregarden leading to integral garage allowing for off road parking and additional access to the property. The property benefits from having well laid out spacious accommodation that includes three reception rooms, four double Bedrooms plus Dressing Room/Nursery, gas fired central heating and is offered for sale in presentable condition. The property would provide an ideal large family dwelling or alternatively the property may provide scope for conversion to separate self contained flats subject to obtaining the correct planning permission from Birmingham City Council. The property occupies a position on Victoria Road (A5127) which is situated in the heart of Sutton Coldfield within walking distance to the main shops and amenities and also Sutton Coldfield Train Station.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception, Rear Reception, Breakfast Room, Kitchen, Utility Room, Shower Room

First Floor
Stairs and landing, Three Double Bedrooms one with intercommunicating nursery room. Bathroom having panelled bath, pedestal wash basin and WC.

Second Floor
Stairs and landing, Attic Room (Bedroom Four).

Outside
(Front) Gravelled foregarden leading to integral garage with stairs leading to inner hallway
(Rear) Gravelled patio area with side entrance and steps up to lawned area

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

LOT 25

Freehold Vacant Possession

9 Holloway Street, Wolverhampton, WV1 2SY

Property Description:

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof and benefiting from gas fired central heating, modern kitchen and bathroom fittings along with interlinked smoke alarms and emergency lighting. Holloway Street forms part of the Stow Heath area and is located directly off Bilston Road (A41) and conveniently within approximately one mile distance to the South East of Wolverhampton City Centre.

Accommodation:

Ground Floor

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

First Floor

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



Outside

(Front) Small walled foregarden
(Rear) Paved yard with shared pedestrian entry access and lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 26

40 Holloway Street, Wolverhampton, WV1 2SY

Property Description:

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof, offered for sale in a presentable condition and benefiting from gas fired central heating, three bedrooms and interlinked smoke alarms, emergency lighting and fire doors. Holloway Street forms part of the Stow Heath area and is located directly off Bilston Road (A41) and conveniently within approximately one mile distance to the South East of Wolverhampton City Centre. The property is currently let on a Company Tenancy Agreement for a term of five years from May 2006 at a rental of £535 per calendar month (£6,420 per annum)

Accommodation:

Ground Floor

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

First Floor

Stairs and Landing, Three Bedrooms



Outside

(Front) Small walled foregarden
(Rear) Paved yard with shared pedestrian access and a separate garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

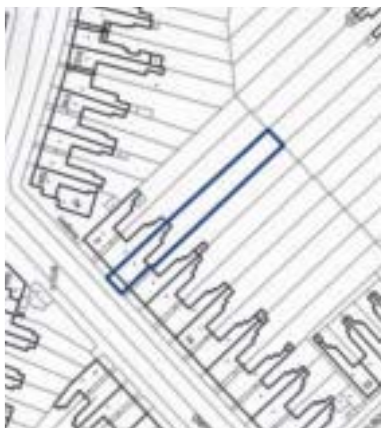




6 Cavendish Road, Edgbaston, Birmingham B16 0HZ

Property Description:

A four bedroom mid terraced property of traditional construction benefiting from a replacement Tile Clad roof. The property is to be offered for sale in need of modernisation but does benefit from gas fired central heating and well laid out accommodation. The property is located on Cavendish Road which runs between Dudley Road (A457) and Rotton Park Road (B4129). There is direct access via the nearby A459 to Birmingham City Centre being approximately one and a half miles distance and Oldbury Town Centre being approximately three and a half miles distance.



Accommodation:

Ground Floor
Entrance Porch, Reception Hall with access to Cellar, Front Reception Room, Rear Reception Room, Dining Room, Kitchen

First Floor
Stairs and Landing, Four Bedrooms and Bathroom with panelled bath, wash hand basin and WC

Outside
(Front) Walled foregarden
(Rear) Substantial lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 28**Freehold Vacant Possession**

**147 Albert Road,
Stechford,
Birmingham, B33 8UB**

Property Description:

A presentable and much improved traditional three storey mid terraced house of brick construction surmounted by a replacement tile clad roof, having been extended at the rear and offering extensive accommodation, currently comprising of six bed/sitting rooms along with shared facilities which include two bathrooms and a large dining kitchen. The property provides an excellent investment opportunity and benefits from gas fired central heating, UPVC double glazed windows and a mains fitted fire detection system, emergency lighting and fire doors and separate electricity coin meters to each individual room. Albert Road forms part of an established and predominantly residential area, located off Station Road (A4040) and the property is within less than a quarter of a mile distance from Stechford Railway Station providing direct access to Birmingham City centre.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Room One, Room Two, Inner Hall, Large Extended Dining Kitchen with a range of fitted units, Shower Room with glazed shower, pedestal wash basin and wc

**First Floor**

Stairs and Landing, Room Three, Room Four, Bathroom with panelled bath having shower over, pedestal wash basin and wc, Room Five

Second Floor

Stairs to large Attic Room Six

Outside

(Front) Paved forecourt providing off road parking, shared pedestrian entry access to rear
(Rear) Paved yard and patio and enclosed lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

LOT 29**Freehold Vacant Possession**

**147 Mill Lane,
Northfield, Birmingham
B31 2RN**

Description:

A traditional end terraced house of brick construction surmounted by a pitched tile clad roof, benefiting from a side driveway leading to a rear parking space, UPVC double glazed windows and external doors but requiring complete modernisation and improvement throughout. Mill Lane is situated off Hawkesley Mill Lane which in turn leads off Bristol Road South (A38) and conveniently within approximately three quarters of a mile distance from Northfield Shopping Centre providing a wide range of amenities and services.

Accommodation:

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

First Floor:

Stairs and Landing, Bedroom One, Bedroom Two (intercommunicating), Bathroom with bath, pedestal wash basin and wc

**Outside:**

(Front) Foregarden bordered by a privet hedge, side driveway (subject to third party rights of way) leading to rear
(Rear) Paved yard with brick stores and wc, garden and off road parking space

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





77-79 Yardley Road, Acocks Green, Birmingham B27 6LL

Property Description:

A pair of traditional built retail shops of brick construction surmounted by pitched tile clad roofs, benefiting from generous living accommodation and prominently situated fronting Yardley Road, set back behind a paved forecourt and situated at the junction with Beeches Avenue. The retail shops are both currently linked together by way of an opening in the party wall, however they could be subdivided into separate units. The properties form part of an established mixed use area containing a range of residential and commercial properties and are conveniently situated within approximately one quarter of a mile distance from Acocks Green Railway Station and half a mile distance from Acocks Green Shopping Centre providing a wide range of retail amenities and services.

Accommodation:

77 Yardley Road

Ground Floor
Recessed Entrance,
Retail Shop 23sq.m (247sq.ft) with opening to number 79,
Rear Room/Lounge 19.64sq.m (211sq.ft),
Kitchen 9.64sq.m (103sq.ft) with pantry

First Floor

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

79 Yardley Road

Ground Floor

Retail Shop 23.4sq.m (251sq.ft),
Middle Room 14.09sq.m (151sq.ft),
Rear Room 7.48sq.m (80sq.ft)
Side Entrance Hall with under-stair cupboard
Kitchen 5.24sq.m (56sq.ft)

First Floor

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

Outside

(Front) Paved forecourt extending to the side along Beeches Avenue
(Rear) Garden and outbuildings

Vendors Solicitors:

Shakespeare Putsmann
Somerset House
Temple Street
Birmingham
B2 5DJ
Tel: 0121 260 0204
Ref: Mr S Dempsey

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.



70 Pensby Close, Moseley, Birmingham B13 9QJ

Property Description:

A much improved two bedroom flat situated on the ground floor of a purpose built block. The property has been fully refurbished and includes UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fitments and new carpets throughout. Pensby Close is a Cul-de-Sac located off Thirlmere Drive which in turn is found off Wake Green Road close to the junction with Swanshurst Lane (B4146).

Accommodation:

Ground Floor
Entrance Hallway with Store Cupboard, Reception Room, Kitchen, Two Bedrooms and Bathroom having panelled bath, pedestal wash basin and WC.

Outside

Front - Communal Gardens and parking
Rear - Small garden area

Leasehold Information

Term – 125 years from 16 August 1982

Ground Rent – £10 per annum

Service Charge – Refer to legal pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





Plot 1, Land At Collis Street, Amblecote, Stourbridge DY8 4EG

Property Description:

A parcel of freehold land extending to an area of approximately 0.175 acres (710sq.m) and currently forming part of a privately owned open space situated adjacent to a public car park and virtually opposite the junction with Vale Street and it has been subdivided into five separate parcels of land, all having frontage onto Collis Street. Collis Street (A4102) leads off Amblecote High Street and lies approximately one mile distance to the North of Stourbridge Town Centre.

Planning:

All interested parties should contact the Local Planning Department at Dudley Metropolitan Borough Council (01384 812 345) prior to bidding in order to satisfy themselves that the land is suitable for their intended use..

Vendors Solicitors:

Refer to Auctioneers

Viewings:

External



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Plot 2, Land At Collis Street, Amblecote, Stourbridge DY8 4EG

Description:

A parcel of freehold land extending to an area of approximately 0.12 acres (480sq.m) and currently forming part of a privately owned open space situated adjacent to a public car park and virtually opposite the junction with Vale Street and it has been subdivided into five separate parcels of land, all having frontage onto Collis Street. Collis Street (A4102) leads off Amblecote High Street and lies approximately one mile distance to the North of Stourbridge Town Centre.

Planning:

All interested parties should contact the Local Planning Department at Dudley Metropolitan Borough Council (01384 812 345) prior to bidding in order to satisfy themselves that the land is suitable for their intended use.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

External

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.

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk





Plot 3, Land At Collis Street, Amblecote, Stourbridge DY8 4EG

Description:

A parcel of freehold land extending to an area of approximately 0.12 acres (501sq.m) and currently forming part of a privately owned open space situated adjacent to a public car park and virtually opposite the junction with Vale Street and it has been subdivided into five separate parcels of land, all having frontage onto Collis Street. Collis Street (A4102) leads off Amblecote High Street and lies approximately one mile distance to the North of Stourbridge Town Centre.

Planning:

All interested parties should contact the Local Planning Department at Dudley Metropolitan Borough Council (01384 812 345) prior to bidding in order to satisfy themselves that the land is suitable for their intended use.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

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11 Goode Close, Oldbury, West Midlands B68 9NT

Property Description:

A first floor studio flat forming part of a purpose built block set back from the road behind communal lawned garden. The property benefits from well laid out accommodation and is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £300 per month (£3,600 per annum). Goode Close is a cul-de-sac located off Starkey Drive which in turn can be found from Dog Kennel Lane. The property is within walking distance from the local shops and amenities on Londonderry road (B4182).

Accommodation:

Ground Floor:
Communal Entrance and stairs to

First Floor:
Lounge/Bedroom, Kitchen and Shower Room

Outside:
Communal Gardens

Leasehold Information:

Term – 120 years from 25 March 1984
Ground Rent – £20 per annum
Service Charge – Refer to legal pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



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49 Milverton Road, Erdington, Birmingham B23 6ES

Property Description:

A traditional end terraced house of part rendered brick construction surmounted by an interlocking tile clad roof, set back from the road behind a concrete forecourt which provides off road parking and benefiting from part UPVC double glazed windows and three bedrooms but requiring modernisation and improvement throughout. Milverton Road runs directly between Reservoir Road (A4040) and Marsh Lane and the property is conveniently within approximately half a mile distance from Erdington Railway Station and Erdington High Street which provides a wide range of retail amenities and services.

Accommodation:

Ground Floor:
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Inner Hall, Dining Room, Kitchen

First Floor:
Stairs and Landing, Bedroom One (double), Bedroom Two (double), Bedroom Three (single) with wc, bathroom with bath and wash basin

Outside:
(Front) Concrete forecourt providing off road parking
(Rear) Concrete yard, brick wc and store, shared rear pedestrian access and enclosed garden

Leasehold Information

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



136 Park Road, Halesowen, West Midlands B63 2NR

Property Description:

A modern detached bungalow enjoying a private elevated position at the junction with Park Road and Burfield Road and occupying a substantial corner site which extends to an area of 0.15 acres (629sq.m). The property is situated adjacent to the western plot boundary and may have scope for extension (subject to obtaining planning approval) and has vehicular access from the rear leading off to Burfield Road although there is evidence of a further dropped kerb which could provide vehicular access to the front and side of the property. The property itself is in well maintained condition and benefits from gas fired central heating, two bedrooms, brick built garage, off road parking and large garden. The property is conveniently situated via Park Road (A458) within approximately two miles distance from Halesowen Town Centre and two and a half miles distance from Stourbridge Town Centre.

Accommodation:

Ground Floor
L-Shaped Reception Hall, Lounge, Breakfast Kitchen with range of units incorporating integrated electric oven and hob, Two Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and wc

Outside:

Extensive lawned gardens to the front and side of the property, private garden area with patio and shed and gated vehicular access off Burfield Road leading to block paved driveway providing ample off road parking and a detached garage.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





49A Norman Road, Northfield, Birmingham B31 2EP

Property Description:

A unique redevelopment opportunity comprising of a two storey traditional built coach house which benefits from planning consent for conversion to a three bedroom dwelling. The property is of brick construction surmounted by a pitched tile clad roof and is situated to the rear of number 49 Norman Road and accessed by way of a private driveway serving the residents of 49 and 49A only. Norman Road contains a range of private dwelling houses and is considered a popular and well regarded street which runs between Bunbury Road (B4121) and Woodland Road and is conveniently within one quarter of a mile distance from Northfield Railway Station and within half a mile distance from Northfield Shopping Centre located on Bristol Road (A38)

Planning:

The property benefits from planning consent granted by Birmingham City Council (Ref: S/00422/07/FUL and dated 21st March 2007) for the conversion of the existing coach house to form a three bedroom dwelling house. The plans submitted with the planning application detail the following accommodation:

Ground Floor:

Reception Hall, Cloak Room with wc and wash basin, Living Room, Dining Room/Kitchen, Garage



First Floor:

Stairs and Landing, Master Bedroom with En-suite Shower Room, Bedroom Two (double), Bedroom Three (single) and Family Bathroom

Outside:

Driveway leading off Norman Road (which is subject to rights of way in favour of the residents of number 49 Norman Road), gated access, parking area and garden

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

Existing Gross Internal Area: 125sq.m (1,345sq.ft)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

Note: All interested parties viewing this property must do so with up-most caution and at their own risk specifically if viewing the first floor accommodation due to the poor condition of the external access stairs. The vendors and auctioneers accept no responsibility for any injury which may be caused.





Commercial Premises 153 King Street, Burton Upon Trent DE14 3AG

Property Description:

An established and substantial industrial unit formerly occupied by Thornton Precision Welding Ltd and of steel portal frame construction with brick cladding surmounted by a pitched roof with georgian wired glass roof lights. The property occupies a site extending to 0.2 acres (832 sq. m) and benefits from Planning Consent for Residential Redevelopment. The property is situated in an established and predominantly residential area located a short distance from the junction with Queen Street which in turn leads off Branston Road (B5018) and provides direct access to Burton Upon Trent Town Centre being within approximately half a mile distance. The A38 (Branston junction) is within approximately two miles distance and provides access to both the cities of Derby and Birmingham.

Planning:

The site benefits from Outline Planning Consent granted by East Staffordshire Borough Council (Ref:OU/06324/003 and dated 13th January 2005) for Residential Purposes. It is understood that the property also benefits from B2 planning consent (General Industrial Use)

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

Accommodation

The property is approached by way of a secure yard with dual gated vehicular access providing parking and loading facilities. The property comprises of a single storey unit roughly rectangular in shape with eaves height of approximately 5.2 metres (17ft) and with warm air gas fired blowers (not tested). Access to unit is via timber sliding doors being approximately 4.1 metres wide (13.5ft) and 5.18 metres high (17ft).

Unit Dimensions: 23.75 metres (78ft) x 19.6 metres (64ft)

Separate Toilet Block: 4.9 metres (16ft) x 2.7 metres (9ft)

Gross Internal Area: 478sq.m (5,153sq.ft)

Total Site Area: 832sq.m (0.2 acres)

Frontage: 26.2 metres (86ft)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





68 Warwick Road, Solihull, West Midlands, B92 7JJ

Property Description:

A traditional three storey semi detached house of brick construction surmounted by a replacement tile clad roof set back from Warwick Road (A41) behind a tarmac forecourt and requiring complete modernisation and improvement throughout. The property has excellent investment potential being currently arranged as five self contained flats and we are advised that these have been in existence since the 1960s. Each flat benefits from separate electricity meters and the property is heated by way of two shared gas fired central heating systems. The property itself is conveniently located within approximately three quarters of a mile distance from local services at Acocks Green and two and a half miles distance from Solihull town centre and a quarter of a miles distance from Olton Railway Station.

Accommodation:

Ground floor
Communal Entrance Hall, Cellar access providing three separate rooms.

Flat 1 – Reception Hall, Two Double Bedrooms, Bathroom with panelled bath, wash basin and WC, Living Room, Dining Area and Kitchen.

First Floor

Stairs and Landing

Flat 2 - Kitchen, Bed/Living Room, Shower Room with shower, wash basin and WC.

Flat 3 - Bed/Living Room with Kitchenette, Shower Room with shower, wash basin and WC.

Flat 4 – Bed/Living Room with Kitchenette, Separate Shower Room (accessed off landing) with shower, wash basin and WC.

Second Floor

Stairs to

Flat 5 – Entrance Hall, Large Lounge, Kitchen, Double Bedroom, Shower Room with shower, wash basin and WC.

Outside (front – Tarmac forecourt offering off road parking, gated pedestrian access to rear.
Outside (rear) – Paved yard and patio area and large lawned garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





**The Tall Barn (Unit 1), Heathlands Farm Cottages,
Birmingham Road, Whitacre Heath, Coleshill,
Birmingham, B46 2ER**

Property Description:

A unique opportunity to purchase a holiday home investment opportunity comprising of a converted barn, which has been recently converted, but still requires some finishing works and provision of a kitchen. The property is contained within a complex of similar units and situated to the rear of Heathlands Farm and accessed by way of a private gated lane leading off Birmingham Road. The property lies on the edge of Whitacre Heath which comprises of a small village, located approximately nine miles to the East of Birmingham and benefits from convenient access to a range of facilities including the M42 Motorway (Junction 9), The Belfry Hotel, Lea Marston Hotel and Kingsbury Water Park, all being within approximately two and a half miles distance, Coleshill town centre being four miles distance and the NEC, Drayton Manor Theme Park and Tamworth Snowdome all within seven miles distance.

Planning

Planning Consent for use as a Holiday Cottage was granted by North Warwickshire Borough Council on 10 November 1999. A copy of the planning consent is available for inspection at the Auctioneers offices

Accommodation:

Ground Floor
Lounge, Kitchen, Dining Area/Hallway, with access to rear garden
First Floor
Spiral Stairs to Landing with loft hatch to roof, Two Bedrooms, Bathroom and a Store Cupboard
Outside
Front - Two parking bays.
Rear – patio garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





15/16 Hall End Villas, Watling Street, Dordon, Tamworth, B78 1TB

Property Description:

A pair of traditional semi detached properties situated fronting Watling Street (A5) and occupying a large site extending to an area approximately 0.44 acres (0.179 Hectares) and currently comprising of garden and amenity land. The properties are of brick construction surmounted by slate clad roofs and we understand they were originally built to house the pit managers working nearby at Birch Coppice colliery which ceased production several years ago and has now been redeveloped into a commercial and distribution park. Watling Street provides direct access to the M42 motorway (junction 10) being approximately within half a mile distance and Tamworth Town Centre lies approximately within four miles distance to the North West. The properties themselves require various modernisation and improvement works and have suffered some fire damage.

Planning:

The properties occupy a large plot of garden and amenity land and any interested parties should discuss any intentions or proposals which they may have, with the local planning department at North Warwickshire Borough Council, prior to bidding.

Accommodation:

Number 15 Hall End Villas:

Ground Floor:

Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen and Cellar access.

First Floor:

Stairs and Landing, Three Bedrooms, Bathroom

Number 16 Hall End Villas:

Ground Floor:

Entrance Hall, Lounge, Breakfast Kitchen, Dining Room

First Floor:

Stairs and Landing, Three Bedrooms, Bathroom

Outside:

Both properties are accessed by a driveway located off Watling Street and leading to extensive surrounding gardens with brick stores, two lockup garages and ample off road parking.

Vendors Solicitors

Refer to Auctioneers

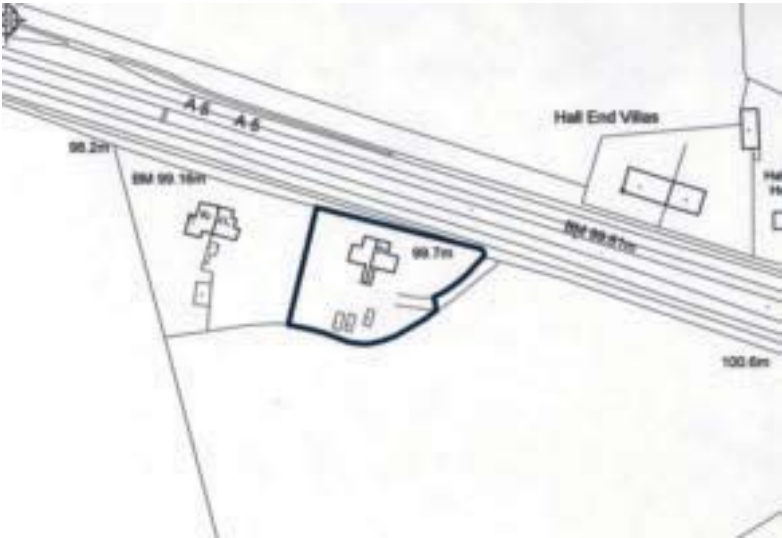
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**79 Birchfield Road, Redditch,
Worcestershire, B97 4LB**

Property Description:

A Traditional mid terraced house of brick construction surmounted by a pitched slate clad roof and situated directly fronting the pavement close to the junction with Chapel Street and conveniently within approximately three quarters of a mile distance to the South of Redditch Town Centre. We understand that the property was originally built with two bedrooms and one of these has since been converted into a first floor bathroom. The property is currently let on a Regulated Tenancy at a registered rental of £45 per week (£2,340 per annum) effective from 13th January 2006.

Accommodation:

Ground Floor
Lounge/Dining Room, Kitchen

First Floor
Stairs to Bedroom and Bathroom

Outside
Brick built wc, store and garden

Vendors Solicitors

Refer to Auctioneers

Viewings

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Flat 8, The Lindens, 7 Rotton Park Road, Edgbaston B16 9JH

Property Description:

A second floor studio apartment forming part of The Lindens which comprises of a modern purpose built development occupying a prominent corner position at the junction with Rotton Park Road and York Road. The property is set within established and well maintained communal gardens and benefits from an allocated car parking space. The property is currently let on a Regulated Tenancy (Created following the transfer of the tenant from another property owned by the same landlord) at a rental of £281.66 per calendar month (£3,380 per annum). In addition to this, it is agreed that the tenant is responsible for the payment of the ground rent and service charges by way of reimbursement to the landlord.

Accommodation:

Ground Floor
Communal Entrance with security door entry system

Second Floor:
Communal Stairs and Landing, Lounge/Bedroom with electric storage heater, Kitchen with a range of fitted units, Dressing Room, Shower Room with shower cubicle having electric shower, wash hand basin and wc

Outside:
Communal gardens and parking area with allocated space

Leasehold Information

Term:

99 years from 25th March 1984

Ground Rent:

Currently £35 per annum (rising during the term)

Service Charge:

Refer to Legal Pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

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9 Hadley Road, Bilston, West Midlands, WV14 6RS

Property Description:

A traditional detached bungalow of rendered brick construction surmounted by a hipped tile clad roof providing well laid out flexible accommodation which benefits from gas fired central heating, modern bathroom and kitchen fitments, two double bedrooms and two reception rooms, one of which may be utilised as a third bedroom if required. The property has recently undergone a range of improvement works which include new UPVC double glazed windows and front door, complete rewiring, injection of a damp proof course, all of which we understand are covered by guarantees, new fitted carpets and various cosmetic improvements. The property itself is set back from the road behind a lawned foregarden and Hadley Road leads directly off Wellington Road (A41) and is within approximately one and a half mile distance to the East of Wolverhampton City Centre.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Lounge, Dining Room, Kitchen with a range of modern units, Bathroom with modern suite comprising panelled bath, pedestal wash basin and wc, Two Double Bedrooms.

Outside:

(Front) Lawned foregarden bordered by a mature privet hedge, driveway providing off road parking

(Rear) Yard and lawned garden.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

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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 46

161 Lowe Avenue, Wednesbury, West Midlands WS10 8NX

Property Description:

A semi detached house of brick construction surmounted by a hipped tile clad roof, offering presentable and well laid out accommodation and benefiting from gas fired central heating, UPVC double glazed windows, modern kitchen and bathroom fittings and a side driveway with gated access providing off road vehicular parking. Lowe Avenue is situated off Hall Street and the property is within half a mile distance from the Black Country Route which provides direct access to the M6 Motorway (junction 10) and Wolverhampton City Centre lies within approximately three miles distance to the West. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £542 per calendar month (£6,504 per annum)

Accommodation:

Ground Floor

Entrance Hall, Lounge, Dining Kitchen with a range of modern fitted units, built in cupboard, Rear Entrance Hall, Cloak Room with wc, Bathroom with modern suite comprising panelled bath and pedestal wash basin

Freehold Investment



First Floor

Stairs and Landing, Three Bedrooms, Cloak Room with pedestal wash basin and wc

Outside

(Front) Foregarden with gated vehicular access to side driveway providing off road parking
(Rear) Yard and garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

LOT 47

88 Reginald Road, Alum Rock, Birmingham B8 1LX

Property Description:

A three bedroom mid terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation, however, would benefit from having some modernisation and improvement. Reginald Road is set in an established residential area and is located off the Alum Rock Road, and is within walking distance to the main shops and amenities it provides.

Accommodation:

Ground Floor

Front Reception, Rear Reception, Kitchen, Bathroom with wc, pedestal wash hand basin and panelled bath.

First Floor

Bedroom 1, Bedroom 2
intercommunicating with Bedroom 3

Outside

(Rear) Yard pedestrian right of way and lawned garden

Freehold Vacant Possession



Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**Paddocks 6, 7, 8, 9, 10 & 11 Portway Hill,
Rowley Regis, West Midlands**

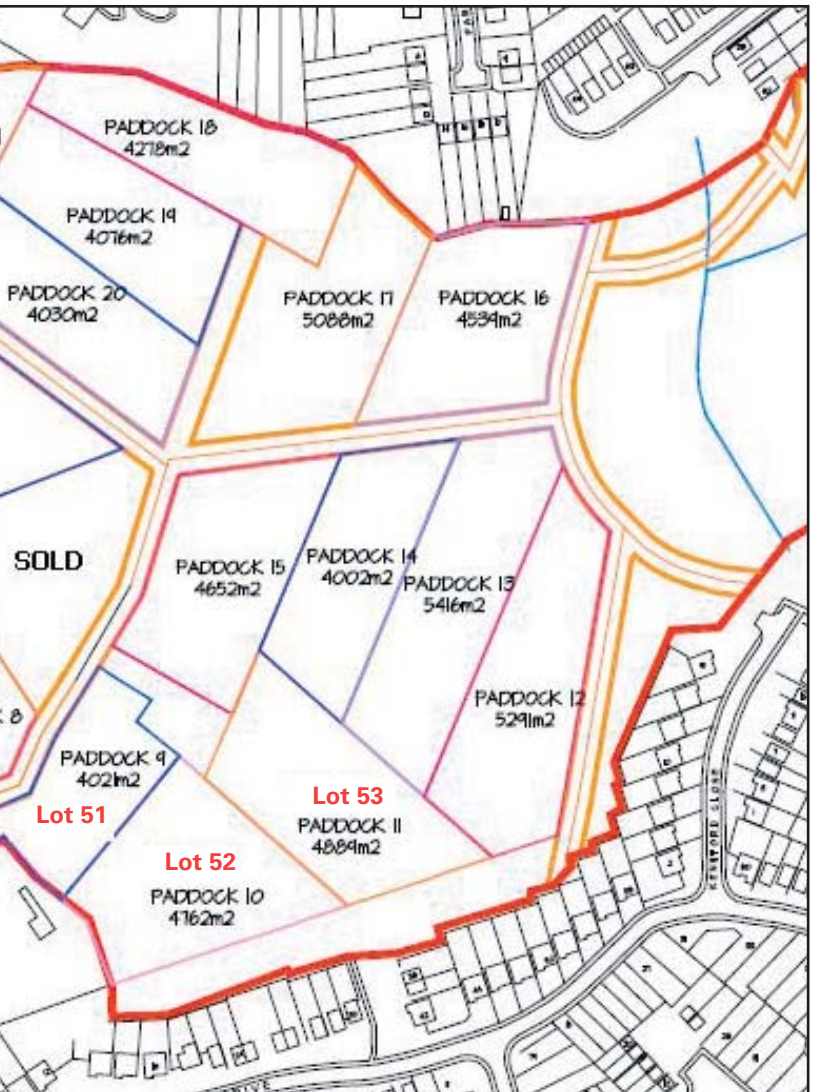


Overall view of Paddock Areas



Freehold Paddock Land

Paddocks 6, 7, 8, 9, 10 & 11 Portway Hill, Rowley Regis, West Midlands



General Description:

6 parcels of vacant freehold paddock land, currently forming part of a large open space, predominantly comprising of grazing land which has been subdivided into a range of separate paddocks as detailed on the architect's plan. The paddocks are situated off Portway Hill between the junctions of Lye Cross Road and Midhill Drive and will be accessed by way of a shale covered common track which will be installed initially by the vendor. Some paddocks may be subject to existing rights of way and all interested parties should inspect the Legal Packs prior to bidding. The buyer will be responsible for the erection of a post and rail fence to the designated boundaries as detailed in the legal pack. A land surveyor employed by the vendor will set out the exact boundaries to be fenced in accordance with the plans.

Each individual paddock comprises of the following:

Lot 48 Paddock 6 - Extending to an area of 1.0 acre (4,052 sq m)

Lot 49 Paddock 7 - Extending to an area of 1.06 acre (4,318 sq m)

Lot 50 Paddock 8 - Extending to an area of 1.02 acre (4,141 sq m)

Lot 51 Paddock 9 - Extending to an area of 0.99 acre (4,021 sq m)

Lot 52 Paddock 10 - Extending to an area of 1.17 acre (4,762 sq m)

Lot 53 Paddock 11 - Extending to an area of 1.2 acre (4,884 sq m)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

External only



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2A Longmeadow Close, Sutton Coldfield, West Midlands B75 7SQ

Property Description:

A two bedroom detached dormer bungalow set back from the road behind a lawned foregarden and paved driveway leading to garage providing off road parking, and surmounted by an interlocking tile clad roof. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating with newly fitted boiler and is offered for sale in presentable condition, however, does require some modernisation. The property further benefits from having Planning Permission approved for the erection of a third bedroom extension over the existing garage (reference 61738004 dated 14 September 1989). This application has now expired and all interested parties should make their own enquiries to Birmingham City Council Planning Department. Longmeadow Close is located in the established and popular residential area of Sutton Coldfield, and is found off Hollyfield Road (B4148). The property is approximately within one mile distance of the main shopping area in Sutton Coldfield which in turn provides a wide range of shops, amenities and bars.

Accommodation:

Ground Floor:

Entrance Hallway, Reception Room, Dining Room, Kitchen

First Floor:

Stairs and Landing, Two Bedrooms and Bathroom having corner bath, pedestal wash basin and low level WC.

Outside:

(Front) - Lawned foregarden and driveway leading to garage

(Rear) - Patio area and garden, access to garage

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

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LOT 55

Freehold Vacant Possession

20 Golden Hillock Road, Small Heath, Birmingham B10 0LJ

Property Description:

A substantial detached property of rendered brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden, steps to front entrance and a converted basement/garage allowing for off road parking. The property provides an ideal opportunity for conversion to a large family residence or alternatively could be converted to provide separate self contained flats (subject to obtaining the correct planning permission). The property itself benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. The property is located on the Golden Hillock Road (B4145) close to the junction with the Coventry Road which itself provides a wide range of shops and amenities and is within walking distance to Small Heath Park.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception,
Rear Reception, WC, inner Hallway



with door to side, Dining Room,
Kitchen (no fitments)

First Floor

Stairs and Landing, Kitchen, Four
Bedrooms

Outside

(Front) Walled foregarden and
basement garage
(Rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 56

48 Hunton Road, Erdington, Birmingham B23 6AE

Property Description:

A three storey four bedroom semi detached property of brick construction surmounted by a tile clad roof and set back from the road behind a walled foregarden. The property benefits from having spacious well laid out accommodation, majority UPVC double glazed windows and gas fired central heating. At present two of the three reception rooms on the ground floor are being used as bedrooms and the property is subsequently let on a Company Tenancy Agreement for a term of three years from 13 April 2007 producing a rental income of £900 per month (£10,800 per annum). Hunton Road is located between Hunton Hill and Fentham Road, and is within half a mile distance to the main High Street in Erdington providing a wide range of shops and amenities. The property is also within walking distance to Gravelly Hill Train Station.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception
(Bed 1), Rear Reception (Bed 2),
Communal Reception Room,
Kitchen/Diner, Inner Lobby, Shower
Room having shower cubicle, low level
WC and pedestal wash basin



First Floor

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

Stairs to Second Floor

Attic Room (Bedroom 6)

Outside

Front - Walled Foregarden
Rear - Patio leading to lawned
garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





101 Canley Road, Beechwood Gardens, Coventry CV5 6AR

Property Description:

A most impressive and substantially extended traditional semi detached house offering extensive and well laid out family accommodation and being much improved and well maintained by the existing owners. The property is set well back from the road behind a block paved forecourt which provides ample off road parking and benefits from gas fired central heating, UPVC double glazed windows, a range of high quality kitchen and bathroom fittings, four bedrooms, tasteful decorations and a long rear garden. The property must be viewed internally to be fully appreciated and is situated in a popular residential road containing a wide variety of family dwelling houses and is conveniently within approximately 100 metres from Canley Railway Station which provides direct rail access to both Coventry and Birmingham City Centres, Birmingham International Airport and the NEC along with the city of London.

Fletchamstead Highway (A45) is within half a mile distance providing access around Coventry's outer Ring Road and leading directly to the M42 Motorway (junction 6) and the property is within less than one mile distance from Coventry Hearsall Golf Course and the University of Warwick.

Accommodation:

Ground Floor:

Enclosed Porch, Reception Hall, Dining Room with feature fireplace, Lounge with feature fireplace providing access to Conservatory, Large Breakfast Kitchen providing an extensive range of attractive modern units incorporating a range of appliances including dishwasher, stainless steel oven, hob and cooker hood along with integrated American style refrigerator, Utility Room with a range of fitted units and personal garage door, Cloak Room with wc and wash basin

First Floor:

Stairs and Landing, Master Bedroom with a range of fitted wardrobes and En-suite Shower Room comprising double shower cubicle, twin basin and wc, Bedroom Two (double) with a range of fitted wardrobes, Bedroom Three (double) with a range of fitted wardrobes, Bedroom Four (single), Family Bathroom with attractive range of modern fittings comprising Jacuzzi bath with multi jet shower over, vanity wash basin and wc

Outside:

(Front) Block paved forecourt providing ample off road parking, Garage which is currently used as an office and decorated accordingly

(Rear) Full width block paved patio with extensive predominantly lawned garden extending to approximately 38 metres (125ft) in length and containing brick built summerhouse/store

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





12 Whitmore Road, Small Heath, Birmingham, B10 0NP

Property Description:

A substantial detached building of traditional construction surmounted by a tile clad roof in need of modernisation and improvement throughout. The property is located on a substantial plot and comprises a workshop with sales area/reception, a loading bay with vehicular access and a flat located to the first floor which can be made self contained. The property is located at the Northern end of Whitmore Road close to the junction with the busy Coventry Road. The property is located approximately one mile from Birmingham City Centre.

Accommodation:

Ground Floor
Loading Bay extending to 25.9sq.m (278sq.ft),
Single Storey Workshop extending to 96.6sq.m (1,038sq.ft),
Reception/Sales Area extending to 22.4sq.m (241sq.ft)

Private Office extending to 14.6sq.m (157sq.ft) with access to small covered yard with Separate WC

Total Floor Area – 159.5sq.m. (1,713sq.ft.)

First Floor

Stairs and Landing, Living Room, Kitchen, Two Bedrooms and Bathroom with low flush WC and panelled bath

Second Floor

Three Rooms

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





43-45 Graiseley Lane, Wednesfield, Wolverhampton WV11 1PE

Property Description:

A substantial detached building of traditional construction, benefiting from gas fired central heating and UPVC double glazing, however still requires some modernisation and cosmetic improvements. The property has formerly been used as a Doctors Surgery, but a Planning Application dated 23 April 2003 (Ref – 03/0243/FP), grants the change of use from a Doctors Surgery to a dwelling house. The property itself is located on Graiseley Lane which leads directly off Wolverhampton Road (A4124) and is approximately a quarter of a mile distance from New Cross Hospital. Wolverhampton City Centre is approximately two miles to the South West.

Accommodation:

Ground Floor
Three Rooms, Inner Hall, Modern Kitchen, Shower Room with shower cubicle, wash hand basin and WC

First Floor
Stairs and Landing, Three Rooms, Bathroom with panelled bath, wash hand basin and WC

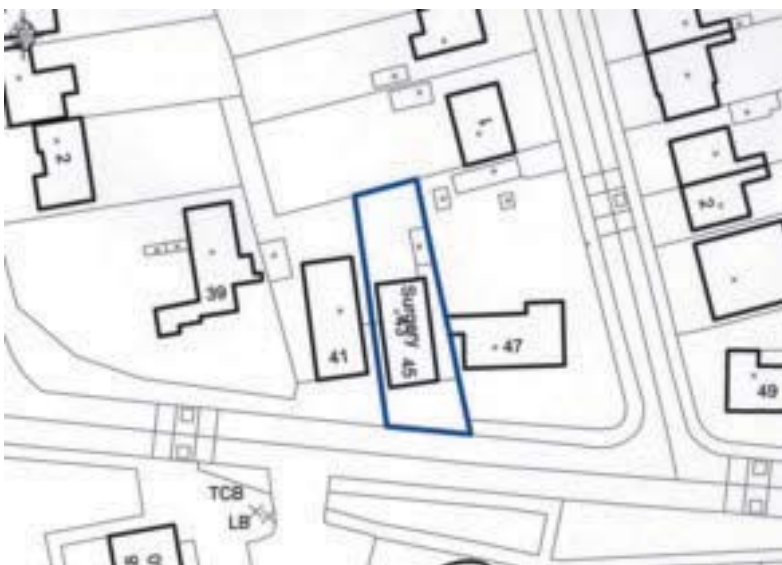
Outside
(Front) Walled foregarden
(Rear) Tarmacadam yard with driveway providing parking for approximately five cars

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





15 Market Place, Wednesbury WS10 7AY

Property Description:

A mid terraced retail unit in need of modernisation located directly in the heart of Wednesbury Town Centre within a few yards of Woolworths, and close to the junction with Walsall Street. The property which benefits from A1 Planning Consent comprises a three storey building of traditional construction benefiting from a modern aluminium framed shop front with roller shutter protection. Wednesbury itself is located approximately 2.5 miles to the north of West Bromwich Town Centre, and 5 miles to the south east of Wolverhampton City Centre, and within 2 miles of Junction 9 of M6 Motorway.

Accommodation:

Ground Floor
Retail area extending to 25.2sq.m. (270sq.ft.) with steps up to Rear Retail Area extending to 30.1sq.m. (323sq.ft.), Rear Stock Room extending to 8.6sq.m. (92sq.ft.), Stock Room Two extending to 6.2sq.m. (67sq.ft.) and Stock Room Three extending to 12.2sq.m. (131sq.ft.)

First Floor
Room 1 extending to 38.9sq.m. (418sq.ft.), Room 2 extending to 19.9sq.m (213sq.ft.), Bathroom with WC

Second Floor
Three further Rooms

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





1 Wellesley Road, Oldbury, West Midlands B68 8RY

Property Description:

An end terraced house of rendered brick construction surmounted by a hipped slate clad roof, occupying a corner position at the junction with Tat Bank Road. The property benefits from gas fired central heating, UPVC double glazing and has been refurbished and modernised throughout including new kitchen fitments, redecoration and carpets. The property provides flexible, well laid out accommodation and has previously been let to four individual tenants.

modern fitted units, built in electric oven and hob, Lobby, Shower Room with shower enclosure, wash basin and WC, Cloakroom with WC and wash basin.

First Floor
Stairs and Landing, Two Double Bedrooms.

Outside
Front – brick paved forecourt.
Rear – garden.

Vendors Solicitors:

Refer to Auctioneers

Accommodation:

Ground Floor
Reception Hall, Reception Room One, Reception Room Two, Living Room, Store Room, Kitchen with range of

Viewings:

Via Cottons – 0121 247 2233



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LOT 62

Freehold Vacant Possession

**10 Pershore Avenue,
Selly Park, Birmingham
B29 7NP**

Property Description:

A traditional mid terraced house of rendered brick construction surmounted by an interlocking tile clad roof and benefiting from UPVC double glazed windows and external doors, gas fired central heating and a single storey rear extension. The property itself is situated in a pedestrian cul-de-sac which is accessed directly off Pershore Road close to the junction with First Avenue.

Accommodation:

Ground Floor

UPVC Double Glazed Porch, Front Reception Room, Lobby, Rear Reception Room, Kitchen, Rear Entrance Hall, Shower Room with glazed shower cubicle having electric shower, pedestal wash basin and wc

First Floor

Stairs and Landing, Two Double Bedrooms



Outside
(front) Foregarden

(rear) Gravelled yard with shared pedestrian entry access and a separate garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 63

**14 North Street,
Smethwick,
West Midlands B67 7DA**

Property Description:

A freehold end terraced property of traditional construction which is offered for sale in a presentable condition and is currently let by way of an Assured Shorthold Tenancy at a rental of £575 per calendar month (£6,900 per annum). The property itself is located in a predominantly residential area, approximately a quarter of a mile distance from Smethwick High Street. North Street itself runs between Vicarage Road and South Road.

Accommodation:

Ground Floor

Entrance Porch, Reception Hall, Front Reception Room partitioned to provide two separate rooms, Rear Reception Room with door to Cellar, Kitchen

First Floor

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



Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**49 Hellier Street,
Dudley,
West Midlands DY2 8RF**

Property Description:

A mid terraced house of traditional construction surmounted by a replacement tile clad roof and is located on a pedestrian walk way running off Hellier Street. The property benefits from having well laid out accommodation, three bedrooms and majority UPVC double glazed windows. Hellier Street is located within one mile of Dudley Town Centre and is within easy reach of Dudley Southern Bypass (A461).

Accommodation:

Ground Floor:

Two Reception Rooms, Kitchen

First Floor:

Two bedrooms and Bathroom having panelled bath, pedestal wash basin and WC



Second Floor:

Bedroom

Vendors Solicitors

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Viewings

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Building Plot Adj 27 Windsor Road, Oldbury, West Midlands B68 8NY

Description:

A parcel of freehold former garden land situated adjacent to number 27 Windsor Road, directly fronting the road and extending to an area of 167sq.m (200sq.yds). The plot benefits from planning consent for the erection of a detached dwelling house with access drive, crossover and garage which will form part of an area containing a range of residential properties and which is also adjacent to the Oldbury Territorial Army Centre. Windsor Road leads off Leahouse Road which in turn leads off Wolverhampton Road (A4123) and the site is conveniently within approximately one miles distance from the M5 Motorway (junction 2), Langley Green Railway Station and two miles distance from Oldbury Town Centre providing a wide range of retail

amenities and services.

Planning:

The plot benefits from outline planning consent granted by Sandwell Metropolitan Borough Council (Reference: DC/07/47405 and dated 25th April 2007) for the erection of a single detached dwelling house access drive, crossover and garage.

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





73 Selborne Road, Dudley, West Midlands DY2 8LA

Property Description:

A mid terraced house of brick construction surmounted by a pitched interlocking tile clad roof and set back from the road behind a gravelled foregarden. The property benefits from mostly double glazed windows along with three bedrooms and is situated in a predominantly residential area located via Norman Street off New Rowley Road (B4171) and approximately one mile distance to the South of Dudley Town Centre.

Accommodation:

Ground Floor:
Reception Hall, Lounge with opening to Dining Room, Kitchen with range of modern units and pantry

First Floor:

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

Outside:

(Front) Gravelled foregarden with shared pedestrian access leading to rear
(Rear) Paved patio and enclosed garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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94 Wicketts Tower, 2 Wyatt Close, Edgbaston, Birmingham B5 7TL

Property Description:

A well laid out purpose built flat situated on the sixteenth floor of a substantial block, occupying a prominent position in Wyatt Close which is situated off Pershore Road (A441) close to the junction with Priory Road and enjoying splendid views over the City. The property benefits from a security door entry system and lift access, modern kitchen and bathroom fitments and two double bedrooms. Birmingham City Centre lies within approximately one and a half miles distance to the North and the property is within approximately one quarter of a mile distance from both Warwickshire County Cricket Club and Cannon Hill Park.

Accommodation:

Ground Floor
Communal Entrance Hall with security door entry system and lift access
Sixteenth Floor
Reception Hall, Lounge with access to balcony, Kitchen with a range of

modern fitted units incorporating stainless steel built in oven, hob and cooker hood, two Double Bedrooms and Bathroom with modern suite comprising panelled bath with shower attachment, pedestal wash basin and wc

Outside
Residents parking area

Leasehold Information Term:

101 years (less 3 days) from 25th March 1961

Ground Rent:

£10 per annum

Service Charge:

Refer to Legal Pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

pink
CHARTERED SURVEYORS & ESTATE AGENTS



LOT 68

Freehold Vacant Possession

**162 Floyer Road,
Small Heath,
Birmingham, B10 9NA**

Description:

A traditional villa style, mid terraced house of brick construction surmounted by a replacement tile clad roof, benefiting from gas fired central heating, UPVC double glazed windows (except stairway) and external doors and three bedrooms. Floyer Road forms part of an established traditional residential area and is situated off Charles Road which in turn leads off Coventry Road, Small Heath which provides a wide range of amenities and services.

Accommodation:

Ground Floor:

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



First Floor:

Stairs and Landing, Three Bedrooms

Outside:

(Front) Walled foregarden
(Rear) Paved yard with shared pedestrian access and a separate paved garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 69

Freehold Vacant Possession

**10 Salisbury Road,
Birchfield, Birmingham
B19 1NA**

Property Description:

A three storey freehold mid terraced property of traditional construction, requiring cosmetic improvements. The property benefits from gas fired central heating, modern dining kitchen, four bedrooms and well laid out accommodation. The property is located at the Eastern end of Salisbury Road which is a cul-de-sac leading off Leonard Road. Birchfield Road (A34) is less than 100 yards distant and Birmingham City Centre is approximately one and a half miles to the South

Accommodation:

Ground Floor

Entrance Porch, Reception Hall, Two Reception Rooms, Large Dining Kitchen

First Floor

Two Bedrooms, Bathroom with panelled bath, wash hand basin and WC

Second Floor

Two Bedrooms, Shower Room with shower cubicle



Vendors Solicitors

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Viewings

Via Cottons – 0121 247 2233



COTTONS
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LOT 70**Freehold Vacant Possession**

**30 Owen Road,
Wolverhampton,
WV3 0HU**

Property Description:

A traditional mid terraced house of brick construction surmounted by an interlocking tile clad roof, set back from the road behind a small foregarden and benefiting from three bedrooms along with a garage located to the rear but requiring modernisation and improvement throughout. Owen Road forms part of an established residential area and is located off Lea Road which in turn leads off Penn Road (A449). The property provides an ideal investment opportunity being situated within approximately half a mile distance from Wolverhampton City Centre which provides an abundance of both professional and student tenants.

**Accommodation:**

Ground Floor:

Vestibule Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Breakfast Kitchen, Bathroom with panelled bath, pedestal wash basin and wc

First Floor:

Stairs and Landing, Three Bedrooms

Outside:

(Front) Concrete foregarden

(Rear) Concrete paved yard and garden with pedestrian gated rear access and a garage which benefits from a secure rear vehicular access off both Aston Street and Bingley Street.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 71**Freehold Vacant Possession**

**17 Cadle Road,
Wolverhampton
WV10 9SJ**

Property Description:

A three bedroom semi detached property with a fully rendered front elevation being in need of some modernisation and improvement. The property is located in a quiet residential area approximately a quarter of a mile distance from Showell Road which in turn provides direct access to Stafford Road (A449). There is easy access to Wolverhampton City Centre being approximately two miles distance.

Accommodation:

Ground Floor

Entrance Hall, Reception Room, Kitchen, Separate WC

First Floor

Three Bedrooms and Bathroom



Outside

Walled foregarden. Pedestrian access to rear garden.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





51 Cadle Road, Wolverhampton WV10 9SJ

Property Description:

A three bedroom semi detached property of traditional construction being in need of some modernisation and improvement. The property is located in a quiet residential area approximately a quarter of a mile distance from Showell Road which in turn provides direct access to Stafford Road (A449). There is easy access to Wolverhampton City Centre being approximately two miles distance.

Accommodation:

Ground Floor
Entrance Hall, Reception Room,
Kitchen, Separate WC

First Floor
Three Bedrooms and Bathroom

Outside
Foregarden providing off road parking.
Pedestrian access to rear garden.

Vendors Solicitors

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10 Goodwood Close, Hazelslade, Cannock, Staffordshire, WS12 0JU

Property Description:

A much improved and presentable three bedroom semi-detached house, having recently undergone re-furbishment works throughout and benefitting from well laid out accommodation, an attractive range of modern fitted kitchen units, modern bathroom suite, Gas Fired Central Heating and upvc double glazed windows, redecoration and a conservatory. Goodwood close comprises of a cul-de-sac and is located just off Eastgate, with the nearest main road being Rugeley Road (A460), which provides direct access between Cannock and Rugeley. The property is located towards the North East of Cannock Town Centre, being approximately 3 miles distant and within a quarter of a mile from access to Cannock Chase Country Park.

Accommodation:

Ground Floor
Entrance Hall, Cloakroom with wc, Through Lounge, Dining Kitchen with range of modern units incorporating stainless steel oven, hob and cooker hood, Conservatory
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern corner suite comprising of panel bath, pedestal wash basin and wc

Outside

Front – Lawned foregarden and block paved driveway.
Rear – Patio and lawned garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 74

Freehold Vacant Possession

44 Northbrook Street, Ladywood, Birmingham B16 0AL

Property Description:

A three bedroom two storey extended modern town house set back from the road behind a walled fore garden and surmounted by a tile clad roof. The property benefits from having well laid out accommodation and off road parking to the rear, accessed via a service road. The property is within walking distance to the main services and amenities on the Dudley Road (A457) and also within a quarter of a mile from City Hospital.

Accommodation:

Ground Floor:

Entrance Porch, Entrance Hallway, WC, Kitchen/Diner, Reception Room, Inner Lobby having shower, Dining Room

First Floor:

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



Outside:

(Front) - Walled foregarden

(Rear) - Paved yard with off road parking

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 75

Freehold Investment

8 Enderley Grove, off Bellefield Road, Winson Green, Birmingham, B18 4EP

Property Description:

An end terraced property of traditional construction surmounted by a pitched tiled clad roof and benefiting from gas fired central heating, modern kitchen and bathroom fittings rewire and interlinked smoke alarms and emergency lighting. The property is located on Enderley Grove, a small cul-de-sac accessed by a walkway, directly between 10 and 12 Bellefield Road. Bellefield Road runs directly off Dudley Road (A457) which provides direct access to both Birmingham City Centre and the local Dudley Road Shopping Centre, providing a wide range of local services and amenities. The property is currently let on an Assured Shorthold tenancy agreement at a rental of £520 per calendar month (£6,240 per annum)

Accommodation:

Ground Floor

Lounge, Inner Hall, Dining Room, Kitchen



First Floor

Stairs and Landing, Two Double Bedrooms, Bathroom with panel bath, pedestal wash basin and W.C.

Outside

Front: Lawned foregarden

Rear: Paved Yard

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



**237 Meridale Street West,
Wolverhampton,
West Midlands
WV3 0RP**

Property Description:

A mid terraced property of rendered brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. Meridale Street West is located off Owen Road and is within approximately a quarter of a miles distance from Wolverhampton City Centre. The property is currently let to Mercian Housing Association Ltd for a term of fifteen years from 22 May 2000 producing a rental of £2248.32 per annum (subject to a rent review/break clause every 5th anniversary) a copy of the lease is available to inspect from the auctioneers office.

Accommodation:

Ground Floor:

Front Reception, Rear Reception, Kitchen, Inner Lobby, Bathroom with panelled bath, WC and pedestal wash basin



First Floor:

Three Bedrooms

Outside:

(Rear) - Garden

Vendors Solicitors

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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

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.



17-19 Hart Road, Erdington, Birmingham B24 9ER

Property Description:

A pair of three bedroom mid terraced properties of rendered brick construction surmounted by a tile clad roof and set back from the road behind a walled foregarden and gateway. The property has previously been two separate terraced houses but has since been converted to provide one six/seven bedroom property. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating. Number 19 has modern kitchen and bathroom fittings, and has been extended to the rear. The property could provide an ideal large family residence, superb buy-to-let property, or alternatively could be converted back to provide two separate three bedroom mid terraced properties. Hart Road is located between Orphanage Road and Holliday Road, and is within walking distance to the main High Street in Erdington, which in turn provides a wide range of shops, amenities and bars.

Accommodation:

Number 17

Ground Floor
Entrance Porch, Entrance Hallway, Front Reception, Rear Reception, Utility Room, large Store Room housing WC and pedestal wash hand basin.

First Floor

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

Number 19

Ground Floor
Entrance Porch, Through Lounge, Kitchen, archway to No 17, extended Sun Room

First Floor

Stairs and Landing, Bedroom One partitioned off to provide Nursery Room, Bedroom Two and Bedroom Three, Shower Room having shower cubicle, WC and pedestal wash basin, Archway to No 17.

Outside

(Front) Walled Foregarden
(Rear) Paved Yard

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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**485 Bromford Lane,
Washwood Heath,
Birmingham B8 2RS****Property Description:**

A semi detached property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a paved foregarden allowing for off road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows and is offered for sale in presentable condition. Bromford Lane (A4040) is the continuation of Stechford Lane and the property itself is close to the junction with Margaret Road. The property is approximately within three quarters of a mile distance of the Fort Shopping Park.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway,
Front Reception, Rear Reception,
Kitchen and lean to.

First Floor

Three Bedrooms and Bathroom having
panelled bath with electric shower
over, pedestal wash hand basin and
low level WC.



Outside
(Front) Paved foregarden
(Rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

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Garages at Nafford Grove, Maypole, Birmingham

Description:

A freehold garage yard situated in Nafford Grove which comprises of cul-de-sac, located off Alcester Road South (A435) and extending to an area of approximately 0.2 acres. The yard contains a total of 23 brick built garages, comprising of one row containing 20 units and a smaller row containing 3 units and has scope for the addition of one further garage, should it be required. Access to the yard is over a driveway owned by Birmingham City Council and the vendor has entered into a formal lease permitting right of way for a term of 21 years subject to an annual rent of £750 per annum which is reviewable on 7th anniversary.

Rental Income:

The garage yard is currently fully let at rentals ranging between £5.50 per week and £7.50 per week.

Total Rental Income:

£153 per week (£7,956 per annum)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

ACRES





Garages at Chandos Street, Nuneaton, Warwickshire

Description:

A freehold garage yard extending to approximately 0.2 acres and containing a range of 15 brick built lock up garages. The site however does provide scope for addition of further garage units (subject to obtaining planning consent). The site forms part of an established residential area and is accessed by way of tarmacadamed driveway leading between numbers 13 and 15 and Chandos Street leads off Richmond Road which in turn leads off Queens Road and provides direct access to Nuneaton Town Centre.

Rental Income:

All 15 garages are currently let at a rental of £6.25 per week except garage number 1 which is let for £5.75 per week.

Total Rental Income:

£93.25 per week (£4,849 per annum)

A copy of the rent schedule is available for inspection at the auctioneers offices.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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ACRES





Garage Redevelopment Site Rear of 46 to 72A Deans Road, Wolverhampton WV1 2BH

Description:

A parcel of freehold land, rectangular in shape and situated to the rear of numbers 46 to 72A Deans Road and accessed by way of a driveway leading to the side of 72A. The site provides an ideal investment opportunity, benefiting from planning consent granted by Wolverhampton City Council (Ref: 07/00203/FUL and dated 16th April 2007) for the erection of 40 lockup garages. A copy of the planning consent is available for inspection at the auctioneers' offices. The site extends to an area of 0.14 Hectares (0.35 acres) and is subject to rights of way in favour of the occupiers of 46 to

72A Deans Road to access the rear of their properties.

Note the vendor has obtained quotations for the erection of the garage block and these are also available for inspection.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Seven Lock Up Garages, Euston Crescent, Willenhall, Coventry, CV3 3AS

Description:

A block of seven lock up garages of concrete prefabricated construction situated at the entrance to Euston Crescent which comprises of a cul-de-sac leading off Robin Hood Road which provides access to London Road (B4110) and approximately three and a half miles distance to the south east of Coventry city centre and within one mile to the Coventry eastern bypass (A46). The garages are situated in a predominantly residential area and are currently fully let at the following rentals:

Six garages let at a rental of £35 per calendar month each

One garage let at a rental of £31 per calendar month.

Total Rental Income: £241 per calendar month (£2,892 per annum)

Leasehold Information:

Lease Term:

99 Years from 12 January 1987

Ground Rent:

Refer to Legal Pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Land Adj 91 Tedbury Crescent, Erdington, Birmingham B23 5NG

Description:

A parcel of freehold land located adjacent to 91 Tedbury Crescent and occupying a prominent corner position at the junction with Court Farm Road. The land extends to an area of 289sq.m (0.07 acres) and forms part of a predominantly residential area located between Court Lane and Short Heath Road and conveniently within approximately one mile distance from both Erdington Railway Station and Erdington High Street which provides a wide range of retail amenities and services.

Planning:

All interested parties should discuss any proposals which they may have for the land with the Local Planning Office at Birmingham City Council prior to bidding.

Vendors Solicitors:

Refer to Auctioneers

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Land Rear of 68 Hurst Lane, Castle Bromwich, Birmingham B34 7HN

Description:

A parcel of freehold land, rectangular in shape and situated to the rear of 68 Hurst Lane. The land extends to an area of 200sq.m (239sq.yds) and has a frontage onto Longmeadow Crescent of 24.6m (81ft) which is secured via a substantial brick wall with gated entrance and a depth of 8.5m (28ft). Hurst Lane itself forms part of an established residential area which leads directly off Chester Road (B4114).

Planning:

All interested parties should discuss any proposals which they may have for the land with the Local Planning Office at Birmingham City Council prior to bidding.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





193 Priory Road, Hall Green, Birmingham B28 0ST

Property Description:

A semi detached house of partly clad brick construction surmounted by a pitched tile clad roof and benefiting from gas fired central heating, mostly UPVC double glazed windows and a garage located to the rear. The property is set back from Priory Road behind a foregarden and is situated close to the junction with Wilson Croft and is conveniently within approximately three quarters of a mile distance from Shirley Railway Station and approximately one and a half miles distance from Stratford Road, (A34) Shirley which provides access to a wide range of retail amenities and services.

Accommodation:

Ground Floor:
Glazed Porch, Reception Hall, Through Lounge/Dining Room, Kitchen

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

Outside:
(Front) Foregarden with shared full length driveway leading to rear
(Rear) Garden and freestanding brick built garage

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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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 86**Freehold Vacant Possession**

**26 Graham Street,
Ilkeston, Derbyshire,
DE7 5ND**

Description:

A traditional three storey mid terraced house of part rendered brick construction surmounted by a pitched tile clad roof situated directly fronting the pavement. The property is situated in an established residential area and benefits from UPVC replacement windows, gas fired central heating and three bedrooms. Graham Street is located off Nottingham Road (A609) and within approximately one quarter of a mile distance from Ilkeston town centre. Ilkeston lies close to the Nottinghamshire borders and approximately five miles distance to the North of the M1 Motorway (Junction 25).

Accommodation:

Ground Floor
Front Reception Room, Lobby with Stairs off, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.
Second Floor
Stairs to Bedroom Three.

**Outside**

Front - Shared pedestrian entry access to rear
Rear - yard and garden.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 87**Freehold Vacant Possession**

**244 Kingston Road,
Willerby, Hull,
HU10 6ND**

Property Description:

A freehold mid terraced property of traditional construction in need of modernisation and improvement throughout. Willerby is a village located approximately five miles to the west of the city of Kingston Upon Hull and the population is approximately 8,000. The property is located on Kingston Road close to the junction with Aston Road and is located within approximately one mile of High Street, an area known as Willerby Square which provides a wide range of services and local amenities.

Accommodation:

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

First Floor:
Stairs and Landing, Three Bedrooms, Bathroom

Outside:

Front - Walled Foregarden
Outside Rear - Lawned garden with garage accessed via rear driveway off Aston Road

**Vendors Solicitors**

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



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

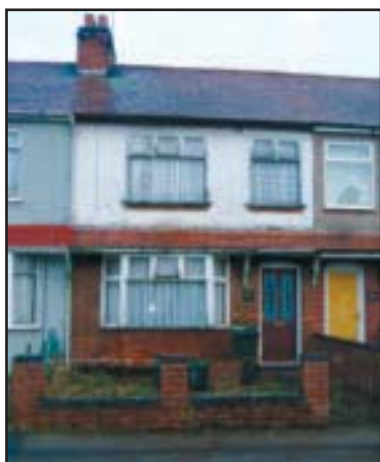
Property Description:

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

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Flat 101 Camberley, Beacon View Road, West Bromwich B71 3PF

Property Description:

A duplex flat situated on the ninth and tenth floors of a substantial purpose built block and offering well laid out accommodation. The property is in good presentable condition and benefits from UPVC double glazed windows, electric heating and two double bedrooms. In recent years the management of the block has come under control of the residents and the block has thus undergone a range of improvement works and furthermore the property is situated in an improving area and in particular is adjacent to a recent development containing a range of private housing. Beacon View Road is located off the Walsall Road (A4031) and is approximately one and a half miles distance from junction 9 of the M6 Motorway.

Accommodation:

Ground Floor
Communal Entrance with a security door entry system and access to lifts

Tenth Floor
Communal Landing Area, Entrance Hall, Lounge, Dining Kitchen

Ninth Floor
Stairs down to Hallway with stairs access to fire escape on the eighth floor, Bathroom having panelled bath, pedestal wash basin and wc, Two Bedrooms

Outside

Communal gardens and parking area

Leasehold Information

Term:

199 years from 29th September 1990

Ground Rent:

Currently £50 per annum (rising during the term)

Service Charge:

Refer to Legal Pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





66 Cleveland Tower, Holloway Head, Birmingham B1 1UH

Property Description:

A well laid out Purpose built flat situated on the ninth floor of a prominent block located at the junction of Holloway Head and Bristol Street and enjoying superb views which extend over the West and Southern parts of the city and beyond. The development itself enjoys a central location close to such landmark buildings as the Mail Box and Beetham Towers and benefits from convenient access to both the central shopping area which includes the Bull Ring and to Broad Street which provides a wide range of leisure and entertainment facilities. The property itself provides a well laid out accommodation benefiting from electric heating and UPVC double glazed windows and is currently let on a Shorthold Periodic Tenancy at a rental of £475 per calendar month (£5,700 per annum). The block itself has been substantially improved and modernised in recent years by the Freeholder Optima Housing and benefits from security door entry and video security system, resident concierge, modern lifts and redecorated common parts.

Accommodation:

Ground Floor
Communal Entrance Hall with Security Entry System and Concierge Facility, Lift and Stair Access to Ninth Floor.

Ninth Floor
Communal Landing, Reception Hall with store cupboard, Double Bedroom, Lounge with access to balcony which provides impressive views, Kitchen with a range of modern fitments including built in oven, hob and cooker hood, Bathroom with panelled bath having electric shower over, pedestal wash basin and wc,

Leasehold Information

Term: 125 years from 20 June 1983

Ground Rent: £10 per annum

Service Charge: refer to legal pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





35 Orchard Street, Kettlebrook, Tamworth, Staffordshire B77 1AT

Property Description:

A traditional semi detached house built in 1887 of brick construction surmounted by a pitched tile clad roof and whilst retaining much of its original character, has undergone extensive refurbishment and modernisation works which include extension, re-plastering, rewiring, re-plumbing, chemical damp proof course injection, refurbishment of the original sash windows and provision of modern kitchen and bathroom fittings along with associated tiling. Some finishing works and redecoration are required to complete the refurbishment. The property further benefits from gas fired central heating (not tested) and is situated in a cul-de-sac which leads off Cross Street and forms part of an established residential area located off the Kettlebrook area and conveniently within approximately half a mile distance from Tamworth Town Centre providing a wide range of retail amenities and services.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with extensive range of modern fitted units incorporating built in stainless steel oven, hob and cooker hood, Extended Breakfast Room

First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with a new 'traditional style' suite comprising of roll top bath with shower attachment, pedestal wash basin and wc

Outside:
(Front) Walled foregarden

(Rear) Pedestrian side access to paved patio and lawned garden and a freestanding garage/store

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





38 Mount View, Sutton Coldfield, West Midlands B75 7DT

Property Description:

A three bedroom duplex flat situated on the first and second floors and forming part of a purpose built block. The flat benefits from having well laid out accommodation and is offered for sale in presentable condition. The property is situated in an established residential area and is located off Reddicap Hill which in turn provides direct access to the main shopping area in Sutton Coldfield that itself provides a wide range of shops, amenities and bars.

Accommodation:

Ground Floor
Communal Entrance with Security Door Entry System.

First Floor
Entrance Hall, Kitchen, Reception Room, Balcony Area

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

Leasehold Information

Lease Term – 125 Years from 8th November 1993

Ground Rent – £10 per annum

Service Charge – Refer to Legal Pack

Outside
Communal Gardens and Parking

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.





2 Fernwood Croft, Tipton, West Midlands DY4 8LL

Property Description:

A two bedroom first floor maisonette of brick construction set back from the road behind a grass verge. The property benefits from having well laid out accommodation, UPVC double glazed windows and modern kitchen units, and is offered for sale in presentable condition. Fernwood Croft is a cul-de-sac which is located off Park Lane West (A457) and is within walking distance to Victoria Park, and also within approximately a quarter of a mile distance to the main shopping area in Tipton.

Accommodation:

Ground Floor
Entrance Hallway

First Floor

Stairs and Landing, Reception Room, Kitchen, Bathroom, Two Bedrooms

Outside
Garden

Leasehold Information

Term – 99 years from 25 March 1965

Ground Rent – £24 per annum and insurance rent

Service Charge – Refer to legal pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



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LOT 94**Freehold Vacant Possession**

**23 Lawley Road,
Bilston, West Midlands
WV14 0NB**

Property Description:

A three bedroom semi detached property of brick construction surmounted by a hipped tile clad roof set back from the road behind a lawned foregarden and drive way allowing for off road parking. The property benefits from having well laid out accommodation, however, is in need of some modernisation and improvement. Lawley Road is a continuation of Priestfield Street and Herbert Street, and is located close to where Wolverhampton Street and the Wellington Road (A41) meet. The property is within approximately half a mile distance from the main shopping area in Bilston which provides a wide range of shops and amenities.

Accommodation:

Ground Floor
Reception Hall, WC, Lounge, Kitchen



First Floor
Three Bedrooms and Bathroom

Outside
Front - Walled Foregarden and drive way
Rear - Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 95**Freehold Vacant Possession**

**179 Harborne Lane,
Selly Oak,
Birmingham B29 6SS**

Property Description:

A traditional mid terraced house of part rendered construction surmounted by a pitched tile clad roof, benefiting from aluminium double glazed windows but requiring complete modernisation and improvement throughout. The property is set back from Harborne Lane behind a foregarden and is conveniently located within approximately 200 metres from Battery Retail Park, approximately half a mile distance from both Selly Oak Hospital and within approximately one mile distance from Harborne High Street which provides a wide range of retail amenities and services.

Accommodation:

Ground Floor
Side Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen with pantry

First Floor
Stairs and Landing, Two Bedrooms, Large Bathroom with panelled bath, wash hand basin and wc



Outside
(Front) Foregarden, shared pedestrian entry access to rear,
(Rear) Brick paved yard, brick wc and store and garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 96**Freehold Vacant Possession**

**348 High Street,
Smethwick,
West Midlands B66 3PD**

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched replacement tile clad roof, occupying a slightly elevated position and set back from the road behind a walled foregarden. The property requires modernisation and cosmetic improvement throughout and is situated overlooking Victoria Park and conveniently within approximately 250 metres from a range of local amenities and services including the Windmill Retail Park.

Accommodation:

Ground Floor:

Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Hall, Shower Room with shower, pedestal wash basin and wc

First Floor:

Stairs and Landing, Two Double Bedrooms



Outside:

(Front) Walled foregarden

(Rear) Paved yard and garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

LOT 97**Freehold Vacant Possession**

**8 Red Brook Road,
Walsall, West Midlands
WS2 7RB**

Property Description:

A two storey modern detached three bedroom house situated in a cul-de-sac and forming part of a modern development located off Cavendish Road which in turn leads off Bloxwich Lane and is conveniently in one miles distance from the M6 motorway (Junction 10). The property provides well laid accommodation which benefits from 2 bathrooms and garage but requires improvement and repair throughout having suffered from some vandalism and the garage has further suffered some fire damage.

Accommodation:

Whilst the property has not been inspected internally by the Auctioneers



we understand that it benefits from the following:

Ground Floor

Reception Hall with Cloakroom, Breakfast Kitchen, full width Lounge/Dining Room

First Floor

Stairs and Landing, Master Bedroom with ensuite, Bedroom 2 and Bedroom 3, Bathroom

Outside

(Front) Foregarden and side drive way leading to brick built garage

(Rear) Garden extending to side

Vendors Solicitors

Refer to Auctioneers

Viewings

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

(Edition 1 May 2002) Reproduced with the consent of the RICS

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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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