

24th FEBRUARY 2015

Cottons

CHARTERED SURVEYORS

AUCTION

TUESDAY 24th FEBRUARY 2015

11:00 AM

LOCATION

ASTON VILLA FOOTBALL CLUB

VILLA PARK

BIRMINGHAM

B6 6HE

0121 247 2233 auctions@cottons.co.uk

www.cottons.co.uk

Important notice to be read by all bidders

Condition of Sale

Each Property/Lot will, unless previously withdrawn, be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

Auctioneers Advice

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

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

IMPORTANT NOTICE

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

Proceeds of Crime Act 2002/ Money Laundering Regulations 2003

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

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

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

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

Credit card or Business card Payments

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

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

ID

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

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

Third Party Bidding

If bidding on behalf of a third party, the bidder must provide the name and address of that third party on whose behalf they are bidding, together

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

8. 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.

9. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity is required, so ensure that you bring with you a Driving Licence, Passport or other acceptable form of identification.

10. 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.

11. 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.

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

13. The successful bidder will be required to pay an Administration Fee of £495 + VAT, in addition to the 10% deposit (subject to a minimum deposit of £2000), being payable on each lot purchased whether purchasing prior, during or after auction, except for Lots with a purchase price of £10,000 or less, then the fee will be £195 + VAT.

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

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

with required identification documents for both the successful bidder and for the third party, together with the third party's written authority under which the bid has been made.

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

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

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

Misrepresentation Act

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

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

Definition

Definition of Guide Prices

The guide price is an indication of the seller's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. The guide price can be adjusted by the seller at any time up to the day of the auction in light of the interest shown during the marketing period and bidders will be notified of this change on our website and by the auctioneer prior to the lot being offered.

Definition of Reserve Price

The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. It is usual, but not always the case that a provisional reserve is agreed between the seller and the auctioneer at the start of marketing and the Final Reserve Price will be agreed between the auctioneer and the seller prior to the auction sale. Whilst the reserve price is confidential it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

A Collective Auction Sale of 62 LOTS

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

Order of Sale

Lot	Property	Property Type	Lot	Property	Property Type	Lot	Property	Property Type
1	37 BLACKBERRY LANE, FOUR OAKS, SUTTON COLDFIELD	Freehold Vacant Residential	50	2 CRUMPFIELDS LANE, REDDITCH, WORCESTERSHIRE	Freehold Residential Investment			
2	16 BRIDGE STREET SOUTH, SMETHWICK,, WEST MIDLANDS	Freehold Vacant Residential	51	LAND MERRINGTON, MOSS RD, WROCKWARDINE WOOD, TELFORD	Freehold Building Plot			
3	11 MARY ROAD, STECHFORD, BIRMINGHAM	Leasehold Vacant Residential	52	3 RACHEL GARDENS, SELLY OAK, BIRMINGHAM	Freehold Vacant Residential			
4	123 NIMMINGS ROAD, HALESOWEN, WEST MIDLANDS	Freehold Vacant Residential	53	FLAT 8, 8 BROADMEADOW CLOSE, BIRMINGHAM	Leasehold Vacant Residential			
5	7 ARLEY VILLAS, CAPE STREET, BIRMINGHAM	Freehold Vacant Residential	54	55 CAUSEWAY, ROWLEY REGIS, WEST MIDLANDS	Freehold Vacant Residential			
6	17 STOCKTON COURT, MASON STREET, BILSTON, WEST MIDLANDS	Leasehold Vacant Residential	55	215 WESTMINSTER ROAD, HANDSWORTH,, BIRMINGHAM	Freehold Vacant Residential			
7	FLAT 6, HEATHER COURT, 48 RUSSELL ROAD, MOSELEY, BIRMINGHAM	Leasehold Vacant Residential	56	6 WODEN ROAD, WOLVERHAMPTON, WEST MIDLANDS	Freehold Vacant Residential			
8	226 WARWICK ROAD, SPARKHILL, BIRMINGHAM	Freehold Commercial Investment	57	25 HIGH STREET, LYE, STOURBRIDGE, WEST MIDLANDS	Freehold Vacant Commercial/Flats			
9	9 HELLIER STREET, DUDLEY, WEST MIDLANDS	Freehold Vacant Residential	58	159 CENTRAL DRIVE, DUDLEY, WEST MIDLANDS	Freehold Vacant Residential			
10	87 COOKSEY ROAD, SMALL HEATH, BIRMINGHAM	Leasehold Residential Investment	58A	86 ST.NICOLAS ROAD, NUNEATON, WARWICKSHIRE	Freehold Vacant Residential			
11	270 TAT BANK ROAD, OLDBURY,, WEST MIDLANDS	Freehold Vacant Residential	59	83 HIGH STREET, DUDLEY, WEST MIDLANDS	Freehold Vacant Commercial			
12	2A HARRISON STREET, WALSALL, WEST MIDLANDS	Freehold Vacant Commercial	60	232 PRIORY ROAD, HALL GREEN,, BIRMINGHAM	Freehold Commercial Investment			
13	28 HIGH STREET, SMETHWICK, WEST MIDLANDS	Freehold Commercial Investment	61	67 BROMFORD LANE, ERDINGTON, BIRMINGHAM	Freehold Vacant Residential			
14	4 WHEELER STREET, NEWTOWN, BIRMINGHAM	Leasehold Commercial Investment						
15	94 PLUMSTEAD ROAD, KINGSTANDING, BIRMINGHAM	Freehold Vacant Residential						
16	1 COLLEGE GROVE, HAMSTEAD ROAD, HANDSWORTH,, BIRMINGHAM	Freehold Residential Investment						
17	85 BRADES ROAD, OLDBURY, WEST MIDLANDS	Freehold Vacant Commercial						
18	305 BIRCHFIELD ROAD, PERRY BARR, BIRMINGHAM	Freehold Commercial Investment						
19	THE STAGS HEAD, 79 SUMMER LANE, BIRMINGHAM	Freehold Vacant Public House						
20	2 UNION STREET, WILLENHALL, WEST MIDLANDS	Freehold Commercial Investment						
21	4 UNION STREET, WILLENHALL, WEST MIDLANDS	Freehold Commercial Investment						
22	6 - 8 UNION STREET, WILLENHALL, WEST MIDLANDS	Freehold Commercial Investment						
23	10 UNION STREET, WILLENHALL, WEST MIDLANDS	Freehold Commercial Investment						
24	10 COTON LANE, ERDINGTON, BIRMINGHAM	Freehold Vacant Commercial						
25	24 CHISWELL ROAD, WINSON GREEN, BIRMINGHAM	Freehold Residential Investment						
26	278 HAGLEY ROAD WEST, OLDBURY,, WEST MIDLANDS	Freehold Commercial Investment						
27	61 BEECH ROAD, WEDNESBURY, WEST MIDLANDS	Freehold Vacant Residential						
28	55 TO 57 CAMBRIDGE STREET, WEST BROMWICH,, WEST MIDLANDS	Freehold Vacant Commercial						
29	33 MARKET PLACE, WILLENHALL, WEST MIDLANDS	Freehold Vacant Commercial						
30	UNIT 3, HERITAGE COURT, 17/21 WARSTONE LANE, BIRMINGHAM	Leasehold Vacant Commercial						
31	138 STRINGES LANE, WILLENHALL, WEST MIDLANDS	Freehold Residential Investment						
32	34 PRINCESS GARDENS, CHURCHFIELD AVENUE, TIPTON, WEST MIDS	Leasehold Vacant Residential						
33	UNIT 29 JAMES ROAD, TYSELEY, BIRMINGHAM	Freehold Vacant Commercial						
34	8 CHURCHFIELD AVENUE, TIPTON, WEST MIDLANDS	Leasehold Residential Investment						
35	LAND CORNER MASON STREET AND HOSPITAL STREET, BILSTON	Freehold Development Land						
36	LAND ADJ 63 KIRKWOOD AVENUE, ERDINGTON, BIRMINGHAM	Freehold Land with Potential						
37	LAND REAR 159 OLD PARK ROAD, DUDLEY, WEST MIDLANDS	Freehold Development Land						
38	LAND AT COLE STREET, DUDLEY,, WEST MIDLANDS	Freehold Development Land						
39	UNIT 17, HEATH ROAD, WEDNESBURY, WEST MIDLANDS	Freehold Vacant Commercial						
40	769 - 771 WARWICK ROAD, TYSELEY, BIRMINGHAM	Freehold Commercial Investment						
41	111 BRANTLEY ROAD, WITTON, BIRMINGHAM	Leasehold Vacant Residential						
42	REAR OF 47-55 BRIDGE STREET, WALSALL	Freehold Commercial Property						
43	FGR 37 BELGRAVE ROAD, TAMWORTH,, STAFFORDSHIRE	Freehold Ground Rent						
44	FGR 43 BELGRAVE ROAD, TAMWORTH,, STAFFORDSHIRE	Freehold Ground Rent						
45	FGR 1 ST. NICHOLAS CLOSE, AUSTREY,, AATHERSTONE,, WARWICKSHIRE	Freehold Ground Rent						
46	48 UNETT STREET, NEWTOWN, BIRMINGHAM	Freehold Vacant Residential						
47	4 OAK AVENUE, WEST BROMWICH, WEST MIDLANDS	Freehold Vacant Residential						
48	50 NORMANTON TOWER, PORTFIELD GROVE, ERDINGTON, BIRMINGHAM	Leasehold Vacant Residential						
49	50 DIBBLE ROAD, SMETHWICK, WEST MIDLANDS	Freehold Vacant Residential						

Auctioneers

Andrew J. Barden MRICS, FNAVA, John Day FRICS, FNAVA,

Kenneth F. Davis FRICS

Valuers Ian M. Axon, Stephen D. Sutton B.Sc. (Est.Man.) FRICS

Dan O'Malley B.Sc. (Hons.) HND

Auction Manager Sue Worrall

Auction Team Richard Longden B.Sc. (Hons.) MRICS,

Peter C. Longden FRICS, Nada Turton, Julie Murphy,

Sharron Sheldon, Joanne Palmer, Trish Doyle, Derek Dolphin,

Ossie O'Malley, Kevin Hogan, Andrew Smith, Nick Burton and

Richard Gaines.

IMPORTANT NOTICE FOR PURCHASERS AT AUCTION

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

ID REQUIREMENTS

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

DEPOSIT/PAYMENT METHODS

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

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

Please note we only accept Visa and MasterCard

All cards must be Chip & Pin enabled

AUCTIONEER'S ADMINISTRATION FEE

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

LOT 1

Freehold Vacant Possession
*Guide Price: £90,000 - £100,000

37 Blackberry Lane, Four Oaks, Sutton Coldfield, West Midlands B74 4JE

Property Description:

An end terraced house of rendered brick construction surmounted by a hipped tile clad roof, benefiting from double glazed windows and off road car parking. The property forms part of a popular residential area and Blackberry Lane leads directly off Four Oaks Common Road which in turn leads off Walsall Road (A454). The property is situated approximately one third of a mile distance to the north of Sutton Park and three quarters of a mile distance from Mere Green Shopping Centre.

Accommodation:

Ground Floor

Entrance Hall, Lounge, Kitchen with store, Rear Entrance Hall, Cloak Room with wc

First Floor

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

Outside:

Front: Lawned foregarden, full length driveway providing off road parking

Rear: Patio, hard standing with pre-fabricated garage and garden overlooking allotment ground at the rear.



Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 2472233



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 £495 + VAT being payable on each lot purchased whether purchasing prior, during or after auction, except for lots with a purchase price of £10,000 or less then the fee will be £195 + Vat. All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful.

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

Debit/Credit Card

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

Personal/Company Cheque

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

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

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

Cottons
CHARTERED SURVEYORS

LOT 2

Freehold Vacant Possession
 *Guide Price: £50,000 - £58,000

16 Bridge Street South, Smethwick, West Midlands B66 3DR

Property Description:

A traditional end terraced house of rendered brick construction surmounted by a pitched replacement tile clad roof, set back from the road behind a walled foregarden and benefiting from UPVC double glazed windows and gas fired central heating. The property forms part of a mixed residential and industrial area and Bridge Street South leads directly off Rabone Lane which in turn leads off Rolfe Street (B4135). The property is conveniently within approximately one third of a mile distance from a wide range of local shops and amenities in Smethwick and Rolfe Street Train Station. The M5 Motorway (junction 1) is situated within approximately one mile distance to the north.

Accommodation:

Ground Floor

Front Reception Room, Inner Hall with storage recess, Rear Reception Room, Kitchen, Rear Entrance Hall, Bathroom with a modern suite comprising panelled bath having shower over, vanity wash basin and wc

First Floor

Stairs and Landing, Three Bedrooms

Outside:

Front: Walled foregarden

Rear: Yard and lawned garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 3

Leasehold Vacant Possession
 *Guide Price: £50,000 - £57,000

11 Mary Road, Stechford, Birmingham, West Midlands B33 8AR

Property Description:

A well laid out purpose built two bedroom first floor maisonette forming part of a two storey development of brick construction with pitched tile clad roof, benefiting from gas fired central heating, mostly UPVC double glazed windows and a lock up garage located in a separate block to the rear. The property forms part of a predominantly residential area and Mary Road leads off Victoria Road which in turn leads off Station Road (A4040). The property is conveniently within approximately one third of a mile distance from local shops and amenities on Station Road and Stechford Railway Station.

Accommodation:

Ground Floor

Entrance Hall

First Floor

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

Outside:

Garden area and a lock up garage located in a separate yard to the rear

Leasehold Information

Lease Term: 99 Years from 25 March 1967

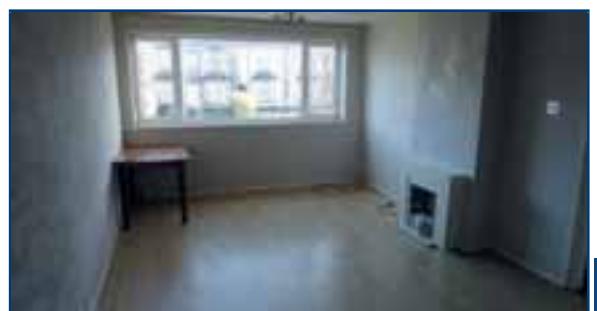
Ground Rent: Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 4

Freehold Vacant Possession

*Guide Price: £70,000 - £75,000

123 Nimmings Road, Halesowen, West Midlands B62 9JH

Property Description:

An extended link detached house of part rendered two storey brick construction surmounted by a pitched tile clad roof, benefiting from gas fired central heating, part UPVC double glazed windows and three bedrooms. The property forms part of an established mixed residential and commercial area known locally as Shell Corner and Nimmings Road leads directly off Long Lane and the property is conveniently within approximately half a mile distance from Black Heath Shopping Centre.

Planning

The property is currently a residential dwelling however may be suitable for change of use to either retail or office accommodation subject to obtaining planning consent from the local planning authority and all interested parties are deemed to have satisfied themselves in respect of any proposed use prior to bidding.

Accommodation:

Ground Floor

Front Reception Room, Lobby with storage cupboard, Rear Reception Room, Extended Breakfast Kitchen, Rear Entrance Hall, Bathroom with panelled bath having shower over, pedestal wash basin and wc.

First Floor

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

Outside:

Front: Tarmacadamed forecourt, Pedestrian gated access to rear

Rear: Predominantly paved garden

Legal Documents:

Available at www.cottons.co.uk

Viewings: Via Cottons - 0121 2472233



Cottons

CHARTERED SURVEYORS

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

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

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

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

LOT 5

Freehold Vacant Possession

*Guide Price: £52,000 - £58,000

7 Arley Villas, Cape Street, Birmingham, West Midlands B18 4JY

Property Description:

A mid-terraced property of brick construction surmounted by a tiled roof and set back behind a walled foregarden. Arley Villas is situated in a pedestrian walkway located off Cape Street. The property benefits from having UPVC double glazing. Cape Street is located of both Chiswell Road and Winson Street both of which can be found off Dudley Road (A457)

Outside:

Rear Paved yard

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor

Lounge, Dining Room, Kitchen

Second Floor

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



LOT 6

Leasehold Vacant Possession

*Guide Price: £19,000 - £24,000

Flat 17 Stockton Court, Mason Street, Bilston, West Midlands WV14 9SY

Property Description:

A one bedroom purpose built flat situated on the third floor of a five storey development. The property benefits from having UPVC double glazing and a garage located in a separate block. Stockton Court is located off Mason Street which is found off Birmingham New Road (A4123).

Third Floor

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

Outside:

Communal Grounds and garage

Lease Information

Term : 99 years from 24th June 1978
Ground Rent : Refer to Legal Pack
Service Charge : Refer to Legal Pack

Accommodation:

Ground Floor

Communal Entrance and stairs to

Legal Documents

Available at www.cottons.co.uk

Viewings

Via Cottons - 0121 247 2233



LOT 7

Leasehold Two Bedroom Flat with Vacant Possession

*Guide Price: £90,000 - £98,000

Flat 6 Heather Court, 48 Russell Road, Moseley, Birmingham, West Midlands B13 8RF

Property Description:

A well laid out two bedroomed flat situated on the second floor of a three storey purpose built development, forming part of Heather Court which is situated directly off Russell Road. The property requires modernisation and improvement throughout and benefits from two double bedrooms and a lock up garage located in an adjacent block. The property forms part of a well regarded and popular residential area and is situated within a short walk from Cannon Hill Park, approximately one mile distance from the popular Moseley Centre and three miles distance to the south of Birmingham City Centre.

Second Floor

Reception Hall, Bathroom with panelled bath, pedestal wash basin and wc, Kitchen, Lounge, Two Double Bedrooms

Outside:

Communal gardens and a garage located in an adjacent block

Leasehold Information

Lease Term: 999 Years from 1 January 1979
Ground Rent and Service Charge: Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor

Communal Entrance Hall with security door entry phone, Stairs and Landing



LOT 8

Freehold Shop Investment
*Guide Price: £110,000-£120,000

226 Warwick Road, Sparkhill, Birmingham, B11 2ND



Property Description:

The property is located approximately 3 miles south east of Birmingham City Centre, on the northern side of Warwick Road (A41), a little to the south of its junction with Golden Hillock Road (B4145).

Access to the National Motorway Network is available at Junction 6 (Spaghetti Junction) of the M6 Motorway, approximately 5 miles to the north of the property.

The property comprises a two-storey, end of terrace building, forming part of a parade of shops, with service road car parking to the front. In terms of multiple occupiers, Betfred are located close by.

The building is of traditional brickwork construction, with a pitched slate roof. The property is larger than average, with a wider shop frontage and a two-storey extension to the rear.

The property is arranged to provide a ground floor Opticians shop, with consulting rooms and storage space to the rear. The first floor premises are used for ancillary office and storage purposes.

The entire premises are to be subject to an over-riding lease-back and are likely to be of interest primarily to private investors.

Accommodation:

Ground Floor

Retail Area: 438 sq ft (40.7 sq m)
Consulting Room: 103 sq ft (9.6 sq m)
Store: 89 sq ft (8.3 sq m)

Total Net Internal Area, Ground Floor: 630 sq ft (58.5 sq m)

First Floor

Office (Front): 168 sq ft (15.6 sq m)
Store: 84 sq ft (7.8 sq m)
Kitchen: 41 sq ft (3.8 sq m)
Rear Office: 111 sq ft (10.3 sq m)

Total Net Internal Area, First Floor: 404 sq ft (37.5 sq m)

Total Net Internal Area, Entire Building: 1034 sq ft (96.1 sq m)

Tenancy Details:

The entire premises are to be subject to an over-riding lease-back for a term of 10 years from completion, with tenant only break provisions at an initial rent of £12,000 per annum, exclusive, subject to review after 5 years. We are informed the lease is to be drafted on tenants full repairing and insuring terms.

Interested parties should obtain and study a full copy of the occupational lease by reference to the legal pack.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233

LOT 9

Freehold Vacant Possession

*Guide Price: £44,000 - £48,000

9 Hellier Street, Dudley, West Midlands DY2 8RF

Property Description:

A double fronted end terrace property of brick construction surmounted by a tiled roof directly fronting the pavement. The property requires modernisation and improvement including the provision of a bathroom. Hellier Street is located off both Churchfield Street and Vicar Street

Outside:

Garden, brick built store and WC

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233

Accommodation

Ground Floor

Entrance Hallway, Lounge, Dining Room, Kitchen

First Floor

Three bedrooms



LOT 10

Leasehold Flat Investment

*Guide Price: £40,000 - £44,000

87 Cooksey Road, Small Heath, Birmingham, West Midlands B10 0BY

Property Description:

A purpose built one bedroom first floor flat forming part of a modern three storey development surmounted by a pitched tile clad roof and set back from Cooksey Road behind a communal car parking area and gardens. Cooksey Road forms part of a predominantly residential area containing a range of modern and traditional dwellings and flats and is situated directly off Jenkins Street which in turn leads directly off Coventry Road. The property is currently let on a Periodic Shorthold Tenancy, the tenant having been in occupation since 1st January 2011 and paying a current rental of £387.50 every four weeks (£5,037.50 per annum)

Stairs and Communal Landing

First Floor

Reception Hall, Lounge, Kitchen, Bathroom with panelled bath, pedestal wash basin and wc, Double Bedroom

Outside:

Communal gardens and car parking

Leasehold Information

Lease Term: 120 Years from 25 March 1984
Ground Rent and Service Charge: Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233

Accommodation

Ground Floor

Communal Hallway with security door entry system,



LOT 11

Freehold Vacant Possession

*Guide Price: £65,000 - £70,000

270 Tat Bank Road, Oldbury, West Midlands B68 8NR

Property Description:

A traditional two storey mid terraced house of brick construction surmounted by a pitched slate clad roof, set back from the road behind a walled foregraden and benefiting from gas fired central heating and mostly UPVC double glazed windows. Tat Bank Road forms part of a predominantly residential area and leads directly off Rood End Road which provides access to a range of local retail amenities and the property is conveniently within one quarter of a mile distance from Langley Green Railway Station.

First Floor

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

Outside:

Front: Walled foregarden
Rear: Yard and garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor

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



LOT 12

Freehold Takeaway Premises with Vacant Possession *Guide Price: £30,000-£35,000

2A Harrison Street, Walsall, West Midlands WS3 3HP

Property Description:

Bloxwich is a district of Walsall, situated on the northern edge of the West Midlands conurbation, close to its border with Staffordshire.

The A34 Birmingham to Stafford Road passes through Bloxwich, and forms part of the High Street within 50 metres of the subject property. Most of the shops and commercial activity within Bloxwich are based on this linear development. Bloxwich is located approximately four miles from the M6 motorway, between Junctions 10 and 11.

Harrison Street is located within the centre of Bloxwich, which provides a range of retail, commercial and leisure amenities and services.

The subject property comprises a detached two-storey building, formerly used as a hot food takeaway.

The building is of rendered brickwork construction, with a pitched tiled roof.

The property provides a shop and former kitchen area at ground floor level, with the first floor arranged to provide storage and toilet facilities.

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

Ground Floor

Shop/kitchen 35.0 sq m (377 sq ft)

First Floor

Landing, toilet with WC and wash basin.

Store 15.0 sq m (161 sq ft)

Store 1.4 sq m (15 sq ft)

Total net internal area 51.4 sq m (553 sq ft)

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

Viewings – Via Cottons – 0121 247 2233



LOT 13

Freehold Retail Investment *Guide Price: £85,000 - £95,000

By Instruction of the Joint LPA Receivers

28 High Street, Smethwick, West Midlands B66 1DT

Property Description:

A high street retail shop premises of traditional three storey brick construction surmounted by a pitched slate clad roof and comprising of a ground floor Opticians with storage to the first and second floors. The property is situated adjacent to a range of similar retail premises forming part of a the busy Smethwick High Street and is located close to the junction with Sabell Road and is surrounded by a dense residential catchment area.. High Street leads off Tollhouse Way (A457) and the property is conveniently situated for access to Smethwick Rolfe Street Railway Station being within a third of a mile distance, the M5 Motorway (junction 1) being within approximately one mile distance.

Tenancy Information

The property is occupied by way of an Implied Annual Periodic Tenancy (with the protection of the Landlord and Tenant Act 1954) at an annual rent of £6,000 payable on 1st January each year and subject to terms contained in the original lease dated 30th August 2008.

Accommodation

The accommodation has not been inspected by the Auctioneers and has been obtained from notes prepared by the receivers and information contained on the Valuation Office Agency website.

Ground Floor

Retail Shop, Steps to Rear Store Room, Office and Small Kitchen Area

First Floor

External Rear Staircase to Three Rooms and Bathroom

Second Floor

Two Rooms

Outside:

Rear Yard

Net Internal Area

Ground Floor: 61.2sq.mtrs (658sq.ft)

First Floor: 37.1sq.mtrs (399sq.ft)

Second Floor: 32.3sq.mtrs (347sq.ft)

Total: 130.6sq.mtrs (1,405sq.ft)

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 14**Leasehold Retail/Residential Investment Property**

*Guide Price: £90,000 - £100,000 (Gross Rental Income: £16,400 Per Annum)

4 Wheeler Street, Newtown, Birmingham, B19 2ER**Property Description:**

The property is located on the western side of Wheeler Street, approximately 1½ miles north of Birmingham City Centre, in a predominantly residential area.

The property forms part of a modern, purpose-built development, providing ground floor lock-up shops, with self-contained flats above.

The development provides a range of individual shops and is anchored by a Doctors Surgery or Health Centre and there is also a Dental Surgeon occupying premises close by. Adjacent or nearby traders include William Hill bookmakers, a pharmacy and convenience store.

There is a car park at the side and rear of the property, providing customer car parking space.

The property is of two-storey construction and occupies a middle of terrace position towards the front of the development.

There is a gated yard at the rear of the property, providing vehicular access for the purposes of servicing the shop and also separate pedestrian access to the first floor flat.

The property comprises a ground floor lock-up shop, currently occupied as a hot food takeaway and trading as Newtown Fryer.

The first floor premises comprise a self-contained three bedroomed flat, which is let and occupied under an Assured Shorthold Tenancy Agreement.

The entire property is let, subject to two separate leases or tenancies, and is offered as an income producing investment.

Accordingly, the property is likely to be of interest primarily to private investors.

Accommodation:**Ground Floor**

Shop: 45.0 sq m (485 sq ft)

Understairs Store: 1.3 sq m (14 sq ft)

Store: 2.8 sq m (30 sq ft)

Toilet with WC and wash basin.

Preparation Area: 10.2 sq m (109 sq ft)

Total Net Internal Area, Ground Floor: 59.3 sq m (638 sq ft)**First Floor (Self-contained Flat):**

Living room with balcony, kitchen, landing/inner lobby with store, three bedrooms and bathroom/toilet with white suite comprising bath, wash basin and WC.

Outside:

Single car garage (interior not inspected).

Title Information

The property is held by way of a lease, having a term of 99 years (less 3 days) from 29th September 1968. We understand the annual ground rent is £175, subject to review, and additional rent.

Tenancy Details

We are informed by the Vendor the ground floor lock-up shop premises are subject to a tenancy at a rent of £200 per week, equating to £10,400, per annum.

We are further informed the first floor flat, 4A Wheeler Street, is subject to an Assured Shorthold Tenancy at a rent of £500 per calendar month.

Legal Documents

Available at www.cottons.co.uk

Viewings

Via Cottons - 0121 247 2233

LOT 15

Freehold Vacant Possession

*Guide Price: £72,000 - £78,000

94 Plumstead Road, Kingstanding, Birmingham, West Midlands B44 0EH

Property Description:

A three bedroomed semi-detached property of brick construction surmounted by a tiled roof set back from the road behind a lawned foregarden. The property requires modernisation and improvement. Plumstead Road is located off Dulwich Road which in turn can be found off Brackenbury Road

Outside:

Front Lawned garden

Rear Lawned garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



Accommodation:

Ground Floor

Entrance Hallway, Lounge, Kitchen, Bathroom having panelled bath, wash basin, Separate WC

First Floor

Three Bedrooms

LOT 16

Freehold Investment

*Guide Price: £100,000 - £110,000

1 College Grove, Hamstead Road, Handsworth, Birmingham, West Midlands B20 2QT

Property Description:

A three storey mid-terraced property of brick constructions surmounted by a tiled roof set back from the road behind a walled foregarden. The property has been refurbished and includes UPVC double glazing and gas fired central heating and modern kitchen and bathroom fittings. College Grove is located off Hamstead Road (B4124) close to the junction of with Villa Road. The property is currently let on four Assured Shorthold Tenancy Agreements details of which are set out below

Schedule of Tenancies

Room 1 : Let at £400 pcm (£4,800 per annum)

Room 2 : Let at £450 pcm (£5,400 per annum)

Room 3 : Let at £300 pcm (£3,600 per annum)

Room 4 : Let at £300 pcm (£3,600 per annum)

Current Total Rental Income

£1,450 pcm (£17,400 per annum)

We are advised by our Clients that the Total Net Rent recieved is approximately £14,100 per annum as the Gross rents include all bills (ie. Council Tax, Gas, Electricity, Water and Broadband).

Accommodation:

Ground Floor

Entrance Hallway, Front Reception Room Currently being used as Bedroom 1, Communal Lounge, Kitchen, Stairs to

First Floor

Having Bedroom 2, Bedroom 3, Bathroom having panelled bath, wash basin and wc

Second Floor

Having Bedroom Four

Outside

(Front) Walled foregarden

(Rear) Garden



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

Viewings – Via Cottons – 0121 247 2233

LOT 17

Freehold Vacant Takeaway Premises

*Guide Price: £75,000 - £79,000

85 Brades Road, Oldbury, West Midlands B69 2EB

Property Description:

A two storey semi-detached property of brick construction surmounted by a tiled roof directly fronting the pavement. The property was previous used a hot food takeaway. The property benefits from having UPVC double glazing and is offered for sale with all the existing fixtures and fittings.

Accommodation:

Ground Floor

Retail/Serving Area (23.6 mtr.sq), Kitchen (18 mtr.sq)
Storage Area x 2 and Side Entrance

First Floor

Two Rooms and WC

Outside:

Side Entrance

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 18

Freehold Retail Investment

*Guide Price: £120,000 - £130,000

By Instuction of The Joint LPA Receivers

305 Birchfield Road, Perry Barr, Birmingham, West Midlands B20 3BX

Property Description:

A mid terraced retail shop of brick construction surmounted by a pitched tile clad roof and forming part of a busy parade containing a range of similar retail units. The property is set back from the road behind a paved pedestrian forecourt and is located between the junctions of Bragg Road and the Broadway within the centre of Perry Barr which includes The One Stop Shopping Centre and is surrounded by a dense residential catchment area. Birchfield Road (A34) provides direct access to both Birmingham City Centre being within approximately three miles distance to the south and the M6 Motorway (junction 7) being within approximately three miles distance to the north.

Tenancy Information

The property is currently let on an Annual Licence to Occupy which commenced 6th February 2014 at a monthly licence fee of £1,150 (£13,800 per annum).

Accommodation:

Ground Floor

Retails Shop/Supermarket, Office, Rear Retail Area, Rear Store Room with Kitchenette, Toilet with wc, Rear Entrance Hall, Hallway with stairs leading to first floor,

First Floor

Front Section/Store Room, Rear Section/Store Room

Gross Internal Area

Ground Floor: 112.61sq.mtrs (1,212sq.ft)

First Floor: 55.95sq.mtrs (602sq.ft)

Total: 168.56sq.mtrs (1,814sq.ft)

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 19

Freehold Vacant Public House
*Guide Price: £100,000 - £115,000 (+VAT)

By Instruction of the Joint Administrators of Calco Pubs Limited

The Stags Head, 79 Summer Lane, Birmingham, West Midlands B19 3NG

Property Description:

A freehold Public House of predominantly three storey rendered brick construction surmounted by a pitched tile clad roof and occupying a prominent position at the junction with Summer Lane and Brearley Street. The property is located within the inner ring road approximately half a mile distance to the south of Birmingham City Centre and forms part of a predominantly commercial area containing a range of retail trade outlets and manufacturing premises and is conveniently situated a short distance from New John Street West (A4540) providing access around the City Centre and leading directly to the Aston Express Way (A38M).

Accommodation:

Ground Floor

The accommodation is arranged around a central bar area comprising:

Entrance Hall, Public Bar and Pool Room, Side Entrance Hall, Rear Function Room and Bar, Rear Entrance Hall, Inner Hall, Ladies and Gents Toilets, Kitchen, access to large Cellar comprising Four Rooms.

First Floor

Hall, Stairs and Landing, Living Room, Dining Kitchen, Bedroom One, Inner Landing with fire escape and Bathroom with bath, glazed shower enclosure, wash basin and wc.

Second Floor

Three Bedrooms.

Gross Internal Area

Ground Floor: 186.79sq.mtrs. (2010sq.ft.)

First Floor: 85.27sq.mtrs. (917sq.ft.)

Second Floor: 67.52sq.mtrs. (726sq.ft.)

Legal Documents:

Available at www.cottons.co.uk

Viewings: Via Cottons – 0121 247 2233



LEGAL PACKS

Once you have successfully bid for a property you have become the legal purchaser and are duty bound to complete within the contractual time scale.

It is therefore your responsibility to consult your legal advisor and to have inspected the legal documentation which has been prepared for each lot by the vendor's solicitors prior to the Auction.

The Legal Pack is available at the Auctioneers offices and website during the marketing period and in the auction room on the sale day. By bidding you are deemed by the Auctioneers to have satisfied yourself in respect of all matters relating to that property.

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

LOT 20
Freehold Town Centre Retail Investment

*Guide Price: £80,000 - £88,000

2 Union Street, Willenhall, West Midlands WV13 1PA
Property Description:

A two storey mid terraced retail premises comprising of a ground floor retail shop with storage over and forming part of an established parade located within Willenhall Town Centre which contains a wide range of both local and national retailers including Boots the Chemist which is contained within the same development. Union Street provides a link between the pedestrianised Market Place area and Morrisons Superstore and accordingly benefits from a high level of pedestrian foot flow also enhanced by the presence of a bus stop adjacent to the parade. The Town Centre serves the predominantly surrounding residential catchment area and is situated within approximately two miles distance to the west of the M6 Motorway (junction 10) and approximately three miles distance to the east of Wolverhampton City Centre.

Tenancy Information

The property is currently let as a knitwear and haberdashery shop trading as Panache on a full repairing and insuring lease for a term of 15 years from 10th July 2009 subject to five yearly rent reviews and at a current rental of £9,000 per annum. We understand the

existing tenant has been in occupation for the past 11 years.

Accommodation
Ground Floor

Retail Shop: 34.62sq.mtrs (372sq.ft) having roller shutter protection, Store Room: 15.61sq.mtrs (168sq.ft) with wash room and separate wc

First Floor

Stairs to Store Room: 30.12sq.mtrs (324sq.ft)

Gross Internal Area

Ground Floor: 50.23sq.mtrs (540sq.ft)

First Floor: 30.12sq.mtrs (324sq.ft)

Total: 80.35sq.mtrs (864sq.ft)


Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 2472233


LOT 21
Freehold Town Centre Retail Investment

*Guide Price: £80,000 - £88,000

4 Union Street, Willenhall, West Midlands WV13 1PA
Property Description:

A two storey mid terraced retail premises comprising of a ground floor retail shop with storage over and forming part of an established parade located within Willenhall Town Centre which contains a wide range of both local and national retailers including Boots the Chemist which is contained within the same development. Union Street provides a link between the pedestrianised Market Place area and Morrisons Superstore and accordingly benefits from a high level of pedestrian foot flow also enhanced by the presence of a bus stop adjacent to the parade. The Town Centre serves the predominantly surrounding residential catchment area and is situated within approximately two miles distance to the west of the M6 Motorway (junction 10) and approximately three miles distance to the east of Wolverhampton City Centre.

Tenancy Information

The property is currently let as a hairdressing salon trading as Blondies on a full repairing and insuring lease for a term of 10 years from 21st October 2009 subject to five yearly rent reviews and at a current rental of £9,000 per annum.

Accommodation
Ground Floor

Retail Shop: 51.4sq.mtrs (553sq.ft) with store cupboard, Small Office: 2.13sq.mtrs (22sq.ft), Rear Entrance Hall, Wash Room and Separate WC

First Floor

Stairs to Additional Salon/Treatment Room:

14.52sq.mtrs (156sq.ft), Staff Room:

10.21sq.mtrs (109sq.ft)

Gross Internal Area

Ground Floor: 58.58sq.mtrs (630sq.ft)

First Floor: 24.73sq.mtrs (266sq.ft)

Total: 83.31sq.mtrs (896sq.ft)


Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 2472233



LOT 22

Freehold Town Centre Retail Investment

*Guide Price: £150,000 - £160,000

6 - 8 Union Street, Willenhall, West Midlands WV13 1PA

Property Description:

A two storey mid terraced double retail premises comprising of a ground floor retail shop with storage over and forming part of an established parade located within Willenhall Town Centre which contains a wide range of both local and national retailers including Boots the Chemist which is contained within the same development. Union Street provides a link between the pedestrianised Market Place area and Morrisons Superstore and accordingly benefits from a high level of pedestrian foot flow also enhanced by the presence of a bus stop adjacent to the parade. The Town Centre serves the predominantly surrounding residential catchment area and is situated within approximately two miles distance to the west of the M6 Motorway (junction 10) and approximately three miles distance to the east of Wolverhampton City Centre.

Tenancy Information

The property is currently let as a card and gift shop trading as Crazy Cards on a full repairing and insuring lease for a term of 10 years from 24th June 2011 subject to five yearly rent reviews and at a current rental of £16,000 per annum. The tenant has occupied the property for the past 13 years and has traded in Willenhall for a total of 32 years.

Accommodation:

Ground Floor

Double width Card and Gift Shop: 82.53sq.mtrs (888sq.ft) with roller shutter protection, Rear Store: 23.89sq.mtrs (257sq.ft) including Wash Room and Separate WC, Stairs to:

First Floor Storage: 57.77sq.mtrs (621sq.ft)

Gross Internal Area

Ground Floor: 106.42sq.mtrs (1,145sq.ft)

First Floor: 57.77sq.mtrs (621sq.ft)

Total: 164.19sq.mtrs (1,767sq.ft)

Legal Documents:

Available at www.cottons.co.uk

Viewings: Via Cottons – 0121 247 2233



Cottons

CHARTERED SURVEYORS

PROXY & TELEPHONE BIDDING

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

Please contact the Auction Team on
0121 247 2233

For further details and Terms & Conditions

LOT 23
Freehold Town Centre Retail Investment

*Guide Price: £80,000 - £90,000

10 Union Street, Willenhall, West Midlands WV13 1PA
Property Description:

A two storey end terraced retail premises comprising of a ground floor retail shop with storage over and forming part of an established parade located within Willenhall Town Centre which contains a wide range of both local and national retailers including Boots the Chemist which is contained within the same development. Union Street provides a link between the pedestrianised Market Place area and Morrisons Superstore and accordingly benefits from a high level of pedestrian foot flow also enhanced by the presence of a bus stop adjacent to the parade. The Town Centre serves the predominantly surrounding residential catchment area and is situated within approximately two miles distance to the west of the M6 Motorway (junction 10) and approximately three miles distance to the east of Wolverhampton City Centre.

Tenancy Information

The property is currently let as a charity retail shop trading as St. Giles Hospice on a full repairing and insuring lease for a term of 10 years from 2nd April 2008 subject to five yearly rent reviews and at a current rental of £9,000 per annum. We understand the existing tenant has been in occupation for the past five years.

Ground Floor

Retail Shop: 54.16sq.mtrs (582sq.ft)

First Floor

Stairs to Storage/Staff Room with Kitchenette and Separate WC with wash basin:
24.71sq.mtrs (265sq.ft)

Gross Internal Area

Ground Floor: 54.16sq.mtrs (582sq.ft)
First Floor: 24.71sq.mtrs (265sq.ft)
Total: 78.87sq.mtrs (848sq.ft)

Legal Documents:

 Available at www.cottons.co.uk
Viewings:

Via Cottons - 0121 247 2233


 Scott Hendry
 Director

FAST
FLEXIBLE
SERVICE

When the property won't hang around, neither will we.

When you're competing for a property you can't afford to wait. That's why our experts are on hand before, during and after the auction to help arrange finance as quickly as possible. So you can bid with confidence and gain the edge.

- Decisions 'in principle' within 1 hour
- Funds available within 24 hours of approval *
- Free valuation service
- No lenders legal fees
- No commitment fee for enquiries

*Subject to confirmation at application stage



Call us on 0161 933 7155
 visit www.auctionfinance.co.uk

Auction Finance Limited. Registered in England and Wales. Company Registration No 04949929. Registered office: Lake View, Lakeside, Cheadle, Cheshire SK8 3GW

LOT 24

Freehold Retail/Office Premises with Vacant Possession

*Guide Price: £90,000-£100,000

10 Coton Lane, Erdington, Birmingham, B23 6TP

Property Description:

The property is situated in Erdington, approximately 4 miles north of Birmingham City Centre.

The property is located within 100 metres of Erdington High Street, and Six Ways, Erdington, in a busy retail location and prominent and visible from Sutton New Road (A5127), one of the main routes leading from Sutton Coldfield into Birmingham City Centre.

The property comprises a three-storey, middle of terrace building, forming part of a parade of similar shop premises.

The property is of traditional brickwork construction with predominantly pitched tiled roofs.

The property comprises a ground floor shop with ancillary accommodation to the rear. The first and second floor premises may be approached separately via a side tunnel entry and comprise a series of offices, which have previously been separately let to produce useful rental income.

The upper parts may have potential for conversion or re-development for residential purposes, subject to statutory consents. It may also be possible to extend or improve the ground floor accommodation, thus providing a larger retail area.

The property has previously been occupied as a shop for the sale of vacuum cleaners and associated items.

The property may be of interest to owner-occupiers and investors.

Accommodation:

Ground Floor

Retail Area: 160 sq ft (14.9 sq m)

Rear Office (potential retail space): 84 sq ft (7.8 sq m)

Store: 10 sq ft (0.9 sq m)

Kitchen: 71 sq ft (6.6 sq m)

Toilet with WC and wash basin

Covered Yard (including side access): 79 sq ft (7.3 sq m)

First Floor

Office (front): 192 sq ft (17.8 sq m)

kitchen/Store: 68 sq ft (6.3 sq m)

Toilet with WC and wash basin



Second Floor

Office (front): 142 sq ft (13.2 sq m), plus eaves storage

Store (rear): 78 sq ft (7.2 sq m)

TOTAL NET INTERNAL AREA:

883 sq. ft. (82.0 sq m)

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233

LOT 25

Freehold Investment

*Guide Price: £60,000 - £66,000

24 Chiswell Road, Birmingham, West Midlands B18 4DW

Property Description:

An end terraced property of brick construction surmounted by a pitched tile clad roof situated directly fronting the pavement. The property benefits from having part UPVC double glazed windows and gas fired central heating. Chiswell Road is located off Dudley Road (A41) close the junction with City Road (A4040) and the property is within approximately one quarter mile distance from City Hospital. The property is currently let on an Assured Shorthold Tenancy at a rental of £480 per calendar month (£5,760 per annum)

Accommodation:

Ground Floor

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

First Floor

Stairs and Landing, Two Bedrooms, Bathroom having panelled bath, pedestal wash basin and wc

Outside:

Rear - garden.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 26
Prominent Freehold Takeaway Investment
 *Guide Price: £60,000 - £70,000

278 Hagley Road West, Oldbury, West Midlands B68 0NR
Property Description:

A hot food takeaway premises comprising of a traditional built two storey mid terraced property of brick construction surmounted by a pitched slate clad roof and situated fronting Hagley Road West between the junctions of Birch Road and Gateley Road and located approximately 100 mtrs to the west of Wolverhampton Road (A4123). The property benefits from a high volume of passing trade and is surrounded by a dense residential catchment area. The property also benefits from rear vehicular access and car parking.

Tenancy Information

The property is currently let on a lease for a term of 15 years from 19 May 2014 at a rental of £6,760 per annum on full repairing and insuring terms and subject to five yearly rent reviews.

Accommodation:
Ground Floor

Retail Area: Aluminium Shop Front with roller shutter protection, Kitchen, Preparation Room, Freezer/Store Room, Toilet

First Floor

Two Rooms and a Bathroom with bath, pedestal wash basin and wc

Outside:

Front: Paved forecourt

Rear: A long paved yard area accessed by way of a shared rear driveway and providing off road parking/loading facility

Net Internal Area:

Ground Floor: 42.95sq.mtrs (462sq.ft)

First Floor: 30.09sq.mtrs (323sq.ft)

Total: 73.04sq.mtrs (786sq.ft)

Legal Documents:

Available at www.cottons.co.uk

Viewings: Via Cottons - 0121 2472233



**Fast property
finance with
DMI makes
you a winner**

DMI Finance, THE fast independent experts in property finance. We're helping Property Investors, Landlords and Property Developers find the finance they need, fast.

We're experts in Bridging Finance, Commercial, Residential and Buy-to-Let Mortgages, Auction Finance and Property Insurance.

**See us at
today's
auction**

**Get in touch today for a fast
response to your requirements**

Call us on 01249 652 939

Email info@dmifinance.com

Or Visit www.dmifinance.com

dmi independent experts
in **property finance**

Suite 6, Forest Gate, London Rd, Chippenham, Wiltshire, SN15 3RS

See us on LinkedIn and Twitter



LOT 27

A Much Improved Freehold House with Vacant Possession

*Guide Price: £70,000 - £79,000

61 Beech Road, Wednesbury, West Midlands, WS10 9NR



Property Description:

A highly presentable and much improved semi detached house of brick construction surmounted by a replacement pitched interlocking tile clad roof, providing well laid out accommodation and benefiting from UPVC double glazed windows and external doors, gas fired central heating, presentable condition throughout, rear sun room extension, off road car parking and generous rear garden. The property is ideally suited to an owner occupier or investor. Beech Road comprises of a cul-de-sac which leads via Ash Road off Woden Road North and the property forms part of a predominantly residential area located approximately one mile distance from the M6 Motorway (junction 9) and approximately two and a half miles distance to the west of Walsall Town Centre.

Accommodation

The accommodation which must be inspected to be appreciated comprises:

Ground Floor

Entrance Hall, Lounge, Breakfast Kitchen, Cloak

Room with wc, Sun Room/Dining Room with solid fuel log burner

First Floor

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

Outside:

Front: Paved foregarden providing off road car parking

Rear: Pedestrian side access to paved patio, predominantly lawned garden and a large shed.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 2472233



LOT 28**Freehold Builders' Yard with Redevelopment Potential - Vacant Possession**

*Guide Price: £180,000 - £195,000

By Instructions of Mr & Mrs C Keeling who are Retiring**55 to 57 Cambridge Street, West Bromwich, West Midlands, B70 8HG****Property Description:**

A unique opportunity to purchase a town centre builders' Merchants having been established for in excess of 30 years and specialising in the manufacture and casting of coping stones supplied to various builders merchants and tradesmen. The property comprises of a substantial two storey detached premises which contains retail space, office, storage/workshop accommodation along with two informally part converted flats, a single storey workshop unit and partly covered storage yard areas which benefit from vehicular access off Cambridge Street. The main property is of traditional brick construction, predominantly surmounted by a pitched slate clad roof, benefiting from UPVC double glazed windows and gas fired central heating. The additional storage/workshop accommodation is built of concrete block with flat roofs. Cambridge Street is situated off Oak Road and the property forms part of a predominantly residential area located within approximately one third of a mile distance from West Bromwich Town Centre and approximately one and a half miles distance from the M5 Motorway (junction 1)

Accommodation:**Main Building**

Ground Floor: Five Rooms comprising: Retail Area, Office, Three Workshops/Stores with Staff Toilet.

First Floor: Side Entrance Hall, Stairs and Landing, Five Rooms with Bathroom and Hallway currently laid out as Two Partly Converted One Bedroom Flats.

Outside: Single Storey Workshop Premises, Covered Yard Area/Additional Workshop, External Storage Yard Areas to front and side of premises.

Gross Internal Areas

Ground Floor: 78.92sq.mtrs (849sq.ft)

First Floor: 78.92sq.mtrs (849sq.ft)

Total: 157.84sq.mtrs (1,699sq.ft)

Single Storey Workshop Premises: 31.78sq.mtrs (342sq.ft)

Covered Yard/Workshop: 26.89sq.mtrs (289sq.ft)

Total Site Area: 351.87sq.mtrs (3,787sq.ft)

Planning

The property may be suitable for a variety of uses including redevelopment and all interested parties should contact the Local Planning at Sandwell MBC to discuss any proposals which they may have prior to bidding.

**Viewings:**

Via Cottons - 0121 247 2233

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

This plan is for identification purposes only please refer to the Legal Pack for confirmation of the exact boundaries

LOT 29

33 Market Place, Willenhall, West Midlands WV13 2AA



Property Description:

Willenhall is a medium sized town in the Black Country, located approximately 3 miles east of Wolverhampton and 4 miles west of Walsall.

The National Motorway Network is readily accessible via the Black Country route (A454), at Junction 10 of the M6 Motorway, approximately 2 miles to the east.

The property occupies a central location within Willenhall Town Centre, where the majority of the retail and commercial activity of the town takes place.

The property comprises a substantial and imposing three-storey building of traditional brickwork construction, with a pitched slate roof. The property may be approached via the pedestrianised Market Place entrance at the front, where the towns retailing activity takes place, or a vehicular and pedestrian access to the rear, leading off Upper Lichfield Street and close to the newly constructed Morrisons Superstore.

The building provides self-contained office accommodation, with gas fired central heating and partial secondary glazing.

The building contains a wealth of period features, including original internal joinery and, in particular, a spindle balustrade staircase, connecting the various floors.

The accommodation benefits from good natural lighting within most rooms, supplemented by fluorescent strip lights, perimeter powerpoints, carpets and security grilles to the majority of the windows.

The property is offered with vacant possession and is likely to be of interest to owner-occupiers and developers.

Accommodation

Ground Floor

Reception Hall/Waiting room: 58sq ft (5.4sq m)
 Reception Office (1): 180 sq ft (16.7 sq m)
 General Office (2): 144 sq ft (13.4 sq m)
 Computer Room/Store: 77 sq ft (7.2 sq m)
 Boiler Room/Store: 66 sq ft (6.1 sq m)
 Rear Access Lobby: 65 sq ft (6.0 sq m)
 Rear Office (3): 97 sq ft (9.0 sq m)
 Kitchen Area: 65 sq ft (6.0 sq m)
 Men's Toilets
 Ladies' Toilets
 Cellar/Storage : 527 sq ft (49.0 sq m)

First Floor

Reception landing with doors radiating off to:
 Front Office (4): 196 sq ft (18.2 sq m)
 Front Office (5): 180 sq ft (16.7 sq m)
 Waiting Room/Office (6): 75 sq ft (7.0 sq m)
 Filing Room/Rear Office (7): 120 sq ft (11.1 sq m)
 Rear Office (8): 86 sq ft (8.0 sq m)
 Filing Room/Rear Office (9): 100 sq ft (9.3 sq m)

Outside:

Second Floor

Access landing with doors off to:

Front Office (10): 198 sq ft (18.4 sq m)
 Front Office (11): 185 sq ft (17.2 sq m)
 Office (12): 75 sq ft (7.0 sq m)
 Rear Office (13): 174 sq ft (16.2 sq m)
 Rear Office (14): 125 sq ft (11.6 sq m)

TOTAL NET INTERNAL AREA: 2,127 sq ft (197.6 sq m), plus cellar and storage rooms.

There is a car park to the rear of the property approached via Upper Lichfield Street, with approximately 15 car parking spaces.

Site Area: 0.16 acres (635.8 sq m)

Planning:

The property has potential for re-development or conversion for alternative uses and interested parties should make enquiries of the Local Planning Authority, Walsall Metropolitan Borough Council.

The property is Grade II Listed as of special architectural and historic importance.

Legal Documents:

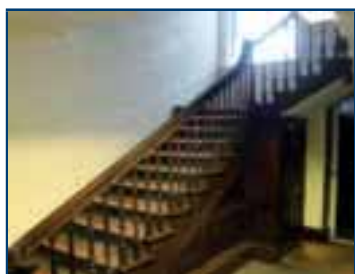
Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233.



Commercial Property with Vacant Possession
*Guide Price: £150,000-£165,000



This plan is for identification purposes only please refer to the Legal Pack for confirmation of the exact boundaries

LOT 30

Long Leasehold Modern Retail Premises with Vacant Possession

*Guide Price: £200,000 - £230,000

Unit 3 Heritage Court 17/21 Warstone Lane, Jewellery Quarter, Birmingham, B18 6HP



Property Description:

A Long Leasehold modern retail property forming part of a parade of similar units, in a complex known as 'Heritage Court'. The property, constructed in 2001 benefits from an open plan retail area, modern shop front and a partitioned rear storage area with ancillary accommodation and WC. Heritage Court is a mixed use development comprising 4 commercial units and 116 apartments and is located directly opposite Augusta Street in the popular 'Jewellery Quarter' area of Birmingham which is currently undergoing significant and continued redevelopment. The City Centre is located within approximately half a mile to the South East. The property has been let for several years as a hairdressing salon and is adaptable to a variety of alternative retail and office uses subject to obtaining planning consent where necessary.

Tenure:

The property is subject to a Long Leasehold interest for a term of 125 years which commenced 1 September 2001. A copy of the lease is available within the legal pack.

Accommodation

Ground Floor

Retail Area, Rear Store area partitioned to provide additional accommodation, Toilets, Kitchenette and Store Room Total Net Internal Area: 181.6sq.m. (1,954sq.ft.)

Viewings:

Via Cottons – 0121 247 2233

Legal Documents:

Available at www.cottons.co.uk



This plan is for identification purposes only please refer to the Legal Pack for confirmation of the exact boundaries



LOT 31

Freehold Investment
 *Guide Price: £65,000 - £69,000

138 Stringes Lane, Willenhall, West Midlands WV13 1LX

Property Description:

A semi-detached property of rendered brick construction surmounted by a tiled roof set back from the road behind a paved foregarden allowing for off road parking. The property benefits from having UPVC double glazing and gas fired central heating. The property is located on Stringes Lane close to the junction with Slater Street. The property is currently let on an Assured Shorthold Tenancy producing a rental of £370 pcm (£4,400 per annum).

Accommodation:

Ground Floor

Entrance Hallway, Lounge, Dining Kitchen

First Floor

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

Outside:

Front Paved foregarden allowing for off road parking
Rear Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 32

Leasehold Vacant Possession
 *Guide Price: £28,000 - £34,000

34 Churchfield Avenue, Tipton, West Midlands DY4 9NF

Property Description:

A purpose built first floor flat forming part of a three storey block situated in a cul-de-sac located off Lichfield Street which in turn leads off Upper Church Lane (B4163). The property provides generous and well laid out accommodation which benefits from three bedrooms, gas fired central heating and UPVC double glazing and further benefits from communal parking to the rear.

Accommodation:

Ground Floor

Communal Entrance, Stairs and Landing

First Floor

Three Bedrooms, Lounge, Balcony, Kitchen and Bathroom having panelled bath, wash basin and Separate WC

Outside:

Surrounding communal gardens and parking area located to the rear

Leasehold Information:

Lease Term: 27th March 1987 to 1st July 2084

Ground Rent: £36 rising to £72 and additional rent

Service Charge : Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



Cottons

CHARTERED SURVEYORS

RESIDENTIAL SALES

As well as assisting clients selling via auction, Cottons have a specialist Estate Agency team dedicated to marketing properties for sale on the open market via private treaty. Covering the whole of Birmingham we at Cottons are tailored to provide superior marketing methods and offer an extensive and diverse service to assist any client, regardless of their situation.

For a no obligation market appraisal and for further information of the service we provide please contact our Estate Agency Manager, Dan O'Malley.

0121 247 4747
domalley@cottons.co.uk

Cavendish House, 359 - 361 Hagley Road, Edgbaston, Birmingham, B17 8DL

www.cottons.co.uk



LOT 33

Freehold Commercial Property with Vacant Possession *Guide Price: £65,000-£75,000

Unit 29 James Road Business Centre, Tyseley, Birmingham, B11 2BA

Property Description:

The property is situated at the entrance or gateway to James Road Business Centre, in the well-established industrial area of Tyseley, approximately 3 miles south east of Birmingham City Centre.

Easy access is available to the National Motorway Network at Junction 6 of the M6 and M42 Motorway's respectively, both of which are within approximately 5 miles of the property.

The National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station are located approximately 6 miles to the east and may be approached via the A45 dual carriageway.

The property comprises a two-storey building of brickwork construction with a flat roof.

The property is currently arranged to provide good quality office accommodation at both ground floor and first floor levels.

The accommodation has been refurbished to a high standard to include gas-fired central heating, UPVC double glazed windows and doors, part-suspended ceilings with inset lighting, carpeting and floor finishes throughout, a dado trunking system with cabling access and perimeter powerpoints. All of the windows and doors are protected by electrically operated external shutters.

Although presently arranged to provide an office building, the property could be re-configured to provide a combination of warehouse, workshop or research and development type accommodation, all within permitted development rights under current planning legislation.

The property has its own dedicated car parking area adjoining the building, with allocation for up to 4 cars.

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

Accommodation:

Ground Floor

Partitioned to provide reception, general office or potential showroom, store, private office, inner lobby and male and female toilets.

Gross Internal Area: 748 sq ft (69.5 sq m)



First Floor

An open plan office partitioned to provide, manager's office and kitchenette.

Total Gross Internal Area: 748 sq ft (69.5 sq m)

Total Gross Internal Area of Entire Building: 1496 sq ft (139.0 sq m)

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



--- Legal Documents Online ---



Legal documents for our lots are now or will be available online. Where you see the icon on the website you will be able to download the documents.

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

Service Provided By The Essential Information Group Ltd
www.eigroup.co.uk 0870 112 30 40

LOT 34

Leasehold Investment
 *Guide Price: £28,000 - £34,000

8 Churchfield Avenue, Tipton, West Midlands DY4 9NF

Property Description:

A purpose built first floor flat forming part of a three storey block situated in a cul-de-sac located off Lichfield Street which in turn leads off Upper Church Lane (B4163). The property provides generous and well laid out accommodation which benefits from three bedrooms, gas fired central heating and UPVC double glazing and further benefits from communal parking to the rear. The property is currently let on two separate Assured Shorthold Tenancy Agreements producing a total rental of £452 per calendar month (£5,424 per annum).

Tenancy Information:

Tenant 1 - £238 per month £2,856
 Tenant 2 - £214 per month £2,568

Accommodation

Ground Floor

Communal Entrance, Stairs and Landing

First Floor

Three Bedrooms, Lounge, Balcony, Kitchen and Bathroom having panelled bath, wash basin and Separate WC

Outside:

Surrounding communal gardens and parking area located to the rear

Leasehold Information:

Lease Term: 31st March 1987 to 1st July 2084

Ground Rent: £36 rising to £72 and additional rent

Service Charge : Refer to Legal Pack

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 35

Freehold Land with Planning Consent for Two Dwellings
 *Guide Price: £30,000 - PLUS

Land Corner of Mason Street & Hospital Street, Bilston, West Midlands WV14 9SZ

Property Description:

A parcel of freehold land irregular in shape extending to an area of 0.124 acres (505sq.mtrs) and prominently situated at the junction of Mason Street and Hospital Street. The land previously contained a detached derelict bungalow known as 58 Mason Street and benefits from a recent planning consent for the erection of a pair of three storey 3 bedroom semi detached houses. The property forms part of a predominantly residential area and Mason Street leads directly off Birmingham New Road, approximately two miles distance to the north of Dudley Town Centre.

Planning

Planning consent was granted by Dudley Metropolitan Borough Council (Ref: P14/0684) on 10th July 2014 for the erection of two dwellings. The Architect's plans approved with the consent detailed a pair of three storey semi detached houses having the following proposed accommodation:

Proposed Accommodation (Each Dwelling)

Ground Floor: Entrance Hall, Cloak Room with wc, Kitchen, Lounge, Dining Room

First Floor: Stairs and Landing, Bathroom with wc, Two Bedrooms

Second Floor:

Stairs and Landing, Bedroom Three with En-suite Shower Room having wc

Outside:

Front and rear gardens with parking

Note: A copy of the planning consent is available from either the Auctioneers or from Dudley MBC website.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

External Only



LOT 36

Freehold Land with Potential
*Guide Price: £15,000 - £20,000

Land Adj to, 63 Kirkwood Avenue, Erdington, Birmingham, West Midlands B23 5QQ

Property Description:

A parcel of land rectangular in shape extending to an area of approximately 196sq.mtrs (2,109sq.ft) and currently comprising of open grass land.

The land is situated adjacent to 63 Kirkwood Avenue at the head of a cul-de-sac and forms part of a modern residential development which is located off Goosemoor Lane and which in turn leads directly off Gravelly Lane (B4142).

The land forms part of a predominantly residential area and is located approximately one mile distance to the north of Erdington High Street which provides access to a range of local amenities and services.

Planning

The land is situated between numbers 61 and 63 Kirkwood Avenue and may provide scope for future development subject to obtaining planning consent from the local planning department at Birmingham City Council. It is assumed that all interested parties have made their enquiries prior to bidding.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

External Only



This plan is for identification purposes only please refer to the Legal Pack for confirmation of the exact boundaries



LOT 37

Freehold Land with Planning Consent for 2 Dwellings
*Guide Price: £50,000 - PLUS

Land Rear of, 159 Old Park Road, Dudley, West Midlands DY1 3NE

Property Description:

A parcel of freehold land rectangular in shape extending to an area of approximately 274 sq.mtrs. and situated fronting Oak Green to the rear of number 159 Old Park Road. The site benefits from a recent planning consent for the erection of 2 three storey three bedroom detached houses and forms part of a residential area known as Wren's Nest. Old Park Road leads directly off Burton Road and the property is located approximately one and a half miles distance to the north west of Dudley Town Centre.

Planning

The property Benefits from full planning consent granted by Dudley Metropolitan Borough Council (Ref: P14/0318) and dated 19th May 2014 for the erection of 2 dwellings. The Architect's plans approved with the consent (Revised December 2014) detailed a pair of detached three storey houses each having the following proposed accommodation:

Accommodation:

Proposed Accommodation (Each Dwelling)

Ground Floor

Entrance Hall, Cloak Room with wc and wash basin, Kitchen, Lounge

First Floor

Stairs and Landing, Bedroom One with En-suite Shower Room having wc and wash basin, Bedroom Two, Family Bathroom with bath, wash basin and wc

Second Floor

Stairs and Landing, Bedroom Three

Outside:

Driveway providing off road car parking and rear garden

Note: A copy of the planning consent is available from either the Auctioneers or from Dudley MBC website

Legal Documents:

Available at www.cottons.co.uk

Viewings:

External Only



This plan is for identification purposes only please refer to the Legal Pack for confirmation of the exact boundaries



LOT 38**Freehold Residential Development Land**

*Guide Price: £150,000 PLUS (+VAT)

Land off Cole Street and Double Row, Dudley, West Midlands, DY2 9PA**Property Description:**

A parcel of freehold land extending to an area of approximately 0.28 acres and benefiting from planning consent for the erection of five detached dwellings. The site is roughly rectangular in shape and benefits from dual frontage to both Cole Street and Double Row forming part of a predominantly residential area. Cole Street leads off Halesowen Road (A459) and the site is located approximately half a mile distance to the north of Cradley Heath and approximately two miles distance to the south of Dudley Town Centre. The site was formerly occupied by a public house which has since been demolished and cleared.

Planning:

Planning consent was granted by Dudley Metropolitan Borough Council (Ref: P14/0592) dated 12th June 2014 for the erection of five dwellings. The Architect's plans approved detailed a development of two dwellings fronting Cole Street and three dwellings fronting Double Row with each property containing the following proposed accommodation.

Proposed Accommodation**Ground Floor**

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

First Floor

Stairs and Landing, Master Bedroom with En-suite Shower Room, Bedroom Two, Bedroom Three, Family Bathroom with wc

Outside:

Front: Foregarden and driveway providing off road parking
Rear: Garden

Note: A copy of the planning consent and Architect's drawings are available from the Auctioneer's offices or to download from Dudley MBC website quoting the planning reference number.

Viewings:

External Only

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

Artist's Impression

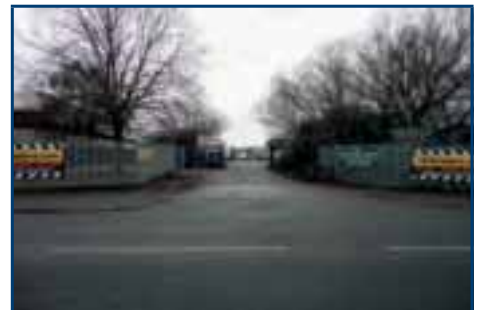
LOT 39

Freehold Industrial Premises/Retail Warehouse with Vacant Possession

*Guide Price: £200,000 - £230,000 + VAT

Relocation Sale due to Expansion of Existing Business

Unit 17, Radius Industrial Estate, Heath Road, Wednesbury, West Midlands, WS10 8XE



Property Description:

A substantial industrial/warehouse premises of primarily brick construction beneath a pitched steel framed roof incorporating translucent roof lights. The property includes an internal two storey office premises with reception, kitchenette and toilets along with an additional storage unit/compressor room attached to the front elevation. Access to the property is by way of both a personal door and electric roller shutter door providing vehicular access. The property is long established as a tyre retail depot and is being sold due to the relocation and expansion of the existing business. The property is situated on an industrial estate accessed by way of a shared driveway and forms part of a mixed use area containing a range of both industrial and residential properties and is well located for access to the M6 Motorway (junction 10) being within approximately one mile distance to the north.

Accommodation:

Ground Floor

Industrial/Warehouse Premises with an internal office unit comprising Customer Entrance, Customer Toilets with wash basin, Waiting

Room/Reception, Office, Staff Toilet with wash basin, Two Mezzanine Offices and Staff Room, Additional Store/Compressor Room

Outside:

Forecourt/front yard area providing customer parking and access

Gross Internal Area:

920.71 sq.mtrs (9,910 sq.ft.)

Eaves Height approximately 5.05mtrs (16.6ft)

Legal Documents:

Available at www.cottons.co.uk

Viewings: Via Cottons – 0121 247 2233



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

LOT 40**Freehold Shop/Residential Units - Part Income Producing**

*Guide Price: £190,000-£205,000

769-771 Warwick Road, Tyseley, Birmingham, B11 2HA**Property Description:**

The property is located on the southern side of Warwick Road (A41) close to its junction with Wharfdale Road (B4146) approximately four miles southeast of Birmingham City Centre.

The property is located in a mixed use retail and residential area and is close to a large Cousins Furniture Store.

The property comprises a two/three storey middle of terrace building of brickwork construction with a pitched slate roof. There are single storey extensions to the rear of the property. There is also a large, modern pre-fabricated warehouse building at the rear of the site.

The property provides a larger style ground floor retail unit and five letting bedrooms above, four of which are occupied and income producing.

The ground floor shop premises have been occupied as a furniture shop for an extended period and are offered with vacant possession. The upper floors provide significant rental income.

The property is likely to be of interest to owner-occupiers and private investors

Ground Floor

Retail Area - 76.8 sq.mtrs (827 sq.ft)

Covered Yard,

Toilet with WC and wash basin

Warehouse 102.3 sq.mtrs (1101 sq.ft)

Total Net Internal Area Ground Floor:

179.1 sq.mtrs (1,928 sq.ft)

First Floor

Landing, Kitchen, Bathroom/toilet, Three Letting Bedrooms

Second Floor

Two Letting Bedrooms

Outside:

Yard and Toilet

Note

The auctioneers have not inspected the letting bedrooms and the information supplied has been provided by the Vendor

Tenancy Details

We are informed by the Vendor that the letting bedrooms are occupied and provide a schedule of income, as follows:

First Floor :

Room 3 - Void

Room 4 - £70 per week

Room 5 - £60 per week

Second Floor

Room 1 - £50 per week

Room 2 - £50 per week

Thus, the two upper floors currently provide a gross rental income of £11,960 per annum.

Room 3 has, until recently, been let at £70 per week. There is therefore the reasonable prospect of the upper floors generating a gross annual rental income of £15,600 on achieving fully occupancy.

Completion Date: Completion will be 56 days from exchange of contracts or sooner by mutual agreement.

Viewings:

Via Cottons - 0121 247 2233

Legal Documents:

Available at www.cottons.co.uk



LOT 41

Leasehold Vacant Possession

*Guide Price: £54,000 - £58,000

111 Brantley Road, Birmingham, West Midlands B6 7DN

Property Description:

A ground floor two bedroomed maisonette of brick construction surmounted by a tiled roof set back from the road behind a lawned foregarden. The property benefits from having UPVC glazing (majority double glazed) and gas fired central heating. Brantley Road is located off Wyrley Road and Tame Road both of which can be found off Witton Road.

Accommodation:

Ground Floor

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

Outside:

Front : Garden

Rear : Garden

Leasehold Information :

Term : 125 Years from 7th March 1988

Ground Rent : £10

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 42

Freehold Commercial Property - Part Investment

*Guide Price: £50,000-£60,000

Rear of 47-55 Bridge Street, Walsall, WS1 1JQ

Property Description:

Walsall is a large industrial town, located approximately 8 miles north west of Birmingham and 6 miles east of Wolverhampton.

The National Motorway Network is readily accessible at Junction 10 of the M6, approximately 2 miles to the west.

The subject property is located within the heart of Walsall Town Centre, close to the prime pedestrianised retail area, and within the central business district.

The property comprises a two-storey building of brickwork construction with a pitched, interlocking concrete tiled roof. The accommodation is arranged to provide storage premises at ground floor level. The first floor accommodation has recently been refurbished to a good standard, providing self-contained commercial premises approached via an external staircase and having a cellular layout, with recently re-fitted kitchen and toilet facilities.

The premises are offered for sale with part vacant possession and are considered likely to be of interest to a whole range of commercial property occupiers as well as private investors.

The ground floor sub-station premises have been sold by way of a long lease at a nominal rent.

Accommodation:

(offered with vacant possession)

Ground Floor

Store: 191 sq ft (17.7 sq m)

First Floor

(Approached via an external staircase)

Hall/Inner Lobby

Kitchen, toilet and 5 separate rooms.

Gross Internal Area:

1,038 sq ft (96.5 sq m)

TOTAL GROSS INTERNAL AREA ENTIRE BUILDING:

1,229 sq ft (114.2 sq m)

Tenancy Information:

Part of the premises comprising an electricity sub-station are subject to a lease for a term of 99 years from 7th September 1989, at a rent of £1.00 per annum. Please see the legal pack for full tenancy details.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233.



Note:

Access to the property is approached via Intown Row, Walsall - at the side of Royal Bank of Scotland.

The sub-station premises have not been inspected by the Auctioneers.

LOT 43
Freehold Ground Rent
 *Guide Price: £1,500 - £2,000

**FGR 37 Belgrave Road, Tamworth,
 Staffordshire B77 2LS**
**Property Description:**

A freehold residential ground rent secured upon a modern two storey end terraced house situated in a cul-de-sac located off Begrave Road and including a lock up garage located in an adjacent block.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Not Applicable

The property is subject to a long lease for a term of 99 years from 29th September 1976 at a ground rent of £30 per annum.

LOT 44
Freehold Ground Rent
 *Guide Price: £1,500 - £2,000

**FGR 43 Belgrave Road, Tamworth,
 Staffordshire B77 2LS**
**Property Description:**

A freehold residential ground rent secured upon a modern two storey end terraced house situated in a cul-de-sac located off Begrave Road and including a lock up garage located in an adjacent block.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Not Applicable

The property is subject to a long lease for a term of 99 years from 29th September 1976 at a ground rent of £30 per annum.

LOT 45
Freehold Ground Rent
 *Guide Price: £4,000 - £5,000

**FGR 1 St. Nicholas Close, Austrey,
 Atherstone, Warwickshire CV9 3EQ**
**Property Description:**

A freehold residential ground rent secured upon a semi detached dormer bungalow located in a cul-de-sac in the popular North Warwickshire Village of Austrey.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Not Applicable

The property is subject to a long lease for a term of 99 years from 25th March 1963 at a ground rent of £16 per annum

planning
permission
building
plans
building
surveys

Go to our website at
www.tyler-parkes.co.uk



Contact Alan Tyler or Glenda Parkes on

0121 744 5511
info@tyler-parkes.co.uk

thetylerparkespartnership
 Architecture | Town planning | Design

ONE OF OUR PLANNERS WILL BE AVAILABLE TO GIVE
 ADVICE AT THE AUCTION BETWEEN 11.30am and 1.30pm

LOT 46

Freehold Vacant Possession
*Guide Price: £105,000 - £112,000

48 Unett Street, Newtown, Birmingham, West Midlands B19 3BN

Property Description:

A mid-terraced four bedroomed property of brick construction surmounted by a tiled roof set back from the road behind a grass verge and lawned foregarden. The property itself benefits from having UPVC double glazing and gas fired central heating and is offered for sale in a presentable condition throughout. Unett Street is located off Well Street which leads directly off New John Street West (A4540) and the property is within approximately one mile from Birmingham City Centre.

Accommodation:

Ground Floor

Entrance Hallway, Lounge, Dining Room, Kitchen, Side Entrance providing WC and store room

First Floor

Landing, Four Bedrooms and Bathroom having panelled bath, wash basin and WC

Outside:

Front Lawned foregarden

Rear Lawned Garden

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

Viewings: Via Cottons - 0121 247 2233



LOT 47

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

4 Oak Avenue, West Bromwich, West Midlands B70 8QH

Property Description:

A three bedroomed mid-terraced property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property benefits from having had some refurbishment works carried out and includes UPVC double glazing, gas fired central heating and various re plastering works. Oak Avenue is a cul-de-sac located off Hazelbeech Road which in turn is located off Oak Lane

Accommodation:

Ground Floor

Entrance Porch, Lounge, Kitchen, Rear Lobby and WC.

First Floor

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

Outside:

Front Walled foregarden

Rear Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 48

Leasehold Vacant Possession

*Guide Price: £42,000 - £46,000

Flat 50 Normanton Tower, Portfield Grove, Birmingham, West Midlands B23 5UB

Property Description:

A well laid out two bedroom flat situated on the eighth floor of a purpose built block and benefiting from gas fired central heating and being offered for sale in presentable condition throughout. Portfield Grove is located off Beechmount Road close to where the Sutton Road and Chester Road meet.

Please Note: The property will be sold as seen including all fixtures, fittings and furniture.

Accommodation:
Ground Floor

Communal Entrance, Lifts and Stairs

Sixth Floor

Entrance Hallway, Reception Room, Kitchen, Two Bedrooms, Shower Room having shower cubicle, pedestal wash basin, and WC.

Outside:

Communal gardens and parking

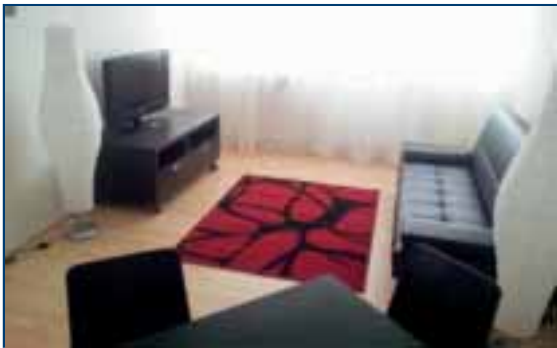
Term: 125 Years from 8 August 1994

Ground Rent: £10 per annum

Service Charge: Refer to legal pack

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

Viewings – Via Cottons – 0121 247 2233



LOT 49

Freehold Vacant Possession

*Guide Price: £74,000 - £79,000

50 Dibble Road, Smethwick, West Midlands B67 7PY

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched interlocking tile clad roof, benefiting from UPVC double glazed windows/external doors and gas fired central heating but in need of modernisation and improvement. Dibble Road forms part of an established and popular residential area and is located directly off High Street which provides access to a wide range of local amenities and services. The property is conveniently located approximately one mile distance from the M5 Motorway (junction 1) and approximately three miles distance to the west of Birmingham City Centre.

Accommodation:
Ground Floor

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

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

First Floor

Stairs and Landing, Three Bedrooms

Outside:

Front: Foregarden

Rear: Yard and garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 50

Freehold Investment, Detached Bungalow (1.56 Acres).
*Guide Price: £450,000 PLUS

2 Crumpfields Lane, Redditch, Worcestershire, B97 5PN



Property Description:

A detached property of brick construction surmounted by a tiled roof set back from the road behind a gravelled driveway giving access to a garage and mature gardens extending to approximately 1.56 acres. The property benefits from having UPVC double glazing and gas fired central heating. The property is situated on Crumpfields Lane close to the junction with Heathfield Road and Green Lane and being approximately two miles to the North East of Redditch Town Centre. The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £1,000 per annum (£12,000 per annum)

There are restrictions on parts of the garden in favour of former owners requiring overage payments in the event of the site being redeveloped. Please refer to legal pack for further information

Please note : The Auctioneers have not been able to inspect the accommodation however believe from the joint agents that it is as follows:

Accommodation:

Ground Floor

Entrance Hallway, Three/Four Reception Rooms, Two Bathrooms, Kitchen, Conservatory and Two Bedrooms.

First Floor

Two Bedrooms

Outside

Gravelled driveway, garage and mature gardens extending to approximately 1.65 acres

Viewings:

Via Cottons - 0121 247 2233

Legal Documents:

Available at www.cottons.co.uk



This plan is for identification purposes only please refer to the Legal Pack for confirmation of the exact boundaries



LOT 51

Freehold Building Plot
 *Guide Price: £60,000 - £66,000

Land at Merrington, Moss Road, Wrockwardine Wood, Telford, Shropshire TF2 7BL

Property Description:

A parcel of freehold land extending to an area of approximately acres (1002 mtr.sq) and predominantly fronting Moss Road. The land is situated close to the junction with St.Georges Road and benefits from having planning permission granted in full for the erection of 1 detached dwelling.

Planning

Planning permission was granted by Telford and Wrekin Council (Ref: TWC/2014/0386) and dated 7th July 2014 for the erection of 1 replacement detached dwelling

Proposed Accommodation

Ground Floor

Entrance Hallway, Lounge, Dining Room, Dining Kitchen, Study and Bedroom, WC, Stairs to

First Floor

Having Bedroom 1 with en-suite bathroom having panelled bath, wash basin, WC and shower cubicle, Bedroom 2 having en-suite shower room having shower cubicle, wash basin and WC

Outside:

Front : Lawned foregarden and driveway giving access to double garage

Rear : Lawned garden

Please Note : A copy of the Planning Consent and Architects Drawings are available for inspection from the Telford and Wrekin Council web page

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



Proposed Accommodation



This plan is for identification purposes only please refer to the Legal Pack for confirmation of the exact boundaries

LOT 52

Freehold Vacant Possession
 *Guide Price: £120,000 - £125,000

3 Rachel Gardens, Birmingham, West Midlands B29 6NY

Property Description:

A three bedroomed end terrace property of brick construction surmounted by a tiled roof set back from the road behind a lawned foregarden. The property benefits from UPVC double glazing and gas fired central heating. Rachel Gardens is a cul-de-sac located off Frederick Road which in turn can be found off Gibbons Road.

Accommodation:

Ground Floor

Entrance Hallway, Through Lounge, Kitchen, Pantry Cupboard, Lean-to having utility area

First Floor

Three Bedrooms and Bathroom having panelled bath with electric shower over, washbasin and WC

Outside:

Front Lawned foregarden

Rear Garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 53

Leasehold Vacant Possession
*Guide Price: £44,000 - £48,000

Flat 8, 8 Broadmeadow Close, Kings Norton, Birmingham, West Midlands B30 3NG

Property Description:

A first floor flat forming part of a purpose built block of brick construction set back from the road behind communal parking area and lawned gardens. The flat benefits from having UPVC double glazing and electric heating. Broadmeadow Close is located off Broadmeadow Lane

Accommodation:

Ground Floor

Communal Entrance, Landing and Access to Stairs

First Floor

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

Outside:

Communal gardens and parking area

Leasehold Information:

Term : 125 years from 31st October 1983

Ground Rent : £10

Service Charge : Refer to legal pack



LOT 54

Freehold Vacant Possession
*Guide Price: £78,000 - £85,000

55 Causeway, Rowley Regis, West Midlands B65 8AA

Property Description:

A mid terraced property or brick construction directly fronting the pavement and surmounted by a tiled roof. The property benefits from having been fully refurbished to include a full electrical rewire, newly installed gas fired central heating system, modern kitchen and bathroom fittings and re-plastered throughout. Causeway is located off Birmingham Road (B4171) which in turn can be found off Henderson Way (A4100)

Accommodation:

Ground Floor

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

First Floor

Landing, Three Bedrooms

Outside

(Rear) Garden

Legal Documents – Available at

www.cottons.co.uk

Viewings – Via Cottons – 0121 247 2233



LOT 55
Freehold Vacant House Containing Two Separate Flats
 *Guide Price: £85,000 - £90,000

215 Westminster Road, Handsworth, Birmingham, West Midlands B20 3NA
Property Description:

A traditional two storey end terraced house of brick construction surmounted by a pitched slate clad roof having been informally converted into two separate flats each benefiting from UPVC double glazed windows, separate gas fired central heating systems and separate meters. The property forms part of an established residential area and Westminster Road is situated between Church Hill Road and Wellington Road (A4040), the latter providing direct access to Perry Barr which contains a wide range of retail amenities and services including The One Stop Shopping Centre and Perry Barr Railway Station.

Accommodation

Shared Entrance Hall

Ground Floor Flat

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

First Floor Flat

Entrance Hall, Stairs and Landing, Two Bedrooms, Lounge, Kitchen, Shower Room with wash basin, Separate Toilet

Outside:

Front: Walled foregarden

Rear: Yard and overgrown garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233


Birmingham Investors...

Want to increase your knowledge
& skills in
Property Investing?

pin
property
investors
network

We highly recommend you attend the Property Investors Network meeting on Thursday 19th March 2015 at the Crowne Plaza, NEC, Birmingham. The meeting will provide you with up-to-date information on the ever changing property market, whilst increasing your knowledge & skills in property investment.

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

Come & join us
on 19th March

Usually £20 to attend however we have organised complimentary entry for you to attend. Just go to www.birminghampin.co.uk enter "cottons" in the voucher code box.

Want details of other meetings?

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

LEGAL PACKS

Once you have successfully bid for a property you have become the legal purchaser and are duty bound to complete within the contractual time scale.

It is therefore your responsibility to consult your legal advisor and to have inspected the legal documentation which has been prepared for each lot by the vendor's solicitors prior to the Auction.

The Legal Pack is available at the Auctioneers offices and website during the marketing period and in the auction room on the sale day.

By bidding you are deemed by the Auctioneers to have satisfied yourself in respect of all matters relating to that property.

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

LOT 56

Freehold Vacant Possession

*Guide Price: £66,000 - £72,000

6 Woden Road, Wolverhampton, West Midlands WV10 0AU

Property Description:

A detached property of rendered brick construction surmounted by a tiled roof situated on a double width plot set back from the road behind a walled foregarden and side driveway giving access to a rear garage providing secure off road parking. The property benefits from having UPVC double glazing and gas fired central heating. Woden Road is located off Cannock Road.

Accommodation:

Ground Floor

Entrance Hallway, Lounge, Dining Room, Inner Lobby, Kitchen and Wet Room having shower, wash basin and WC

First Floor

Two Bedrooms

Outside:

Front Walled foregarden and driveway allowing access to brick built garage to the rear providing secure off road parking

Rear Garden and Garage

Legal Documents

Available at www.cottons.co.uk

Viewings

Via Cottons – 0121 247 2233



This plan is for identification purposes only please refer to the Legal Pack for confirmation of the exact boundaries



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 £495 + VAT being payable on each lot purchased whether purchasing prior, during or after auction, except for lots with a purchase price of £10,000 or less then the fee will be £195 + Vat. All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful.

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

Debit/Credit Card

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

Personal/Company Cheque

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

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

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

LOT 57

Freehold Retail Premises with 3 Flats - Vacant Possession

*Guide Price: £80,000-£90,000

25 High Street, Lye, Stourbridge, DY9 8LB

Property Description:

Lye is a District of Stourbridge, located within the Metropolitan Borough of Dudley and approximately 10 miles west of Birmingham City Centre.

The property is located on the northern side of the High Street, in the principal retail and commercial area of Lye Town Centre.

The property comprises a three-storey, middle of terrace building, of brickwork construction, partially rendered, with a pitched roof. There are single storey additions to the rear of the main building, again of brickwork construction with flat mineral felt roofs.

The property provides ground floor lock-up shop premises, with ancillary accommodation towards the rear and useful basement storage space. The shop currently has no toilet.

There is a shared tunnel entry to the side of the building, providing separate access to three self-contained flats, both above and to the rear of the shop premises.

The ground floor shop premises were formerly occupied as a hairdressing salon and, until recently, the flats were let and produced useful rental income.

The property is considered likely to be of interest to owner-occupiers and investors.

Ground Floor

Retail Area: 613 sq ft (56.9 sq m)

Store: 119 sq ft (11.1 sq m)

Kitchen: 77 sq ft (7.2 sq m)

Total Net Internal Area

Ground Floor: 809 sq ft (75.2 sq m)

Cellar Storage: 354 sq ft (32.9 sq m)

25a (Ground Floor Flat)

Living room/kitchen, bathroom/toilet and bedroom.

First Floor

25b (First Floor Flat)

Not inspected by the Auctioneers, although believed to comprise a one-bedroom flat.

Second Floor

25c (Second Floor Flat)

Living room, kitchen, landing, bathroom/toilet and bedroom.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 58

Freehold Vacant Possession

*Guide Price: £55,000 - £59,000

159 Central Drive, Dudley, West Midlands DY3 2QL

Property Description:

An end terrace property of brick construction surmounted by a tiled roof set back from the road behind a walled foregarden. The property benefits from having UPVC double glazing and gas fired central heating and is offered for sale in a presentable condition. Central Drive is located off Grosvenor Road and Himley Road (B4176).

Accommodation:

Ground Floor

Entrance Hallway, Through Lounge, Kitchen

First Floor

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

Outside:

Front Walled foregarden

Rear Lawned garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 58A

LATE ENTRY - LATE ENTRY - LATE ENTRY - Freehold Vacant Possession

*Guide Price: £120,000 - £128,000

86 St. Nicolas Road, Nuneaton, Warwickshire, CV11 6LD



Property Description:

A traditional semi detached house of two storey brick construction surmounted by a hipped tile clad roof and benefiting from UPVC double glazed windows, gas fired central heating, Three Bedrooms and off road car parking. The property forms part of a popular residential road which leads directly off Leicester Road and is conveniently located within approximately one third of a mile distance from both Nuneaton Town Centre and Nuneaton Railway Station which provides excellent commuting amenity.

Rear: Paved patio, outside wc, store and lawned garden

Viewings:

Open Block Viewings will be held on:
Saturday 21st February at 11.00
Monday 23rd February at 15.00

Legal Documents:

Available at www.cottons.co.uk



Accommodation:

Ground Floor

Reception Hall, Lounge with solid fuel burner, opening to Dining Room with patio doors, Kitchen, Stairs and Landing, Bedroom One (double), Bedroom Two (double), Bedroom Three (single), Bathroom with panelled bath having electric shower over, pedestal wash basin and wc

Outside:

Front: Foregarden and paved driveway providing off road car parking, pedestrian side access to rear



LOT 59

Freehold Vacant Possession
*Guide Price: £58,000 - £63,000

83 High Street, Dudley, West Midlands DY1 1QP

Property Description:

A three storey mid terraced Grade II Listed hotfood takeaway/retail premises with ancillary accommodation to the upper floors and situated directly fronting High Street close to the junction with Stafford Street. High Street contains a range of retail premises including an Asda superstore which is virtually opposite and the property is within walking distance of the main Town Centre. The property is of brick construction having a parapet to the front elevation with a pitched tile clad roof.

Accommodation:

Ground Floor

Retail Premises: 37.81sq.mtrs (407sq.ft) with double display windows and stainless steel partly clad walls.

Food Preparation Room: 8.81sq.mtrs (94sq.ft), Rear Store Room: 9.28sq.mtrs (99sq.ft), Lobby, Staff Toilet with wc and wash basin, Inner hall/Side Entrance to stairs and landing

First Floor

Kitchen: 12.91sq.mtrs (138.95sq.ft)
Shower Room with shower, wash basin and wc
Room One: 15.87sq.mtrs (170.84sq.ft)

Second Floor

Room Two: 16.74sq.mtrs (180.20sq.ft)
Room Three: 10.01sq.mtrs (107.83sq.ft)

Outside:

Pedestrian right of way to rear yard area containing a derelict store

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 60

Freehold Shop Investment with Living Accommodation
*Guide Price: £65,000-£70,000

232 Priory Road, Hall Green, Birmingham, B28 0SU

Property Description:

Hall Green is located approximately 5 miles south east of Birmingham City Centre and 2 miles west of Solihull.

The property is located in a predominantly residential area, adjacent to a convenience store. The property comprises a two-storey, purpose-built, end of terrace shop, with a two bedroom flat above.

The property is of brickwork construction with a pitched tiled roof. There is a small area of garden land or amenity space to the rear of the shop, as well as a car parking space.

Accommodation:

Ground Floor

Retail Area (treatment room and kitchen): 337 sq ft (31.3 sq m)

First Floor (Flat)

Landing, kitchen, living room, two bedrooms and bathroom/toilet with modern white suite comprising bath with shower over, wash basin and WC.

Gross Internal Area of First Floor Flat: 524 sq ft (48.7 sq m)

Outside:

Toilet, store, rear yard and car parking space.

Tenancy Details

The entire premises are subject to an over-riding lease dated 9th December 2013. The lease is for a term of 5 years, commencing 1st



tenant's full repairing and insuring terms. Interested parties should obtain and study a full copy of the lease, which is contained within the legal pack.

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233



LOT 61
Freehold Vacant Possession
 *Guide Price: £70,000 - £77,000

67 Bromford Lane, Erdington, Birmingham, West Midlands B24 8JR
Property Description:

A traditional semi detached house of brick construction surmounted by a hipped slate clad roof, benefiting from gas fired central heating and part double glazed windows but requiring modernisation and improvement throughout. The property is set well back from Bromford Lane behind a lawned verge area and forms part of a predominantly residential area located approximately three quarters of a mile distance to the south of Erdington Shopping Centre.

Accommodation:
Ground Floor

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

First Floor

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

Outside:

Front: Foregarden

Rear: Overgrown garden

Legal Documents:

Available at www.cottons.co.uk

Viewings:

Via Cottons - 0121 247 2233


Preliminary Announcements
For Sale by Auction 16th April 2015
**128 AND 130 GRAVELLY HILL,
 BIRMINGHAM, B23 7PE**
**BY INSTRUCTION OF THE JOINT LPA
 RECEIVERS**

A substantial Freehold Hotel premises currently being used as an informal house in multiple occupation, comprising 14 En-suite Bedrooms with ancillary Lounge, Kitchen and Bathroom Accommodation occupying a substantial plot directly fronting Gravelly Hill and benefiting from a rear tarmacadam car park

Guide Price £300,000 to £330,000


Preliminary Announcements For Sale by Auction 16th April 2015

AYLESFORD CARE CENTRE, AYLESFORD STREET, COVENTRY CV1 5HJ

BY INSTRUCTION OF COVENTRY CITY COUNCIL

A Freehold Purpose Built Care Home with Vacant Possession, fully functional and comprising 25 Patient Bedrooms and Ancillary Accommodation including Lounge/Dining Areas, Bathrooms, Kitchens, Offices, Treatment Rooms and Staff Flat Accommodation.

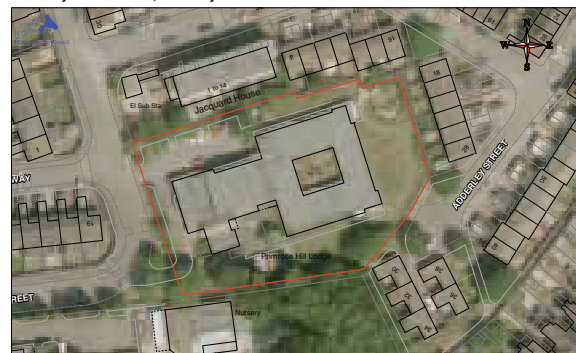
Gross Internal Area: 1,457.25 sq.mtrs (15,686 sq.ft)

Total Site Area: 1.022 acres (0.4132 hectares)

Guide Price: £225,000 - £250,000

Site at Aylesford Street, Coventry.

Scale at A4 Not to Scale



This plan is for identification purposes only please refer to the Legal Pack for confirmation of the exact boundaries.



Preliminary Announcements For Sale by Auction 16th April 2015

THE PARKRIDGE CENTRE, PALADINE WAY, COVENTRY CV3 1NE

BY INSTRUCTION OF THE LIQUIDATORS

A Freehold Modern Purpose Built Sports Facility with Vacant Possession comprising immaculately presented Club House with Home and Away Changing Rooms, Referees' Changing Room, Function Room, Kitchen, Disabled Facilities, Ground Keeping Stores/Workshop and Office, Car Parking, Two Football Pitches and Cricket Square.

Total Site Area extending to 5.97 acres or thereabouts.

Guide Price: £100,000 PLUS



For Sale by Private Treaty

Freehold Grade II Listed Residence with Vacant Possession set within a Three Acre Plot

Lydiate Ash House, 61 Halesowen Road, Lydiate Ash, Bromsgrove, Worcestershire, B61 0QL



Property Description:

An opportunity to purchase a most attractive Grade II listed detached residence set within grounds extending to approximately three acres including extensive gardens and paddock land and situated within the highly desirable Hamlet of Lydiate Ash. The property which contains a significant host of original and character features, offers accommodation over three principle floors totalling 492sq. metres (5,300sq. feet) and viewings are vital to appreciate the quality of location, accommodation and plot on offer.

The property occupies a highly commutable position located on the Bromsgrove/Birmingham borders within a third of a mile distance from the M5 motorway (junction 4) forming part of the Midlands motorway network and providing access to the major Midlands towns, cities and beyond.

In brief this wonderful family residence comprises, six reception rooms (four on the ground floor and two on the second floor), spacious kitchen diner with Aga, two conservatories, three cellar rooms, seven bedrooms, four bathroom/shower rooms and sizable garage/workshop accommodation.

Ground Floor:

Reception Entrance, Reception Room One having a traditional fireplace, Reception Room Two having a decorative feature fireplace, Reception Room Three having a stone feature fireplace, Reception Room Four having Inglenook feature fireplace

incorporating hand carved wooden surround with stove and exposed wooden beams, Spacious Fitted Kitchen with fitted wall and base units and an Aga range, Utility Room, WC, Two Conservatories, Shower Room, Cellar with three rooms.

First Floor:

Stairs and Landing, Bedroom One with Ensuite Shower Room having walk-in shower, wc and wash basin, Bedroom Two, Bedroom Three, Re-fitted Family Bathroom having Jacuzzi bath, wash basin and wc, Inner Lobby, Bedroom Four.

Second Floor:

Stairs and Landing, Reception Room Five, Inner Hallway, **Reception Room Six**, Bedroom Five, Bedroom Six, Bedroom Seven, Refitted Bathroom having Jacuzzi bath, wash basin and wc.

Outside:

Front: Gravel driveway providing off road parking for multiple vehicles, lawned foregarden, further extensive parking to the side, side access to detached tandem garage/workshop.

Rear: Extensive gardens laid to lawn garden with adjoining parcels of woodland and paddock land.



Offers Sought I.R.O. £695,000

All Enquiries: Dan O'Malley/Emma Pearce
0121 247 4747 sales@cottons.co.uk

This plan is for identification purposes only please refer to the Legal Pack for confirmation of the exact boundaries.



Lot 8



Lot 12

**Energy
Performance
Certificate**

The EPC for this property was commissioned on 28th January 2015.

This will be added to the Legal Pack and available on our website.

Lot 13



Lot 14



Lot 17

**Energy
Performance
Certificate**

**The EPC for this
property was
commissioned on
28th January 2015.**

**This will be added
to the Legal Pack
and available on
our website.**

Lot 18



Lot 19



Lot 20



Lot 21



Lot 22



Lot 23



Lot 24



Lot 26

**Energy
Performance
Certificate**

**The EPC for this
property was
commissioned on
3rd February 2015.**

**This will be added
to the Legal Pack
and available on
our website.**

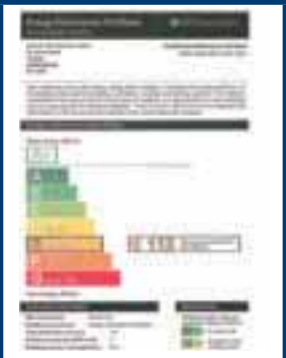
Lot 28



Lot 29



Lot 30



Lot 33



Lot 39



Lot 40



Lot 42








Lot 59



Lot 60



The Complete Insurance Solution for your Property Portfolio

-  **Bespoke policy wording, tailored to suit your needs**
-  **All Risks' Cover***
-  **In House Claims Team**
-  **Speedy claims settlements**
-  **Chartered Broker of the Year 2014**

*subject to certain underwriting criteria

Telephone: 01789 761660
www.pi-propertyinsurance.co.uk

1 Arrow Court, Adams Way, Alcester, Warwickshire, B49 6PU

Pi-Property Insurance is a trading name of Morrison Edwards Insurance Services Ltd, Authorised and Regulated by the Financial Conduct Authority (FCA), Registered Office as above, Registered in England No. 3755087

Sale Memorandum

Date

Name and address of **seller**

Name and address of **buyer**

The **lot**

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

Deposit paid

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

We acknowledge receipt of the deposit _____

Signed by the **buyer**

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

The **buyer's** conveyancer is

Name

Address

Contact

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

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

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

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

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

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

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

A5.5 The deposit:

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

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

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

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

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

G1. The lot

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

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

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

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

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

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

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

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

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

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

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

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

G2. Deposit

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

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

G2.2 The deposit

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

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

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

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

G3. Between contract and completion

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

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

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

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

G4. Title and identity

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

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

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

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

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

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

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

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

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

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

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

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

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

G5. Transfer

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

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

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

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

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

G6. Completion

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

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

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

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

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

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

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

G7. Notice to complete

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

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

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

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

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

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

G8. If the contract is brought to an end

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

(a) the **buyer** must return all papers to the **seller** and appoints the **seller** its agent to cancel any registration of the **contract**; and

(b) the **seller** must return the deposit and any interest on it to the **buyer** (and the **buyer** may claim it from the stakeholder, if applicable) unless the **seller** is entitled to forfeit the deposit under **condition** G7.3.

G9. Landlord's licence

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

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

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

G9.4 The **seller** must:

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

G9.5 The **buyer** must:

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

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

G10. Interest and apportionments

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

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

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

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

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

G12. Management

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

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

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

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

G13. Rent deposits

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

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

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

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

G14. VAT

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

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

G15. Transfer as a going concern

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

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

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

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

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

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

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

- (a) of the **buyer's** **VAT** registration;
 - (b) that the **buyer** has made a **VAT option**; and
 - (c) that the **VAT option** has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **condition** G14.1 applies at **completion**.
- G15.5 The **buyer** confirms that after **completion** the **buyer** intends to:
- (a) retain and manage the **lot** for the **buyer's** own benefit as a continuing business as a going concern subject to and with the benefit of the **tenancies**; and
 - (b) collect the rents payable under the **tenancies** and charge **VAT** on them

G15.6 If, after **completion**, it is found that the sale of the **lot** is not a transfer of a going concern then:

- (a) the **seller's** conveyancer is to notify the **buyer's** conveyancer of that finding and provide a **VAT** invoice in respect of the sale of the **lot**;
- (b) the **buyer** must within five **business days** of receipt of the **VAT** invoice pay to the **seller** the **VAT** due; and
- (c) if **VAT** is payable because the **buyer** has not complied with this **condition** G15, the **buyer** must pay and indemnify the **seller** against all costs, interest, penalties or surcharges that the **seller** incurs as a result.

G16. Capital allowances

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

respect of the **lot**.

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

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

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

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

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

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

G17. Maintenance agreements

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

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

G18. Landlord and Tenant Act 1987

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

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

G19. Sale by practitioner

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

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

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

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

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

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

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

G19.5 Where relevant:

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

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

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

G20. TUPE

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

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

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

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

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

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

G21. Environmental

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

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

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

G22. Service Charge

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

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

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

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

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

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

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

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

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

(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five **business days** of receipt in cleared funds; but in respect of payments on account that are still due from a tenant **condition** G11 (**arrears**) applies.

G22.5 In respect of service charge expenditure that is not attributable to any **tenancy** the **seller** must pay the expenditure incurred in respect of the period before **actual completion date** and the **buyer** must pay the expenditure incurred in respect of the period after **actual completion date**. Any necessary monetary adjustment is to be made within five **business days** of the **seller** providing the service charge account to the **buyer**.

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

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

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

G23. Rent reviews

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

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

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

be unreasonably withheld or delayed.

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

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

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

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

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

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

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

G24. Tenancy renewals

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

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

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

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

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

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

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

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

G25. Warranties

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

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

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

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

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

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

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

G26. No assignment

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

G27. Registration at the Land Registry

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

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

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

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

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

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

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

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

G28. Notices and other communications

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

G28.2 A communication may be relied on if:

(a) delivered by hand; or

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

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

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

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

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

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

G29. Contracts (Rights of Third Parties) Act 1999

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

**A full copy of the Common Auction Conditions including the Glossary can be found at:
www.rics.org/commonauctionconditions**



Our extensive
knowledge and expertise
developed over many
years enables us to provide
our clients with a
comprehensive range
of quality services



Cottons - the property specialists est 1924



Auction Department

Cavendish House
359 - 361 Hagley Road
Edgbaston
Birmingham
B17 8DL

t 0121 247 2233

f 0121 247 1233

auctions@cottons.co.uk

www.cottons.co.uk

Regulated by RICS

