

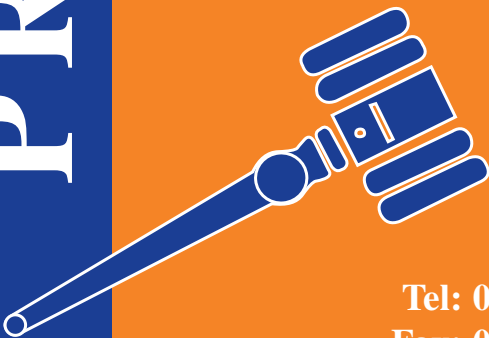
PROPERTY AUCTION

Cottons

Chartered Surveyors

**THURSDAY
21ST FEBRUARY 2008
AT 11.00 AM**

**THE CLARENDON SUITES
2 STIRLING ROAD
EDGBASTON
BIRMINGHAM
B16 9SB**



Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

AUCTIONEERS ADVICE

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

1. It is important for you to view the property and satisfy yourself as to the condition, obtaining any Surveyors reports you may feel appropriate. Viewing arrangements for each Lot are shown in the catalogue. Inspection of investment properties, is by courtesy of the tenant(s) and full consideration should be given to their occupancy.
2. It is assumed that interested parties have carefully inspected the relevant properties and made appropriate pre-contract searches and enquiries. Your legal adviser will make these enquiries on your behalf. It is strongly recommended that prospective purchasers check the Auction particulars to satisfy themselves of the accuracy of all measurements, descriptions, statements etc and to confirm for their own purpose, any fixtures, fittings or contents present in the property, which are to be included or excluded from the sale. All measurements and areas referred to in these particulars are approximate only. Neither the Auctioneers nor the Vendor(s) are responsible for errors in description of any Lot or for any fault or defect, giving no warranty whatsoever, the buyers being held to have satisfied themselves as to the condition and description of the Lots before bidding.
3. Prior to the sale The Auctioneers will endeavour to provide a guide price, subject to the Vendors consent. This is intended as a guide only and both the reserve and actual sale price may be more or less than the guide price given.
4. The Auctioneers and/or Vendor(s) reserves the right to sell or withdraw any lot prior to the auction sale and cannot be held responsible for any abortive costs, losses or damages of a prospective purchaser. We would strongly recommend that you telephone on the day prior to the auction sale to confirm that the property you are interested in, is still for sale.
5. Some lots may be subject to last minute changes or corrections given on the day of the auction by way of addendum.
6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary fittings, drains and any other pipework, appliances and electrical fittings. Prospective purchasers are advised to undertake their own investigations.
7. It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.
8. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price.
9. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special "Auction Block Policy", insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.
10. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity may be required, so make sure that you bring with you a driving licence, passport or other form of identification.
11. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.
12. If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.
13. The Auctioneers reserve the right to photograph successful bidders for security purposes.
14. The successful bidder will be required to pay an Administration Fee of £150 (inc VAT), in addition to the 10% deposit (subject to a minimum deposit of £2000), being payable on each lot purchased.

FOOTNOTE

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

Auction Sale

of 83 LOTS

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

- 42 Freehold Vacant Residential Properties
- 8 Leasehold Vacant Residential Properties
- 15 Residential Investment Properties
- 5 Commercial Investment Properties
- 2 Parcels of Freehold Land
- 6 Residential Development Sites, Building Plots and Redevelopment Opportunities
- 5 Vacant Commercial Properties

ORDER OF SALE

Lot Property

| | | |
|-----|---|--------------------------------|
| 1. | 156 James Turner Street, Winson Green, Birmingham, B18 4NF | Freehold Vacant Possession |
| 2. | 48 Deakin Road, Erdington, Birmingham, B24 9AN | Freehold Vacant Possession |
| 3. | 16 Meeting Street, Dudley, West Midlands DY2 0LT | Freehold Investment |
| 4. | 8 Poplar Avenue, Kings Heath, Birmingham, B14 7AE | Freehold Vacant Possession |
| 5. | 38 Offmoor Road, Bartley Green, Birmingham, B32 3PY | Leasehold Investment |
| 6. | 371 Flaxley Road, Stechford, Birmingham, B33 9ED | Freehold Vacant Possession |
| 7. | 38 Melverton Avenue, Wolverhampton, WV10 9HN | Freehold Investment |
| 8. | 52 Tifford Road, Oldbury, West Midlands B69 4QD | Freehold Vacant Possession |
| 9. | 67 Somercotes Road, Great Barr, Birmingham, B42 2JP | Leasehold Vacant Possession |
| 10. | 27 Longford Close, Bartley Green, Birmingham, B32 4JU | Freehold Vacant Possession |
| 11. | 2 Emay Close, West Bromwich, West Midlands B70 0QX | Freehold Vacant Possession |
| 12. | 42 Regina Avenue, Great Barr, Birmingham, B44 8TH | Freehold Vacant Possession |
| 13. | 10 Albert Road, Stechford, Birmingham, B33 9BD | Freehold Vacant Possession |
| 14. | 22 Worcester Road, Willenhall, West Midlands WV13 2RZ | Freehold Vacant Possession |
| 15. | 35 Parker Street, Edgbaston, Birmingham, B16 9AG | Freehold Vacant Possession |
| 16. | 56 Coronation Avenue, Willenhall, West Midlands WV13 2RP | Freehold Vacant Possession |
| 17. | 37 Arthur Road, Erdington, Birmingham, B24 9EX | Freehold Investment |
| 18. | 320 Ladypool Road, Birmingham, B12 8JY | Freehold Commercial Investment |
| 19. | 38 High Street, Brierley Hill, West Midlands DY5 3AE | Freehold Commercial Investment |
| 20. | 53 Sandon Road, Edgbaston, Birmingham, B17 8DT | Freehold Investment |
| 21. | Colin Grazier Hotel, 21-22 Church Street, Tamworth | Freehold Hotel Investment |
| 22. | Bldg Plot Adj 336 Halesowen Road, Cradley Heath, B64 7JT | Freehold Building Plot |
| 23. | 95 Redhall Road, Dudley, West Midlands DY3 2NN | Freehold Building Plot |
| 24. | 59 Tame Road, Tipton, West Midlands DY4 7JA | Freehold Vacant Possession |
| 25. | 750 Goldthorn Court, Parkfield Road, Wolverhampton, WV4 6EE | Leasehold Investment |
| 26. | 9 Jacoby Place, Priory Road, Edgbaston, Birmingham, B5 7UN | Leasehold Vacant Possession |
| 27. | 15 Harrison Road, Erdington, Birmingham, B24 9AB | Freehold Vacant Possession |
| 28. | 15 Smarts Avenue, Lichfield, Staffordshire WS14 0PB | Freehold Vacant Possession |
| 29. | 29 Mason Street, West Bromwich B70 9NL | Freehold Vacant Possession |
| 30. | 9 Woodbine Croft, Sheldon, Birmingham, B26 3BJ | Freehold Vacant Possession |
| 31. | 19 Briarley, Beacon View Road, West Bromwich, B71 3PG | Leasehold Vacant Possession |
| 32. | 53 Briarley, Beacon View Road, West Bromwich, B71 3PG | Leasehold Vacant Possession |
| 33. | 29 Stanmore Road, Birmingham, B16 9ST | Freehold Redevelopment Opp |
| 34. | 389 Gillott Road, Edgbaston, Birmingham, B16 9LL | Freehold Investment |
| 35. | 4 Richmond Road, Sedgley, Dudley, West Midlands DY3 1BA | Freehold Vacant Possession |
| 36. | 163 Cole Hall Lane, Stechford, Birmingham, B34 6EX | Freehold Vacant Commercial |
| 37. | 32 Endwood Court Road, Birmingham, B20 2RY | Freehold Vacant Possession |
| 38. | 34 Endwood Court Road, Birmingham, B20 2RY | Freehold Vacant Possession |
| 39. | 39 Coles Lane, West Bromwich, West Midlands B71 2QJ | Freehold Vacant Possession |
| 40. | 96 Harvey Road, Yardley, Birmingham, B26 1TH | Freehold Vacant Possession |
| 41. | 4 Brickhouse Street, Stoke-On-Trent, ST6 3AE | Freehold Commercial Investment |
| 42. | 32 Whitehall Road, West Bromwich, West Midlands B70 0HE | Freehold Vacant Possession |
| 43. | 72 Stanmore Road, Edgbaston, Birmingham B16 9TB | Freehold Vacant Possession |
| 44. | 7 Somerset Road, Walsall, WS4 2DW | Freehold Vacant Possession |



| | | | |
|-----|--|----------|-----------------------------|
| 45. | 28 Heydon Road, Brierley Hill, West Midlands | DY5 4LP | Freehold Vacant Possession |
| 46. | Land At 23 Nineveh Road, Handsworth, Birmingham, | B21 OTU | Freehold Land |
| 47. | Rear Of 209 Edward Street, Nuneaton, Warwickshire | CV11 5QU | Freehold Re-Development Opp |
| 48. | 22 Causeway Green Road, Oldbury, West Midlands | B68 8LD | Freehold Commercial |
| 49. | 147 Gillott Road, Edgbaston, Birmingham, | B16 OET | Freehold Vacant Possession |
| 50. | 9 Mountbatten Road, Walsall, | WS2 OHN | Freehold Vacant Possession |
| 51. | 5 Poplar Grove, Leonard Road, Birmingham, | B19 1JS | Freehold Vacant Possession |
| 52. | 337 Monmouth Drive, Sutton Coldfield, West Midlands | B73 6JX | Freehold Vacant Possession |
| 53. | 136 Park Road, Halesowen, West Midlands | B63 2NS | Freehold Vacant Possession |
| 54. | 128 Stourbridge Road, Dudley, West Midlands | DY1 2ER | Freehold Vacant Possession |
| 55. | Apt 34 The Edge, 585 Moseley Road, Birmingham, | B12 9BL | Leasehold Investment |
| 56. | 231 Newcastle Street, Stoke-On-Trent, | ST3 6QW | Freehold Vacant Commercial |
| 57. | Land At 145 -147 & 151- 155 Uttoxeter Road, Stoke-On-Trent, | ST3 1QQ | Freehold Land |
| 58. | 482 Hagley Road West, Oldbury, West Midlands | B68 0DJ | Freehold Vacant Possession |
| 59. | Flat 1, Goodrich House, Highfield Road, Moseley, Birmingham, | B13 9HR | Leasehold Vacant Possession |
| 60. | 14 Mary Road, Stechford, Birmingham, | B33 8AP | Freehold Vacant Possession |
| 61. | Land Adj 451 Flaxley Road, Birmingham, | B33 9ED | Freehold Building Plot |
| 62. | Land Fronting Oak Green, Dudley, West Midlands | | Freehold Development Opp |
| 63. | 38 Banners Street, Halesowen, West Midlands | B63 2SF | Freehold Vacant Possession |
| 64. | 25 Ashfield Crescent, Dudley, West Midlands | DY2 0BG | Freehold Vacant Possession |
| 65. | 55 Trysull Road, Wolverhampton, | WV3 7JE | Freehold Vacant Possession |
| 66. | 3 Waverley Street, Dudley, DY2 0YE | | Freehold Investment |
| 67. | 4 Sandringham Close, Evesham, Worcestershire | WR11 4QW | Freehold Vacant Possession |
| 68. | 67 Wallace Road, Bilston, West Midlands | WV14 8BW | Freehold Vacant Possession |
| 69. | 89 Round Road, Erdington, Birmingham, | B24 9SJ | Leasehold Vacant Possession |
| 70. | 124 Willenhall Street, Wednesbury, West Midlands | WS10 8HW | Freehold Vacant Commercial |
| 71. | 75 Caludon Road, Stoke, Coventry, | CV2 4LR | Freehold Investment |
| 72. | 29 Northway, Leamington Spa, Warwickshire | CV31 2BW | Freehold Investment |
| 73. | 9 Wavell Road, Walsall, | WS2 0EF | Freehold Vacant Possession |
| 74. | Flat 4 Cleveland Tower, Holloway Head, Birmingham, | B1 1UB | Leasehold Investment |
| 75. | 36 Trinity Street, Brierley Hill, West Midlands | DY5 3DN | Freehold Investment |
| 76. | 38 Trinity Street, Brierley Hill, West Midlands | DY5 3DN | Freehold Investment |
| 77. | 60 Michael Court, 115 Bristol Road, Birmingham, | B5 7TS | Leasehold Vacant Possession |
| 78. | 3 Catesby House, Kingshurst Way, Kingshurst, Birmingham, | B37 6DZ | Leasehold Investment |
| 79. | 22 Redhill Road, Hay Mills, Birmingham | B25 8HG | Freehold Vacant Possession |
| 80. | 5 Winding Mill South, Brierley Hill, West Midlands | DY5 2LW | Freehold Vacant Possession |
| 81. | 8 Red Brook Road, Walsall, | WS2 7RB | Freehold Vacant Possession |
| 82. | 243 Tennal Road, Harborne, Birmingham, | B32 2HH | Freehold Vacant Possession |
| 83. | 75 Poplar Avenue, Edgbaston, Birmingham, | B17 8EG | Freehold Vacant Possession |

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

Valuers Ian M. Axon MNAEA, Steve Smith B.Sc. Hons,
Jason Deslandes

Auction Manager Alison J. Bosworth

Auction Team Peter C. Longden FRICS, Mark M. Ward TechRICS
Kevin Hogan, Nada Turton, Jane Moran, Alison Parkes, Tricia Doyle
Hughie McCourt

ID

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

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

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



IMPORTANT NOTICE

PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

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

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

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

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

- **Credit Card Payments**

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

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

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

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

MISREPRESENTATION ACT

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

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



LOT 1**Freehold Vacant Possession**

**156 James Turner Street,
Winson Green,
Birmingham, B18 4NF**

Property Description:

A mid terraced property with a rendered front elevation surmounted by a tile clad roof, requiring modernisation and improvement. The property itself is located virtually opposite the junction with Beeton Road which provides direct access to Handsworth New Road (A4040).

Accommodation:**Ground Floor:**

Front Reception Room, Rear Reception Room and Kitchen.

First Floor:

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

Outside:

Front – the property fronts directly onto James Turner Street.

Rear – paved yard with pedestrian access and a brick built stores/WC.

**Vendors Solicitors**

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 2**Freehold Vacant Possession**

**48 Deakin Road, Erdington,
Birmingham B24 9AN**

Property Description:

A detached bungalow of rendered brick construction surmounted by an interlocking hipped tile clad roof set back from the road behind a hedged foregarden. The property benefits from having UPVC double glazed windows, gas fired central heating, however does require modernisation, improvement and repair as the property has suffered from some structural movement. Deakin Road is set in an established residential area and is located off both Church Road and Wood End Road (A4040) and is within a quarter of a mile distance from Erdington High Street which provides a wide range of shops and amenities.

Accommodation:**Ground Floor:**

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

Outside:

(Front) Hedged foregarden
(Rear) Paved Yard

Vendors Solicitors

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Viewings

Via Cottons – 0121 247 2233



LOT 3

16 Meeting Street, Dudley, West Midlands DY2 0LT

Property Description:

A mid terraced property of brick construction surmounted by an interlocking tile clad roof directly fronting the pavement. The property benefits from well laid out accommodation, majority double glazed windows and gas fired central heating, and is offered for sale in presentable condition. Meeting Street is located off St Johns Road which in turn is found off Halesowen Road (A459) which provides easy access to Dudley Town Centre being within approximately a mile and a half distance. The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £430 per calendar month (£5,160 per annum).

Accommodation:

Ground Floor:

Front Reception, Rear Reception, Lean to, Kitchen, Cellar

Freehold Investment



First Floor:

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

Outside:

(Rear) Paved yard

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Viewings

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LOT 4

8 Poplar Avenue, Kings Heath, Birmingham B14 7AE

Property Description:

A mid terraced property of traditional construction surmounted by a tile clad roof. The property itself benefits from majority UPVC double glazing but otherwise requires modernisation and improvement throughout. Poplar Avenue is a quiet residential cul-de-sac located directly off Poplar Road, which in turn runs directly off High Street (A435) which provides a wide range of shops and amenities.

Accommodation:

Ground Floor:

Front Reception Room, Rear Reception Room, Kitchen.

First Floor:

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

Outside:

The front of the property fronts directly onto Poplar Avenue.

Freehold Vacant Possession



Outside Rear:

Patio with brick built stores.

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Viewings

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COTTONS
THE AUCTIONEERS





38 Offmoor Road, Bartley Green, Birmingham B32 3PY

Property Description:

A ground floor purpose built maisonette benefiting from UPVC double glazing, and gas fired central heating which is presently let on an Assured Shorthold Tenancy Agreement at a rental of £390 per calendar month (£4,680 per annum). The property itself is located close to the junction with Malpas Drive whilst Offmoor Road leads directly off Field Lane. Woodgate Valley Country Park is located approximately half a mile to the North.

Leasehold Information:

The property is of a Leasehold tenure for a term of 125 years which commenced 7th September 1992.

The Ground Rent payable is £10.00 per annum.

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Accommodation:

Ground Floor:

Entrance hall, Living Room, Kitchen, Bedroom, Bathroom with panelled bath, wash hand basin and WC.

ID & REGISTRATION

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

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

We now require all bidders to register with ourselves prior to the commencement of the auction and would request where possible that potential purchasers visit our offices along with the necessary ID and pre-register.

Thank you in advance for your co-operation.

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

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk



LOT 6

Freehold Vacant Possession

371 Flaxley Road, Stechford, Birmingham B33 9ED

Property Description:

An end terraced property of part rendered brick construction surmounted by a tile clad roof set back from the road behind a driveway allowing for off road parking. The property benefits from having UPVC double glazed windows, gas fired central heating and a garage located in a separate secure block situated adjacent to 385 flaxley road. The property is located close to the junction with Church Lane, and Flaxley Road itself is located off Station Road (A4040). The property is approximately within half a mile distance from Stechford Retail Park.

Accommodation:

Ground Floor:

Entrance Porch, Entrance Hallway, Kitchen/Diner, Lounge, Conservatory

First Floor:

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



Outside:

(Front) Paved foregarden allowing for off road parking

(Rear) Lawned garden

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Viewings

Via Cottons – 0121 247 2233



LOT 7

38 Melverton Avenue, Bushbury, Wolverhampton WV10 9HN

Property Description:

A semi detached property with rendered frontage surmounted by an interlocking hipped tile clad roof set back from the road behind a block paved driveway. The property benefits from having well laid out accommodation and includes UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings and is offered for sale in presentable condition.

Melverton Avenue is located off Wingfoot Avenue which in turn can be found off Bushbury Lane. The property is within approximately two miles distance from the city centre of Wolverhampton which provides a wide range of shops, amenities and also houses the University of Wolverhampton. The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £500 per calendar month (£6,000 per annum).

Accommodation:

Ground Floor:

Entrance Hallway, Lounge, Kitchen and WC, stairs and landing to

Freehold Investment



First Floor:

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

Outside:

(Front) - Block paved foregarden

(Rear) - Patio area and lawned garden

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Viewings

Via Cottons – 0121 247 2233



LOT 8**Freehold Vacant Possession**

**52 Titford Road,
Oldbury, West Midlands,
B69 4QD**

Property Description:

A terraced property of traditional construction surmounted by a tile clad roof. The property has recently undergone refurbishment work and benefits from UPVC double glazing, gas fired central heating, two bathrooms and rear extension. The property itself is located on Titford Road close to the junction with Junction Street. There is nearby access to Wolverhampton Road (A4123), close to the junction with Birchley Island and there is easy access to M5 Junction 2 from here.

Accommodation:**Ground Floor:**

Front Reception Room, Rear Reception Room, Kitchen, Rear Lobby and Bathroom with panelled bath, wash hand basin and WC.

First Floor:

Two Bedrooms and Shower Room with shower cubicle, wash hand basin and WC.

Please Note: The Central Heating radiators and boiler had not yet been installed when the property was inspected, but we are advised by the vendor that this work will be



completed prior to the auction date. Please make your own enquiries to satisfy yourselves that this work has been completed

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 9**Leasehold Vacant Possession**

**67 Somercotes Road,
Great Barr, Birmingham
B42 2JP**

Property Description:

An end terraced house of brick construction surmounted by a pitched tile clad roof, requiring complete repair and modernisation throughout. Somercotes Road leads off Beeches Road and forms part of an established residential area located approximately two miles distance from the Scott Arms Shopping Centre which provides a wide range of retail amenities and services.

Accommodation:**Ground Floor:**

Side Entrance Hall, Lounge, Full Width Dining Kitchen (no fitments)

First Floor:

Stairs and Landing, Two Double Bedrooms, Bathroom (no fitments)

Outside:

(Front) Lawned foregarden

(Rear) Pedestrian side access to concrete yard and lawned garden

**Leasehold Information:****Lease Term:**

99 Years from 1st May 2000

Ground Rent:

Currently £75 per annum (rising during the term)

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Viewings

Via Cottons – 0121 247 2233





**27 Longford Close, Bartley Green,
Birmingham B32 4JU**

Property Description:

A mid terraced bungalow offered for sale in presentable condition, benefiting from UPVC double glazing and gas fired central heating. The property itself is located in a quiet residential cul-de-sac off Balmoral Road, which in turn runs directly off Scotland Lane.

Accommodation:

Ground Floor:

Entrance Hall, Living Room, Kitchen, Bedroom and Bathroom with panelled bath, wash hand basin and WC.

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 our Lettings Department
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361 Hagley Road, Birmingham, B17 8DL
www.cottons.co.uk









**2 Emay Close, West Bromwich,
West Midlands B70 0QX**

Property Description:

A modern semi detached house occupying a corner position at the junction with Ardav Road and providing well laid out accommodation, benefiting from gas fired central heating, UPVC double glazed windows and external doors, modern kitchen fittings and a brick built garage located at the rear. The property is situated in a cul-de-sac and forms part of an established residential estate located off Holloway Bank (A4196) and is conveniently within approximately one and a half miles distance from West Bromwich Town Centre which provides access to a wide range of retail amenities and services.



Accommodation:

Ground Floor:

Porch, Reception Hall, Breakfast Kitchen with a range of modern fitted units, Full Width Lounge



First Floor:

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

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Outside:

(Front) Lawned foregarden, pedestrian side gated access to a side garden which may provide scope for future extension works (subject to obtaining planning consent)

(Rear) Paved patio, lawned garden and a brick built garage with a shared driveway leading off Ardav Road

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www.cottons.co.uk

E-mail: auctions@cottons.co.uk





**42 Regina Avenue, Great Barr,
Birmingham B44 8TH**

Property Description:

A traditional end terrace house of brick construction surmounted by a hipped tile clad roof, set back from the road behind a block paved forecourt which provides off road parking and benefiting from gas fired central heating, mostly UPVC double glazed windows, three bedrooms and a conservatory. Regina Avenue comprises of a cul-de-sac leading off Elliston Avenue which in turn leads off Dyas Road and forms part of an established residential area and is conveniently within one miles distance from a range of retail shops and superstore located on Queslett Road (A4041) and two miles distance from The Scott Arms Shopping Centre.

Accommodation:

Ground Floor:

UPVC Double Glazed Porch, Entrance Hall, Lounge, Full Width Dining Kitchen, Patio Doors accessing UPVC Double Glazed Conservatory.

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) Block paved forecourt providing off road parking, pedestrian gated side access to rear

(Rear) A decked patio area, long lawned garden and potential for rear vehicular access by way of a shared driveway

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

ADMINISTRATION FEE

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

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



LOT 13**Freehold Vacant Possession**

**10 Albert Road,
Stechford, Birmingham
B33 9BD**

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched slate clad roof, benefiting from three bedrooms but requiring modernisation and improvement throughout. The property is situated at the Northern end of Albert Road close to the junction with Station Road (A4040) and conveniently within less than a quarter of a mile distance from Stechford Retail Park and Stechford Railway Station. Birmingham Heartland Hospital is within approximately one mile distance.

Accommodation:**Ground Floor:**

Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Hall, Bathroom with panelled bath having electric shower over, pedestal wash basin and wc

First Floor:

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

**Outside:**

(Front) Small foregarden
(Rear) Paved yard, shared pedestrian rear access and predominantly lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 14**Freehold Vacant Possession**

**22 Worcester Road,
Willenhall,
West Midlands
WV13 2RZ**

Property Description:

A traditional semi detached house of brick construction surmounted by a hipped tile clad roof, benefiting from UPVC double glazed windows (except pantry), gas fired central heating and off road parking but requiring some cosmetic improvement. Worcester Road is situated off Coronation Avenue which in turn leads off Wolverhampton Road (B4464) and the property is conveniently within approximately one mile distance from the M6 Motorway (junction 10) and approximately three miles distance from Wolverhampton City Centre.

Accommodation:**Ground Floor:**

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

First Floor:

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

**Outside:**

(Front) Lawned foregarden set behind a mature privet hedge and a driveway providing off road parking

(Rear) Pedestrian side gated access to patio area and lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 15**Freehold Vacant Possession**

**35 Parker Street,
Edgbaston, Birmingham
B16 9AG**

Property Description:

An end terraced property of brick construction surmounted by a hipped interlocking tile clad roof set back from the road behind a lawned foregarden. The property benefits from having been refurbished throughout and includes gas fired central heating, modern kitchen and bathroom fittings and further benefits from a garage located to the rear of the garden accessed via a service road. Parker Street is located off Monument Road which in turn is found off Hagley Road (A456). The property is approximately within half a miles distance of Birmingham City Centre.

Accommodation:**Ground Floor:**

Entrance Hallway, Kitchen, Lounge

First Floor:

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

**Outside:**

Rear: lawned Garden and Garage

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 16**Freehold Vacant Possession**

**56 Coronation Avenue,
Willenhall, West
Midlands WV13 2RP**

Property Description:

A semi detached property of brick construction surmounted by a hipped tile clad roof set back from the road behind a walled foregarden and shared driveway. The property benefits from UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom units, and is offered for sale in presentable condition. Coronation Avenue is located off Wolverhampton Road West (B4464) and is within approximately half a mile distance from junction 10 of the M6 motorway.

Accommodation:**Ground Floor:**

Entrance Porch, Entrance Hallway, Lounge, Dining Room, Kitchen, Stairs and Landing to

First Floor:

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

**Outside:**

(Front) - Walled foregarden and shared driveway

(Rear) - Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**37 Arthur Road, Erdington,
Birmingham B24 9EX**

Property Description:

A substantial three storey residence of brick construction surmounted by a pitched tile clad roof and providing well laid out accommodation which has been divided into five informally laid out flats, all benefiting from shared gas fired central heating. The property further benefits from fire doors, emergency lighting and interlinked smoke alarms and is licensed by Birmingham City Council as a house in multiple occupation. Arthur Road forms part of an established and traditional residential area containing a range of similar dwellings and is conveniently located within a third of a mile distance from Erdington High Street which provides a wide range of retail amenities and services. The property is currently fully let on separate Assured Shorthold Tenancy Agreements with the exception of flat five which is let on a Regulated Tenancy as follows:

Flat One

Rental £340 per calendar month

Flat Two

Rental £340 per calendar month

Flat Three

Rental £350 per calendar month

Flat Four

Rental £340 per calendar month

Flat Five

Rental £63.50 per week
(effective from 3rd May 2006)

Total Rental Income:

£19,742 per annum

Note: The landlord is responsible for the payment of gas, electricity, water and council tax

Accommodation

Ground Floor:

Reception Hall

Flat One

Double Room, Separate Breakfast Kitchen and Bathroom with panelled bath, wash basin and wc both accessed off Hallway

Flat Two

Double Room, Separate Kitchen and Shower Room with glazed shower, wash basin and wc both accessed off Hallway

Stairs and Landing

Flat Three

Double Room, Dining Kitchen, Separate Bathroom (off landing) with panelled bath, pedestal wash basin and wc

Flat Four

Double Room, Separate Dining Kitchen and Shower Room with glazed shower, wc and wash basin both located off landing

Second Floor

Stairs to:

Flat Five

Landing, Bathroom with panelled bath, wash basin and wc, Double Room and Kitchen

Outside

(Front) Lawned walled foregarden

(Rear) Brick paved yard with boiler cupboard and enclosed lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



320 Ladypool Road,
Balsall Heath,
Birmingham, B12 8JY

Property Description:

A mid terraced Retail Unit with accommodation to the First Floor. The Ground Floor Retail Unit benefits from timber framed shop front with roller shutter, and is offered for sale in presentable condition. It is currently let by way of a 15 Year Lease, which commenced 11 November 2007, at a rental of £850pcm (£10,200pa). The First Floor Flat has not been internally inspected by the Auctioneers, but is currently vacant. The property is situated on Ladypool Road close to the junction with Clifton Road

Total Rental Income:

£10,200pa plus vacant First floor

Accommodation:

Ground Floor

Retail Area extending to 44.2sq.m. (476sq.ft.), Rear Store extending to 23.2sq.m. (249sq.ft.), Separate WC

First Floor:

Not internally inspected by the auctioneer.



We are informed by the vendor that the accommodation comprises of the following -

Living Room, Bedroom, Kitchen and Bathroom with panelled bath, wash hand basin and WC
Please make your own enquiries to satisfy yourself in respect of this.

Vendors Solicitors

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Freehold Investment/Potential Re-development Opportunity



38 High Street, Brierley Hill, West Midlands, DY5 3AW

Property Description:

An end terrace Retail Unit of traditional construction, benefiting from timber framed shop front with central heating and is presently occupied by way of a three year lease which commenced November 2006 at a current rental of £1,079 per calendar month (£12,948 per annum). In addition there is a self contained flat to the first floor which is presently let on an Assured Shorthold Tenancy at a rental of £300 per calendar month. To the rear of the property is a parcel of land which is currently the subject of a planning appeal for the construction of a residential building to accommodate five occupants (See Planning section). The property itself is located on High Street (A461) close to the junction with Chapel Street and there is nearby access to mill Street (A4100). The Total rental income is presently £1,379 per month (£16,548 per annum)

Accommodation:

Retail Unit:

Ground Floor:

Retail Area extending to approximately 26.4sq.m (284sq.ft), Treatment Room extending to approximately 6.2sq.m (67sq.ft), Two Sunbed Rooms partitioned from one room with a net internal area of 6.2sq.m (67sq.ft), Staff Room extending to approximately

16.6sq.m (179sq.ft) which includes disused access to First Floor.

Flat

Ground Floor:

Self contained entrance off side driveway.

First Floor:

Stairs and Landing, Kitchen, Living Room, Bedroom and Shower Room with shower cubicle, wash hand basin and WC.

Planning:

An outline planning application was lodged with Dudley Metropolitan Borough Council on the 8 March 2007 for the re-development of the land at the rear to provide a building for student accommodation with five bedrooms/shower rooms and kitchen. This application was refused on the 15 May 2007 (a copy of the planning application is available in the legal pack). An appeal was lodged on 13th December 2007 (Reference ATP/C4615/A/07/2060023) and a decision is due 14th February 2008. Please refer to the Planning Inspectorate for updates on this appeal.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





53 Sandon Road, Edgbaston, Birmingham B17 8DT

Property Description:

A three storey detached property of part rendered brick construction surmounted by a hipped tile clad roof set back from the road behind a tarmac covered forecourt allowing for off road parking for numerous vehicles. The property has been converted to provide five separate self contained flats each of which benefits from having UPVC double glazed windows and gas fired central heating, and all flats have separate electricity and water meters. Sandon Road is set in an established residential area and is located off the Hagley Road which provides direct access via public or private transport to Birmingham City Centre being within approximately a mile and a quarters distance. Flats 1 to 4 are currently let on Assured Shorthold Tenancy Agreements, whilst flat 5 located on the third floor is let on a Regulated Tenancy. The property currently produces **£19,780 per annum**. A schedule of individual rents are detailed below.

Schedule of Rent:

Flat 1: £90 per week (£4,680 per annum)

Flat 2: £70 per week (£3,640 per annum)

Flat 3: £90 per week (£4,680 per annum)

Flat 4: £90 per week (£4,680 per annum)

Flat 5: £175 per month (£2,100 per annum)

Accommodation:

Ground Floor:

Communal Entrance Hall

Flat 1: Lounge, Kitchen, Bedroom and Bathroom having panelled bath with electric shower over, pedestal wash basin and low level WC

First Floor:

Stairs and Landing

Flat 3: Lounge, Kitchen, Bedroom and Bathroom having panelled bath, pedestal wash hand basin and low level WC

Flat 4: Entrance Hallway, Lounge, Kitchen, Bedroom and Bathroom having panelled bath with electric shower over, pedestal wash hand basin and WC

Second Floor:

Stairs and Landing

Flat 5: Entrance Hallway, Lounge, Kitchen, Bedroom and Bathroom having panelled bath, pedestal wash hand basin and WC

Rear of Property:

Flat 2 having Kitchen, Bedroom/Reception Room and Bathroom having panelled bath, pedestal wash basin and WC

Outside:

(Front) Tarmac covered forecourt allowing for off road parking
(Rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**Colin Grazier Hotel 21-22 Church Street,
Tamworth, Staffordshire B79 7BX**

Property Description:

An imposing Grade II Listed three storey hotel, constructed in the 18th Century of traditional brick, surmounted by a pitched tile clad roof and offering extensive accommodation comprising of a ground floor bar area, various public rooms and ancillary accommodation and on the first and second floors, seven bedrooms with en-suite facilities and two self contained flats. The property is in a well maintained and presentable condition and occupies a prominent position within Tamworth Town Centre, pleasantly situated adjacent to St Editha's Church and on the edge of the pedestrian area which circulates around Tamworth's lively Shopping Centre which contains a wide range of retail shops operated by both multiple and local retailers. A public car park is located at the rear in St Editha's Close.

Brief History: This property was formerly the town's police station and still contains the original cells which are located in the single storey building at the rear. This use ceased in the 1970's when the property was used as offices until September 2001 when the property was converted and refurbished into the Colin Grazier Hotel named after a local second world war hero.

Tenancy Information:

The property is currently fully let on a lease for a term of 21 years from 18th August 2006 at a current rental of £39,000 per annum PLUS VAT and on full repairing and insuring terms. The lease provides for upward only rent reviews, index linked at 3 yearly intervals for the duration of the tenancy.

Accommodation

Ground Floor:

Reception Area, Large Public Bar with various Open Plan Seating Areas/Rooms including a Pool Room, Ladies and Gents Toilets, Disabled Toilets, Kitchen and Preparation/Storage Area, Connecting Hallway to a Separate Single Storey Building located at the rear of the premises formerly comprising of four police cells but now used as a drink cellar/stores and office.

First Floor

Six Double Bedrooms each with En-suite Shower Room, Family Bedroom with Separate Children's Room and En-suite Bathroom.

Second Floor

Two Self Contained One Bedroom Flats

Outside

Enclosed garden and storage area

Net Internal Area

Ground Floor: 190.6sq.m (2,051sq.ft)

First Floor: 132.8sq.m (1,429sq.ft)

Second Floor: 103.1sq.m (1,109sq.ft)

Total Net Internal Floor Areas:

426.5sq.m (4,589sq.ft) approximately

Vendors Solicitors

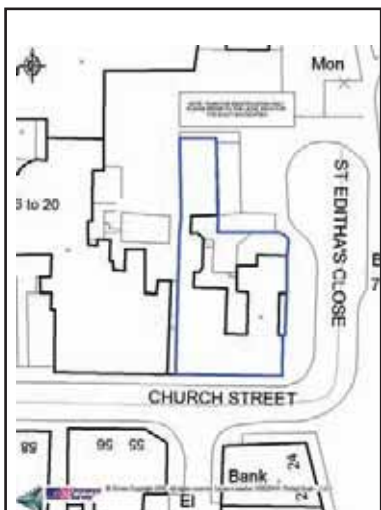
Refer To Auctioneer

Viewings

Via Cottons – 0121 247 2233

Note: The purchaser is responsible for payment of VAT at the current rate of 17.5% calculated upon the full purchase price.







**Building Plot Adj 336 Halesowen Road,
(Rear of 10B Haysech) Cradley Heath,
West Midlands B64 7JT**

Description:

A parcel of freehold land previously comprising of a garden and containing a brick built garage/workshop and benefiting from planning consent for the construction of one detached dwelling with garage. The site which is irregular in shape extends to an area of approximately 0.14 acres (566sq.ms) and its frontage borders Halesowen Road screened by a substantial brick built wall with a vehicular opening to a driveway which is included within the title but grants a legal right of way to the neighbouring occupier of number 336 Halesowen Road. The site is situated in a popular residential area located approximately one mile distance to the north of Halesowen Town Centre and within close proximity to Haden Hill Park which also adjoins Corngreaves Hall Golf Course.

Planning:

The plot benefits from planning consent granted by Sandwell Metropolitan Borough Council (Ref: DC/07/48945 and dated 24th January 2008) for the demolition of the existing garage/workshop and construction of one detached dwelling with garage. Please note that the planning details relate to land at the rear of 10b Haysech this being the property which the land previously belonged to. However the site is more accurately described as being adjacent to 336 Halesowen Road. The Architect's plans propose the construction of a split level detached dwelling house with accommodation over three floors as follows:

Lower Ground Floor:

Landing Area, Bedroom One with En-suite Bathroom, Bedroom Two with En-suite Bathroom

Ground Floor:

Hallway with Clock Room, Living Room, Dining Room, Breakfast Kitchen, Utility Room, Study and Garage

First Floor:

Landing, Store Room, Bedroom Three, Bedroom Four and Bathroom

Outside:

Driveway and gardens

Copies of the planning consent and Architect's drawings are available for inspection from the auctioneers' offices

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





95 Redhall Road, Gornal Wood, Dudley, West Midlands DY3 2NN

Property Description:

A parcel of freehold land which extends to approximately 0.13 acres (526.1 sq. ms.). The site benefits from outline planning consent for the erection of two dwellings in place of the existing dwelling. Currently situated on the site is a detached two bedroom property of brick construction that requires modernisation and improvement. Redhall Road is set in an established residential area and is located off the Himley Road (B4176) and the site is approximately within two miles distance from Dudley Town Centre.

Planning:

The property benefits from outline planning consent (reference P07/2048 dated 21 December 2007) for the erection of two dwellings. Full details of the planning application are available from both the Auctioneers and Solicitors office. Please contact Dudley Metropolitan Borough Council with any queries with regards to the planning application.

Existing Accommodation:

95 Redhall Road

Ground Floor:

Two Reception Rooms and Kitchen

First Floor:

Two Bedrooms and Bathroom

Outside:

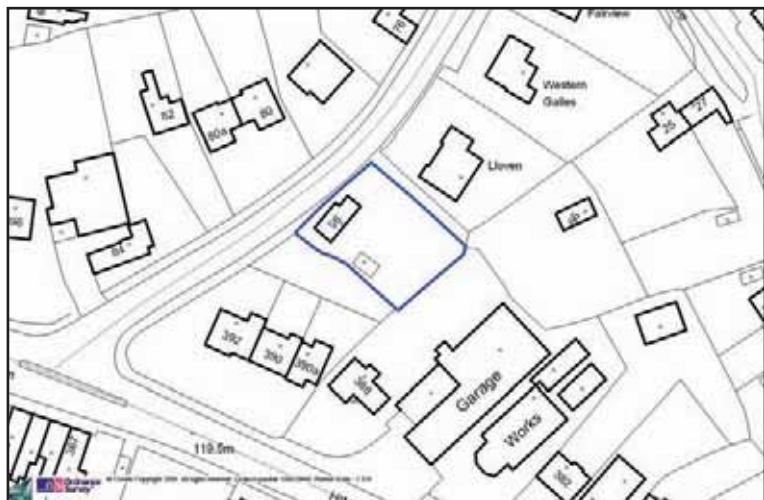
Rear: lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

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**59 Tame Road, Tipton,
West Midlands DY4 7JA**

Property Description:

A mid terraced property of rendered brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation and has been refurbished to include UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings and is offered for sale in presentable condition. Tame Road is located off Horsley Heath (A461) which provide direct access to Dudley Town Centre being within approximately two and a half miles. The property is also within approximately a miles distance from Burntree Island.

Accommodation:

Ground Floor:
Entrance Hallway, Lounge, Dining/Kitchen

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

Outside:
(Front) Walled foregarden
(Rear) Garden

Vendors Solicitors
Refer to Auctioneers

Viewings
Via Cottons – 0121 247 2233





**750 Goldthorn Court, Parkfield Road,
Wolverhampton WV4 6EE**

Property Description:

A ground floor two bedroom flat forming part of a purpose built block of brick construction surmounted by an interlocking tile clad roof set back from the road behind communal lawned gardens and parking area. The flat benefits from having spacious well laid out accommodation, UPVC double glazed windows and electric heating. Goldthorn Court is located on Parkfield Road (A4039) in between the junctions of Birmingham New Road (A4123) and the Wolverhampton Road East (A459) both of which provide direct access to Wolverhampton City Centre being within approximately a mile and a half distance and providing a wide range of shops and amenities and also housing the University of Wolverhampton. The property is currently let on an Assured Shorthold Tenancy Agreement providing a total rental of £110 per week, (£5,720) per annum.

Accommodation:

Ground Floor:
Communal Entrance and Hallway

Ground Floor Flat:

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

Leasehold Information:

Term:
99 Years from 25th December 1981

Service Charge:

Refer to legal pack

Ground Rent:

£60 rising to £120

Vendors Solicitors

Refer to Auctioneers

Viewings

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9 Jacoby Place, Priory Road, Edgbaston, Birmingham B5 7UN

Property Description:

A two bedroom flat situated in a purpose built block of brick construction set in communal gardens and located off Priory Road (B4217). The flat benefits from having well laid out accommodation, gas fired central heating, modern kitchen and bathroom units and is offered for sale in presentable condition. The flat further benefits from having allocated parking space. Jacoby Place is located off Priory Road close to the junction with the Bristol Road (A38), which provides direct access to Birmingham City Centre being approximately a mile and a quarter distance and therefore may lend itself as an ideal investment opportunity.

Accommodation:

Ground Floor:

Communal Entrance and Hallway with intercom system

First Floor:

Entrance Hallway, Lounge with balcony, Kitchen/Diner, Two Bedrooms

and Bathroom having panelled bath with electric shower over, pedestal wash basin and WC

Outside:

Communal gardens and parking space

Leasehold Information:

Term: From the 5th July 1978, Expiring the 26th September 2071

Ground Rent: £10 and rising to £150 per annum

Service Charge: Please Refer to Legal Pack

Vendors Solicitors

Refer to Auctioneers

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Via Cottons – 0121 247 2233

LEGAL PACKS

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

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





**15 Harrison Road, Erdington,
Birmingham B24 9AB**

Property Description:

A three storey semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having been fully refurbished to include UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fitments, newly fitted carpets and a full rewire, and further benefits from having four double bedrooms, one study and dressing room/nursery. Harrison Road is located off Erdington High Street and is within walking distance to the main shops and amenities located on it and approximately half a miles distance to junction 6 of the M6 motorway.

Accommodation:

Ground Floor:

Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen/Diner, Utility Room and Shower Room having shower cubicle, WC and pedestal wash basin, stairs and landing to

First Floor:

Bedroom 1, Bedroom 2 and Bathroom having panelled bath, pedestal wash hand basin and WC, stair and landing to

Second Floor:

Study, Bedroom 3, Bedroom 4, Dressing Room/Nursery

Outside :

(Front) Walled foregarden

(Rear) Paved garden

Vendors Solicitors

Refer to Auctioneers

Viewings

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

Property Description:

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

Accommodation:

Ground Floor:

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

First Floor:

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

Outside:

(Front) Lawned foregraden with gravelled parking area
(Rear) Pedestrian side access with wooden store, lawned garden and a terrace/patio area

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



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**29 Mason Street,
West Bromwich B70 9NL**

Property Description:

A traditional end terraced house of brick construction surmounted by a slate clad roof and requiring complete modernisation and improvement throughout. The property occupies a double width plot benefiting from a side garden which may provide scope for the erection of a new dwelling or extension to the existing dwelling house, all being subject to obtaining planning permission, and all interested parties should consult the local planning department at Sandwell MBC prior to bidding to discuss their proposals in detail. Mason Street is situated off Cordley Street which in turn leads off Dudley Street and the property is conveniently within approximately one quarter of a mile distance from West Bromwich High Street providing a wide range of retail amenities and services.

Accommodation:

Ground Floor:

Front Reception Room, Inner Hall, Rear Reception Room, Lobby/Veranda, Bathroom with panelled bath, pedestal wash basin, wc

First Floor:

Stairs and Landing, Bedroom One, Bedroom Two

Outside:

Front: Small walled foregarden with gated access leading to side garden which provides potential for off road parking along with scope for extension or construction of a new dwelling, all being subject to obtaining planning consent and all interested parties should consult the local planning department at Sandwell MBC prior to bidding to discuss their proposals in detail.

Rear: Double width garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**9 Woodbine Croft, Sheldon,
Birmingham B26 3BJ**

Property Description:

A traditional semi detached house of rendered brick construction surmounted by a hipped tile clad roof, requiring complete modernisation and improvement throughout. The property benefits from three bedrooms along with a side garage and is situated in a cul-de-sac which leads off Common Lane. A wide range of local retail amenities and services are conveniently within approximately a third of a mile distance on Coventry Road (A45) which also provides direct access to Birmingham City Centre and the M42 Motorway (junction 6)

Accommodation:

Ground Floor:

Reception Hall with Pantry, Front Reception Room, Rear Reception Room, Kitchen (no fitments)

First Floor:

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

Outside:

(Front) Gravelled foregarden with paved driveway leading to a side garage

(Rear) Yard and garden

Vendors Solicitors

Refer to Auctioneers

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We are currently updating our mailing list so, if you require a catalogue for our next auction on Thursday 3rd April 2008 at Clarendon Suites, Stirling Road, Edgbaston, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



LOT 31**Leasehold Vacant Possession**

**19 Briarley,
Beacon View Road,
West Bromwich,
West Midlands
B71 3PG**

Property Description:

A two bedroom flat situated on the Fifth floor of a substantial purpose built block benefiting from UPVC double glazed windows and electric heating, communal gardens and parking area, the Flat is also offered for sale in presentable condition. The block is situated in an improving area and in particular is close to a recent development containing a range of private housing. Beacon View Road is located off Walsall Road (A4031) and is approximately one and a half mile distance from junction 9 of the M6 motorway.

Accommodation:**Ground Floor:**

Communal Entrance Hall with security door entry system, stairs and Lifts to

Fifth Floor:

Entrance Hall, Lounge, Kitchen, two Bedrooms and Bathroom

**Outside:**

Communal gardens and parking area

Leasehold Information:

Term: 199 Years From 25th March 1989

Ground Rent: £50 Rising to £400

Service Charge: refer To Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 32**Leasehold Vacant Possession**

**53 Briarley,
Beacon View Road,
West Bromwich,
West Midlands
B71 3PG**

Property Description:

A two bedroom flat situated on the Fourteenth floor of a substantial purpose built block benefiting from UPVC windows and electric heating, communal gardens and parking area, the Flat is also offered for sale in presentable condition. The block is situated in an improving area and in particular is close to a recent development containing a range of private housing. Beacon View Road is located off Walsall Road (A4031) and is approximately one and a half mile distance from junction 9 of the M6 motorway.

Accommodation:**Ground Floor:**

Communal Entrance Hall with security door entry system, Stairs and Lifts to

Fourteenth Floor:

Entrance Hall, Lounge, Kitchen, two Bedrooms and Bathroom

**Outside:**

Communal gardens and parking area

Leasehold Information:

Term: 199 Years From 25th March 1989

Ground Rent: £50 Rising to £400

Service Charge: Refer to Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**29 Stanmore Road, Edgbaston,
Birmingham B16 9ST**

Property Description:

A valuable residential redevelopment opportunity comprising of the conversion of a substantial three storey semi detached residence into four self contained flats. The property is of traditional brick construction surmounted by a pitched replacement tile clad roof and is currently in a bare state, stripped of all internal fixtures, fittings and finishes, ready for the commencement of redevelopment works. The property benefits from extensive basement accommodation which will be incorporated into the proposed accommodation. Stanmore Road forms part of the popular Edgbaston residential district and is conveniently located off Hagley Road (A456) providing excellent commuting access to Birmingham City Centre which lies approximately two miles distance to the East.

Planning:

The property benefits from planning consent granted by Birmingham City Council (Ref: S/06796/07/FUL and dated 15th January 2008) for the change of use of the existing property from a single dwelling house to four

No. Flats and associated conversion of the basement and installation of front and rear light wells to provide living accommodation. Once converted, the property will provide the following accommodation:

Flat One:

Ground Floor:

Open Plan Living Area and Kitchen, Bedroom One with En-suite Shower Room

Basement:

Bedroom Two with En-suite Shower Room

Flat Two:

Ground Floor:

Living Room, Separate Dining Kitchen

Basement:

Two Bedrooms and a Bathroom

Flat Three:

First Floor:

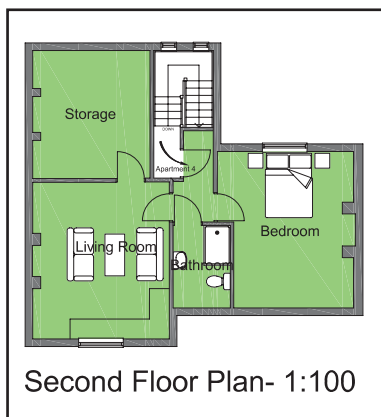
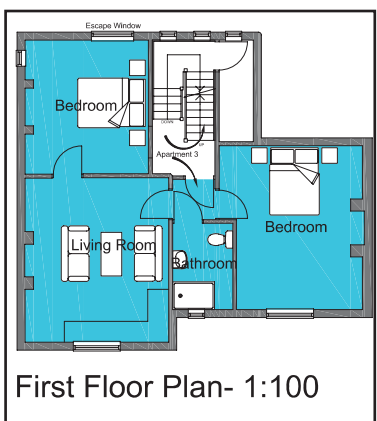
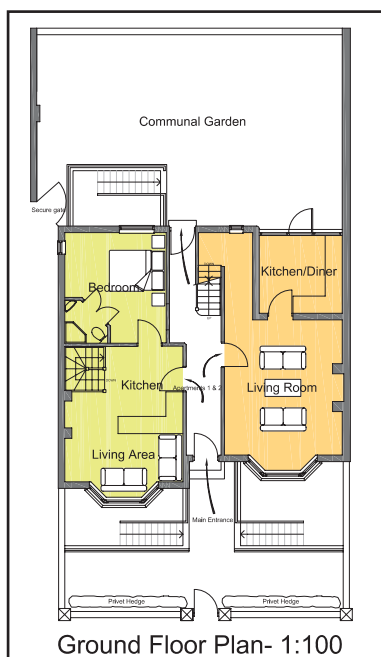
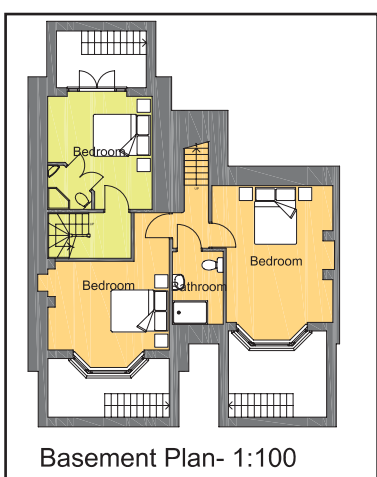
Open Plan Living Room and Kitchen, Two Bedrooms and Bathroom

Flat Four:

Second Floor:

Open Plan Living Room and Kitchen, Bedroom, Bathroom and a Loft Store Room





Copy of the planning consent and Architect's drawings are available for inspection at the auctioneers' offices

Vendors Solicitors
Refer to Auctioneers

Viewings
Via Cottons – 0121 247 2233

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





**389 Gillott Road, Edgbaston,
Birmingham B16 9LL**

Property Description:

A three storey semi detached property of brick construction surmounted by a tile clad roof and set back from the road behind a walled foregarden. The property has been converted to provide seven separate self contained flats. The property benefits from UPVC double glazed windows, mains integrated smoke alarms and fire doors, along with emergency lighting. Gillott Road is set in an established residential area and is located off the Hagley Road which provides direct access via public or private transport to Birmingham City Centre being within approximately a mile and a quarters distance. All of the flats are currently let on Assured Shorthold Tenancy Agreements producing a monthly rental of £2,250 (£27,000 per annum). A schedule of individual rents are detailed below.

Schedule of Rents:

- Flat 1:** £350 per month (£4,200 per annum)
- Flat 2:** £320 per month (£3,840 per annum)
- Flat 2b:** £300 per month (£3,600 per annum)
- Flat 3:** £300 per month (£3,600 per annum)
- Flat 4:** £280 per month (£3,360 per annum)
- Flat 4b:** £300 per month (£3,600 per annum)
- Flat 5:** £400 per month (£4,800 per annum)

Accommodation:

- Ground Floor:**
- Flat 4:** Lounge/Kitchen/Bedroom and Shower Room
- Flat 4b:** Bedroom/Lounge, Kitchen and Bathroom
- First Floor**
- Flat 3:** Lounge/Kitchen/Bedroom and separate Shower Room having shower cubicle, WC and pedestal wash hand basin
- Flat 2b:** Lounge/Kitchen/Bedroom, separate Shower Room having shower cubicle, WC
- Flat 2:** Lounge/Bedroom/Kitchen, separate Shower Room having shower cubicle, WC and pedestal wash hand basin
- Second Floor**
- Flat 1:** Lounge, Kitchen, Bedroom and Shower Room having shower cubicle, WC and pedestal wash hand basin
- Rear of the Property**
- Flat 5:** Entrance Hallway, Lounge, Inner Lobby, Kitchen, Bedroom and Shower Room having shower cubicle, WC and pedestal wash hand basin
- Outside:**
- (Front) Walled foregarden
- (Rear) Garden
- Vendors Solicitors**
- Refer to Auctioneers
- Viewings**
- Via Cottons – 0121 247 2233





**4 Richmond Road, Sedgley,
West Midlands DY3 1BA**

Property Description:

A three bedroom semi detached property of rendered brick construction surmounted by a hipped tile clad roof and set back from the road behind a lawned foregarden and driveway giving access to garage and off road parking. The property benefits from well laid out accommodation, however does require modernisation and improvement throughout. Richmond Road is located off Tipton Road (A457) and the property is within approximately a quarter of a mile from the main shopping area located in Sedgley.

Accommodation:

Ground Floor:

Entrance Porch, Lounge, Dining Room, Kitchen

First Floor:

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

Outside:

(Front) - Garden with driveway giving access to garage and off road parking
(Rear) - Overgrown garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**163 Cole Hall Lane, Stetchford,
Birmingham, B34 6EX**

Property Description:

A detached unit of brick construction which is offered for sale in generally presentable condition but would benefit from some cosmetic improvement. The property itself has been used as a retail unit for several years and benefits from a uPVC double glazed shop front with roller shutter protection and a forecourt providing off road parking. In addition, the property benefits from Full Planning Consent (Ref – N/01140/05/FUL dated 18 May 2005) for 'Ground floor extension to front to extend showroom and ramp to front entrance and the erection of first floor extension to form new store room at

existing retail mobility centre.' Please consult Birmingham City Council with any queries you may have with regards to the planning permission. The property itself is located on Cole Hall Lane in Stetchford, close to the junction with Watland Green.

Accommodation:

Retail Area:

Extending to approximately 24.4sq.m (253sq.ft), Private Office extending to approximately 8.8sq.m (94sq.ft), Separate w.c. with wash hand basin.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**32 Endwood Court Road, Handsworth Wood,
Birmingham B20 2RY**

Property Description:

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

Accommodation:

Ground Floor:

Entrance Hallway, Front Reception, Rear Reception, Inner Lobby, Kitchen, Utility Room and Rear Lobby, stairs and landing to

First Floor:

Three Bedrooms and Shower Room with shower cubicle, WC and pedestal wash basin, separate WC and separate Bathroom having panelled bath and pedestal wash basin, standing and landing to

Second Floor:

Two further Bedrooms

Outside:

(Front) Paved foregarden

(Rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





34 Endwood Court Road, Handsworth Wood, Birmingham B20 2RY

Property Description:

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

Accommodation:

Ground Floor:

Entrance Hallway, Front Reception, Rear Reception, Inner Lobby, Kitchen, Utility Room

First Floor:

Three Bedrooms and Shower Room with shower cubicle, WC and pedestal wash basin, separate WC and separate Bathroom having panelled bath and pedestal wash basin, standing and landing to

Second Floor:

Two further Bedrooms

Outside:

(Front) Paved foregarden

(Rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**39 Coles Lane, West Bromwich,
West Midlands B71 2QJ**

Property Description:

A traditional semi detached house of brick construction surmounted by a pitched tile clad roof and benefiting from a side extension, gas fired central heating, mostly double glazed windows, three double bedrooms and off road parking but requires modernisation and cosmetic improvement. Coles Lane forms part of an established residential area and leads directly off Hill Top (A4196), which provides direct access to the Black Country New Road (A41). West Bromwich Town Centre lies within approximately one and a half miles distance to the South.



bath having electric shower over, pedestal wash basin and wc

Accommodation:

Ground Floor:

UPVC Double Glazed Porch, Reception Hall, Open Plan Study Area, Front Reception Room, Rear Reception Room, Kitchen

First Floor:

Stairs and Landing, Three Double Bedrooms, Bathroom with panelled

Outside:

(Front) Foregarden and driveway providing off road parking
(Rear) Patio and overgrown garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

**96 Harvey Road, Yardley,
Birmingham B26 1TH**

Property Description:

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof, having three bedrooms but requiring modernisation and improvement throughout. The property benefits from off road parking located to the rear which provides potential for the erection of a garage and is accessed directly from Rutland Drive. Harvey Road forms part of a traditional and established residential area located off Church Road (A4040) and is within 200 metres from Yardley Shopping Centre providing a wide range of retail amenities and services.



Accommodation:

Ground Floor:

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

First Floor:

Stairs and Landing, Three Bedrooms

Outside:

Front: Small walled foregarden

Rear: Brick paved yard, cultivated garden and a concrete hard standing/parking space with gated vehicular access leading off Rutland Drive

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





4 Brick House Street, Stoke-On-Trent, ST6 3AE

Property Description:

A mid terrace retail unit which has recently been refurbished and hence is offered for sale in presentable condition throughout. The property itself benefits from Town Centre location, and is presently let as a Hair Salon on a fifteen year lease at a rental of £9,000 per annum. The property itself is located on Brick House Street close to the junction with Queen Street. There is nearby access to Waterloo Road (A50) and Market Place (B5051). There is easy access to nearby Burslem Town Centre which now forms part of the city of Stoke-On-Trent. The recorded population of Burslem is 21,400 (1991 census).

Accommodation:

Ground Floor:

Retail area extending to approximately 47.1sq.m (507sq.ft).

First Floor:

Room One extending to approximately 10.7sq.m (115sq.ft)

Room Two extending to approximately 12.9sq.m (139sq.ft)

Room Three extending to approximately 12.4sq.m (133sq.ft), Kitchen and WC.

Total Floor Area:

83.1sq.m. (894sq.ft.)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**32 Whitehall Road, West Bromwich,
West Midlands, B70 0HE**

Property Description:

A semi detached Retail Unit which has formerly been trading as 'Londis' requiring modernisation and improvement. The Retail area itself is of an L-Shape and the property benefits from two frontages (one on Whitehall Road and one on Dunkirk Avenue) and a separate access to the First Floor making a self contained flat possible, subject to the correct planning permission being in place. The property itself is located on the corner of Dunkirk Avenue and there is nearby access to Oldbury Road (B4166).

Accommodation:

Ground Floor:

L-Shaped Retail area extending to approximately 50.2sq.m (541sq.ft), Lobby with separate entrance and stairs to the First Floor.

First Floor:

Stairs and Landing, Bed/Sitting Room, Kitchen and Bathroom.

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**72 Stanmore Road, Edgbaston,
Birmingham B16 9TB**

Property Description:

A substantial three storey residence of brick construction surmounted by a pitched slate clad roof and providing extensive accommodation and requires modernisation and improvement throughout. The property has previously been subdivided into a range of bedsits and benefits from a licence for use as a house in multiple occupation effective from 23rd March 2007 and permits that the house is reasonably suitable for occupation by not more than seven households or nine persons. The property is situated in the popular residential district of Edgbaston and Stanmore Road runs between Portland Road and Hagley Road (A456) the latter providing direct access to the City Centre which lies within approximately two miles distance to the East.

Accommodation:

Ground Floor:

Reception Hall, Cellar Access, Front Reception Room with Kitchenette, Rear Reception Room, Lobby with access to Veranda, Dining Room, Kitchen, Shower Room with wash basin and Separate WC

First Floor:

Stairs and Landing, Bedroom One with Kitchenette, Bedroom Two with Kitchenette, Shower Room with wash basin and wc, Separate Shower Room, Bedroom Three with Separate Kitchen

Second Floor:

Stairs and Landing, Bedroom Four with Kitchenette, Bedroom Five with Kitchenette

Outside:

(Front) Paved foregarden
(Rear) Yard and garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 44**Freehold Vacant Possession****7 Somerset Road,
Walsall, West Midlands
WS4 2DW****Property Description:**

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a walled garden with shared driveway. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. Somerset Road is located off Harper Road which in turn is found off Lichfield Road (A461) and the property is within approximately half a mile distance from Walsall Town Centre providing a wide range of shops and amenities.

Accommodation:**Ground Floor:**

Entrance Porch, Entrance Hallway, Lounge, Dining Room, Kitchen

First Floor:

Stairs and Landing, Three Bedrooms and Bathroom.

**Outside:**

(Front) Paved shared driveway and garden

(Rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 45**Freehold Vacant Possession****28 Heydon Road,
Pensnett, West
Midlands DY5 4LP****Property Description:**

A mid terraced property of Smiths Style construction with a rendered frontage surmounted by an interlocking hipped tile clad roof and set back from the road behind a paved foregarden and tarmac covered driveway allowing for off road parking. The property benefits from having UPVC double glazed windows, gas fired central heating and is offered for sale generally in presentable condition. Heydon Road is located off Tilehouse Lane which is in turn located off Commonsides (B4179). The property is within approximately half a mile distance from Russells Hall Hospital.

Accommodation:**Ground Floor:**

Entrance Porch, Entrance Hallway, Lounge, Kitchen

First Floor:

Two Bedrooms and Bathroom having panelled bath, pedestal wash hand basin and separate WC having low level WC

**Outside:**

(Front) Paved garden and driveway

(Rear) Garden with brick built stores

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**23 Nineveh Road, Handsworth,
Birmingham B21 0TU**

Description:

A parcel of freehold land, irregular in shape and extending to an area of 0.19 acres (768sq.m), having a frontage of 38.7metres (127ft) and secured by steel palisade fencing with vehicular gated access. The site is situated to the upper most part of Nineveh Road close to the junction with Soho Road (A41) which provides access to a wide range of retail amenities and services.

and this has now ceased. The site may be suitable for a variety of uses including residential or commercial redevelopment and all interested parties should contact the planning department at the Birmingham City Council on 0121 303 115 prior to bidding in order to discuss any proposals which they may have for the site.

Planning:

The site has previously been used for a private hire taxi business operating under a temporary planning approval

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





Rear of 209 Edward Street, Nuneaton, Warwickshire CV11 5QU

Property Description:

A residential redevelopment opportunity comprising of the conversion of an existing two storey traditional built warehouse into four, two storey dwellings. The warehouse is situated to the rear of number 209 Edward Street and has a frontage extending along Stewart Street which will provide access for each of the new dwellings. The property is situated in a predominantly and established residential area which contains a wide range of traditional terraced housing. Both Nuneaton Town Centre and The George Elliot Hospital are situated within approximately one half of a mile distance and Edward Street leads directly off The A444 which provides direct access to the M6 Motorway (junction 3) being within approximately four miles distance.

Planning:

The property benefits from planning consent granted by Nuneaton and Bedworth Borough Council (Ref: 011410 and dated 21st September 2007) for the conversion of the existing warehouse premises into four, two storey dwellings. The planning consent was subject to a section 106 agreement (Town & Country Planning Act 1990) requiring a financial contribution of £2,540 in connection with the provision and maintenance of play and open space facilities in the area. The vendors have paid this contribution in full.

Existing Accommodation:

warehouse and ancillary accommodation laid out over two floors

Gross Internal Area:

105sq.m (1,130sq.ft) approximately

Proposed Accommodation:

Four separate two storey dwellings, each having the following accommodation:

Ground Floor

Living Room, Kitchen and Cloak Room with wc

First Floor

Stairs and Landing, Bedroom, Shower Room with wc and Study/Guest Bedroom

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

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



22 Causeway Green Road, Oldbury, West Midlands, B68 8LD

Property Description:

An end terraced Retail Unit with a self contained one bedroom flat to the First Floor. The Ground Floor Retail Unit benefits from modern metal framed shop front, suspended ceiling and laminate floor. It is currently let by way of a 10 Year Lease, which commenced 1 January 2008, at a rental of £825pcm (£9,900pa).

The First Floor Flat benefits from self contained entrance, upvc Double Glazing and Central Heating, and is currently vacant.

The property is situated on Causeway Green Road, on the corner of Hadley Street. Causeway Green Road itself provides direct access to Wolverhampton Road (A4123).

Total Rental Income:

£9,900pa plus potential from vacant flat

Accommodation:

Ground Floor:

Retail Area extending to 36.1sq.m. (388sq.ft.), Store

Room 1 extending to 6.7sq.m. (72sq.ft.), Store

Room 2 extending to 4.7sq.m. (51sq.ft.), Separate WC

First Floor:

Living Room, Bedroom, Kitchen and Bathroom with panelled bath, wash hand basin and WC



Outside:

(Rear) – 2 No. Car Parking spaces off Hadley Road and 1 No. Garage

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

IMPORTANT NOTICE

Auction deposits may be paid by the following methods

Bank/Building Society draft

Debit/Credit card

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

Personal/Company Cheque

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

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





**147 Gillott Road, Edgbaston,
Birmingham B16 0ET**

Property Description:

A detached property of rendered brick construction surmounted by a hipped tile clad roof set back from the road behind a walled foregarden and block paved driveway allowing access to garage and off road parking. The property benefits from well laid out accommodation and has recently been refurbished to include UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings and newly fitted carpets. Gillott Road is located between Icknield Port Road and Rotton Park Road, the latter leads directly onto the Hagley Road (A456) which gives direct access to Birmingham City Centre being within approximately a mile and three quarters distance. Please note that a new combination boiler will be fitted on completion.



Accommodation:

Ground Floor:

Entrance Hallway, Lounge, Dining Room, Kitchen, Garage with WC and door to the rear

First Floor:

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

Outside:

(Front) Walled foregarden with block paved driveway allowing for off road parking

(Rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 50**Freehold Vacant Possession****9 Mountbatten Road,
Walsall, West Midlands
WS2 0HN****Property Description:**

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a paved foregarden allowing for off road parking. The property benefits from well laid out accommodation, UPVC double glazed windows and part gas fired central heating. Mountbatten Road is located between Wilkes Avenue and Queen Elizabeth Avenue, the latter can be found from the Wolverhampton Road West (B4464). The property is within approximately a quarter of a mile distance from junction 10 of the M6 motorway and within approximately two miles distance from Walsall Town Centre.

Accommodation:**Ground Floor:**

Entrance Porch, Entrance Hallway, Lounge, Kitchen, WC and Lean to

First Floor:

Stairs and Landing, Two Bedrooms and Bathroom having panelled bath with electric shower over, pedestal wash hand basin and WC.

**Outside:**

(Front) Paved foregarden allowing for off road parking

(Rear) garden and brick built store

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 51**Freehold Vacant Possession
This Lot is Offered for Sale by
Order of Birmingham County Court****5 Poplar Grove,
Leonard Road,
Birmingham B19 1JS****Property Description:**

A traditional two storey mid terraced house of brick construction surmounted by a pitched replacement tile clad roof, benefiting from UPVC double glazed windows and set back behind a lawned foregarden. The property is accessed by way of a pedestrian walk way which leads off Leonard Road between numbers 94 and 96. Leonard Road leads off Heathfield Road which in turn leads off Birchfield Road (A34) and the property forms part of an established residential area located approximately two miles distance to the north of Birmingham City Centre.

Accommodation:

The property has not been inspected by the auctioneers, as at the time of preparing the catalogue, access was unavailable. Access will be available following 7 February 2008 and a schedule of accommodation will be prepared for inclusion in the Addendum. Block viewings will also be scheduled following this date for all interested parties to inspect.

**Vendors Solicitors**

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**337 Monmouth Drive, Sutton Coldfield,
West Midlands B73 6JX**

Property Description:

A substantial detached three bedroom dormer bungalow of brick construction surmounted by a tile clad roof set back from the road behind a decorative lawned garden and tarmac covered driveway giving access to garage and off road parking for numerous vehicles. The property benefits from having spacious well laid out accommodation, majority UPVC double glazed windows, gas fired central heating and newly re-laid floors, however the property still requires some further modernisation and improvement. Monmouth Drive is located in an established and popular residential area of Sutton Coldfield and the property itself enjoys views over Boldmere Golf Course. The property is located off the Chester Road (A452) and is within walking distance to Sutton Park and is within approximately a mile and a half distance from Sutton Coldfield Town Centre which provides a wide range of shops and amenities.

Accommodation:

Ground Floor:

Entrance Porch, Entrance Hallway, Kitchen, Lounge, Dining area, two Bedrooms and Bathroom with pedestal wash hand basin and no further fittings, Large lean to with WC and access to Garage and garden

First Floor:

Large Landing, WC having WC and pedestal wash hand basin and Bedroom

Outside:

(Front) Decorative lawned garden and driveway allowing access to garage

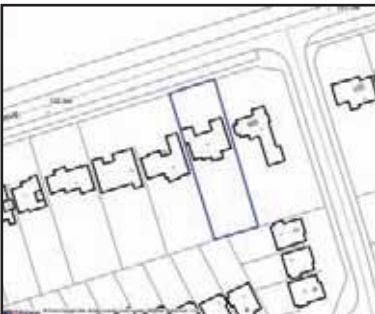
(Rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**136 Park Road, Halesowen,
West Midlands B63 2NR**

Property Description:

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

Accommodation:

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

Outside:

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

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





**128 Stourbridge Road, Dudley,
West Midlands DY1 2ER**

Property Description:

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden and driveway allowing for off road parking. The property benefits from well laid out accommodation, however does require modernisation and improvement. The property is located on Stourbridge Road (A461) close to the junction with Kingswinford Road (A4101). The property is approximately within a quarter of a mile from Russells Hall Hospital and approximately within a mile and a half from Merry Hill Shopping Centre.

Accommodation:

Ground Floor:

Entrance Porch, Entrance Hallway, Lounge, Dining Room, Kitchen, WC and Utility Area, stairs and landing to

First Floor:

Three Bedrooms and Bathroom with no fitments

Outside:

(Front) Walled foregarden and driveway allowing for off road parking (Rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**Apartment 34 The Edge, 585 Moseley Road,
Moseley, Birmingham B12 9BL**

Property Description:

A modern purpose built one bedroom apartment situated on the second floor of a purpose built block. The flat benefits from having well laid out accommodation, electric heating, double glazed windows, security door entrance system and allocated car parking space. The Edge can be located on Moseley Road and is approximately half a mile from Moseley High Street providing access to a wide range of local shops and amenities. The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £525 per calendar month (£6,300 per annum).

Accommodation:

Ground Floor:

Communal Entrance Hallway with stairs and lifts

Second Floor:

Entrance Hallway, two storage cupboards, Bedroom, Bathroom having panelled bath, pedestal wash basin and WC, electric shower over the bath, Reception/Kitchen

Outside:

Allocated parking space

Leasehold Information:

Term:

125 Years from 1st August 2002

Ground Rent:

Please refer to Legal Pack

Service Charge:

Please refer to Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 56**Freehold Vacant Possession**

**231 Newcastle Street,
Burslem,
Stoke-On-Trent,
ST6 3QW**

Property Description:

A mid terrace unit of traditional construction surmounted by a tile clad roof, being part way through a refurbishment project and hence requiring improvement and finishing works throughout. The property itself benefits from UPVC double glazed shop front and main road location. The property itself is located on Newcastle Street (B5051) close to the junction with Reid Street and there is easy access to nearby Burslem Town Centre which now forms part of the city of Stoke-On-Trent. The recorded population of Burslem is 21,400 (1991 census).

Retail Area:

Extending to approximately 21.3sq.m (229sq.ft), Store Room extending to approximately 14.6sq.m (157sq.ft), Store Room 2 extending to approximately 12.2sq.m (131sq.ft) and Store Room 3 extending to approximately 15.4sq.m (166sq.ft).

First Floor:

Room 1 extending to approximately 16.2sq.m (174sq.ft), Room 2 extending to approximately 15sq.m (161sq.ft),



Room 3 extending to approximately 11.9sq.m (128sq.ft) with WC.

Second Floor:

Attic Room extending to approximately 15.8sq.m (170sq.ft)

Total Floor Area:

106.6sq.m. (1,147sq.ft.)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 57**Freehold Land**

**145-147 & 151-155 Uttoxeter Road,
Stoke-On-Trent, ST3 1QQ**

Description:

Two parcels of Freehold land extending to approximately 0.11 acres (0.04 hectares) which it is believed formally contained several terraced properties. The sites themselves may be suitable for a variety of redevelopment schemes. Prospective purchasers are advised to take up their own enquiries with Staffordshire District Council. The sites are located on Uttoxeter Road virtually opposite the junction with Warren Street. Stoke-On-Trent is itself located in Staffordshire with a population last recorded at 239,700.

**Vendors Solicitors**

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**482 Hagley Road West, Oldbury,
West Midlands B68 0DJ**

Property Description:

A traditional semi detached house of rendered brick construction surmounted by a hipped tile clad roof, providing well laid out accommodation but requiring complete modernisation and improvement throughout. The property benefits from three bedrooms, ample off road parking and a large rear garden and is situated in a popular and established mixed use area containing a range of residential properties along with Quinton retail parade which comprises a wide range of retail shops, takeaways and restaurant premises along with the Hollybush/Beefeater Public House and Restaurant. Hagley Road West (A456) enables easy commuting to Birmingham City Centre which lies approximately four miles distance to the East and to the M5 Motorway (junction 3) which is within approximately two miles distance to the West.

Accommodation:

Ground Floor:

Vestibule Entrance, Reception Hall, Through Lounge/Dining Room, Kitchen

First Floor:

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

Outside:

(Front) Concrete forecourt providing ample off road parking and access to a side garage
(Rear) Brick stores and a large overgrown garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

ADMINISTRATION FEE

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

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





Flat 1 Goodrich House, Highfield Road, Moseley, Birmingham B13 9HR

Property Description:

A one bedroom ground floor flat situated in a purpose built three storey block set back from the road behind a communal lawned garden. The flat offers well laid out accommodation, UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings and is offered for sale in presentable condition and further benefits from a garage located in a separate block. Highfield Road is set in an established residential area and is located off Mayfield Road which in turn is found off Wake Green Road (B4217). The property itself is within approximately half a mile distance from the main shops, amenities and bars located on the Alcester Road (A435).

Accommodation:

Ground Floor:

Communal Entrance with security door entry system

Flat 1:

Entrance hallway, Lounge, Kitchen, Bedroom and Bathroom with bath, shower cubicle, wash basin and WC.

Outside:

Communal gardens and garage.

Leasehold Information:

Term:

99 Years from 24 June 1982

Ground Rent:

£10 per annum and additional rent

Service Charge:

Please refer to Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

DEPOSITS AND ADMINISTRATION FEE

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

Acceptable payment methods are as follows:

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

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

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

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



LOT 60

Freehold Vacant Possession

14 Mary Road, Stechford, Birmingham B33 8AP

Property Description:

A three storey, four bedroomed property of rendered brick construction surmounted by a tile clad roof and set back from the road behind a driveway and front garden allowing for off road parking. The property benefits from having spacious well laid out accommodation, UPVC double glazed windows and gas fired central heating. Mary Road is located between Frederick Road and Victoria Road both of which can be found off Station Road (A4040). The property is within approximately a quarter of a mile distance from Stechford Retail Park and approximately within half a mile from Heartlands Hospital.

Accommodation:

Ground Floor:

Entrance Hallway, Lounge, Dining Room, Kitchen

First Floor:

Bedroom 1 and Bedroom 2 and Bathroom having panelled bath, pedestal wash hand basin and separate WC



Second Floor:

Bedroom 3 and Bedroom 4

Outside:

(Front) Garden and driveway
(Rear) Garden with brick built workshop/store room

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 61

Freehold Building Plot

Land Adjacent to 451 Flaxley Road, Stechford, Birmingham B33 9ED

Property Description:

A parcel of land triangular in shape and benefiting from Planning Consent for the erection of a four bedroom detached dwelling. The plot forms part of an established residential area and Flaxley Road itself is located off Station Road (A4040). The land is approximately within half a mile distance from Stechford Retail Park.

Planning:

The land benefits from Planning Consent granted by Birmingham City Council (reference N/03905/05/FUL dated 27 July 2005) for the erection of a four bedroom detached dwelling. A copy of the Planning Consent is

available for inspection at the Auctioneer's office.

Vendors Solicitors

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Viewings

Via Cottons – 0121 247 2233





Land Fronting Oak Green, Dudley, West Midlands, DY1 3QU

Property Description:

A Freehold piece of land located to the rear of 159 Old Park Road. The site itself presently consists of a cleared parcel of land extending to approximately 0.08 acres (0.03 hectares). Oak Green itself fronts directly off Old Park Road which in turn runs directly off Burton Road (A459).

Planning:

The site benefits from planning permission for the erection of a three bedroom detached dwelling (Reference P07/1030) which is a re-submission of

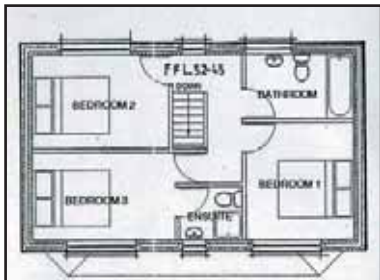
a refused application (P07/0560), and was approved on 20 July 2007. All interested parties should make relevant enquiries from Dudley Metropolitan Borough Council.

Vendors Solicitors

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E-mail: auctions@cottons.co.uk



LOT 63**Freehold Vacant Possession**

**38 Banners Street,
Halesowen,
West Midlands, B63 2SF**

Property Description:

A semi detached property with a rendered front elevation, surmounted by a tile clad roof. The property benefits from UPVC double glazing and gas fired central heating. Banners Street itself is located off Overend Road and there is nearby access to Drews Holloway (A458).

Accommodation:**Ground Floor:**

Front Reception Room, Rear Reception Room, Kitchen and Bathroom with panelled bath, wash hand basin and WC.

First Floor:

Two Bedrooms

Outside:

Front – Walled foregarden.
Rear – Patio with lawned garden.

**Vendors Solicitors**

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 64**Freehold Vacant Possession**

**25 Ashfield Crescent, Dudley,
West Midlands DY2 0BG**

Property Description:

A semi detached property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a hedged foregarden and tarmac hardstanding. The property benefits from having well laid out accommodation, aluminium framed double glazing and off road parking to the rear via a service road. Ashfield Crescent is located off Heath Road which in turn runs from Stoney Lane. The property is within approximately a mile and a quarter distance to Merry Hill Shopping Centre.

Accommodation:**Ground Floor:**

Entrance Hallway, Lounge, Dining Room, Kitchen and WC

First Floor:

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

Outside:

(Front) Hedged foregarden with tarmac hardstanding.

(Rear) Paved Yard and off road parking via a service road

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 65**Freehold Vacant Possession**

**55 Trysull Road,
Bradmore,
Wolverhampton,
West Midlands,
WV3 7JE**

Property Description:

A traditional mid terraced cottage style residence of brick construction, surmounted by an interlocking tile clad roof, offering two storey accommodation benefiting from UPVC double glazed windows and set back from the road behind a small foregarden. The property is located in a popular residential area and forms part of a small terrace located adjacent to The Gunmakers Arms public house close to the junction with Maple Road and within approximately one and a half miles distance from Wolverhampton city centre.

Accommodation:**Ground Floor:**

Front Reception Room, Inner Hall with Cellar off, Rear Reception Room, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

First Floor:

Stairs and Landing, Two Double Bedrooms.

**Outside:**

Front – Paved foregarden.

Rear – Yard, shared pedestrian access and garden.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 66

**3 Waverley Street,
Dudley, DY2 0YE**

Property Description:

A traditional semi detached house of part rendered brick construction surmounted by a pitched tile clad roof, providing well laid out accommodation. The property is offered for sale in a presentable condition having been much improved and modernised throughout benefiting from UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings, interlinked smoke alarms, emergency lighting and fire doors. Waverley Street forms part of an established residential area and is located directly off Stourbridge Road (A4101) and is conveniently within half a mile distance from Dudley Town Centre providing a wide range of retail amenities and services. The property is currently let on a Company Tenancy Agreement for a term of 4 years which commenced on 1st April 2007 at a rental of £500 per calendar month (£6,000 per annum).

Accommodation:**Ground Floor:**

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

**First Floor:**

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

Outside:

Front: Small foregarden

Rear: Pedestrian side access to a paved yard area and lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

Freehold Investment



**4 Sandringham Close,
Evesham, Worcestershire WR11 4QW**

Property Description:

An end terraced cottage of brick construction surmounted by a pitched tile clad roof, offered for sale in a presentable and modernised condition throughout, benefiting from well laid out accommodation including three bedrooms, modern kitchen and bathroom fittings, gas fired central heating and a garage in an adjacent block. The property is situated in a row with two other cottages in a small cul-de-sac located off Victoria Avenue which in turn leads off Greenhill (A4184) and which provides direct access to Evesham Town Centre, being within approximately one third of a mile distance. Evesham comprises of a popular and historic town set within the heart of Worcestershire and conveniently within approximately ten miles distance from Worcester City Centre and the M5 Motorway (junction 6) which provides access to the National Motorway Network.



Accommodation:

Ground Floor:

Through Lounge/Dining Room, Breakfast Kitchen, Office/Study Area, Cloak Room with wc and wash basin

First Floor:

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

Outside:

(Front) Small foregarden and gravelled side garden, off road parking and a garage in an adjacent block



Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**67 Wallace Road, Bilston,
West Midlands WV14 8BW**

Property Description:

A semi detached property of brick construction surmounted by an interlocking hipped tile clad roof set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation, double glazed windows, gas fired central heating and is offered for sale in presentable condition. The property further benefits from having a large rear garden with garage accessed via double gates off Belleview Road. Wallace Road can be found off Bradley Lane which in turn is located off Great Bridge Road (A4098) which provides direct and easy access to the main shopping area in Bilston.

Accommodation:

Ground Floor:

Entrance Hallway, Through Lounge, Kitchen, Veranda and Bathroom having panelled bath with electric shower

over, pedestal wash basin and WC

First Floor:

Stairs and Landing, three Bedrooms and WC

Outside:

(Front) – Lawned foregarden
(Rear) – Paved and lawned garden with double gates giving access to garage

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**89 Round Road,
Erdington, Birmingham
B24 9SJ**

Property Description:

A mid terraced house of part rendered brick construction surmounted by a pitched tile clad roof, benefiting from UPVC double glazed windows and doors but requiring modernisation and improvement throughout. The property is set back from the road behind a wide verge area and Round Road forms part of a residential estate situated between Tyburn Road (A38) and Kingsbury Road and within approximately one mile distance from Erdington High Street providing a wide range of amenities and services.

Accommodation:

Ground Floor:

Entrance Hall, Living Room, Kitchen, Bathroom with panelled bath and wc

First Floor:

Stairs and Landing, Three Bedrooms

Outside:

(Front) Foregarden
(Rear) Yard and garden



Leasehold Information:

Lease Term:

99 years from 1st May 1988

Ground Rent:

£125 per annum (rising during the term)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**Freehold Vacant Possession
By Order of the
Mortgagees in Possession**



**124 Willenhall Street, Wednesbury,
West Midlands WS10 8HW**

Property Description:

A substantial mixed use corner property situated at the junction with Wesson Road and comprising of a substantial two storey dwelling house along with an integral retail shop which has been substantially extended to the side and rear. The property was originally built in 1927 of brick construction surmounted by a hipped slate clad roof and the extensions are of brick construction with flat roofs. The property benefits from part UPVC double glazed windows, part gas fired central heating and has vehicular gated access off Wesson Road to a secure yard/loading area. The property is situated in a predominantly residential area and Willenhall Street is located directly off Midland Road (A462) and is within approximately a third of mile distance from the Black Country Route (A463) which provides direct access to the M6 Motorway (junction 10) being within approximately one mile distance.

Residential Area:

Ground Floor:

Lounge, Dining Kitchen with pantry

First Floor:

Stairs and Landing, Bedroom One (double), Bathroom with panelled bath, vanity wash basin and wc, Bedroom Two (double), Bedroom Three (small double), Bedroom Four (double)

Retail Area:

Retail Shop: 70.75sq.m (761sq.ft) - Double fronted with UPVC double glazed shop front having electric roller shutter protection, Store Room 20.71sq.m (222sq.ft), Lobby with walk in store cupboard and intercommunicating door to the residential area, Cloak Room with wc and wash basin

Outside:

(Front) Partly tarmacadamed forecourt and a partly paved foregarden with pedestrian side gated access to rear

(Rear) Double gated vehicular access off Wesson Road to a concrete yard/loading area providing secure off road parking and an overgrown lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**Freehold Investment
By order of the mortgagees**

**75 Caludon Road,
Stoke, Coventry
CV2 4LR**

Property Description:

A traditional mid terrace house of brick construction surmounted by an interlocking tile clad roof, benefiting from UPVC double glazed windows and having a single storey extension to the rear. Caludon Road forms part of a traditional and established residential area and is accessed off Clay Lane which in turn leads off Walsgrave Road (A4600) and which provides access to a wide range of local retail shops and amenities. Coventry City Centre lies within approximately one mile distance to the West. The property is currently let on a Regulated Tenancy at a registered rental of £18.50 per week (£962 per annum) effective from 4th July 1989.

Note: Rent Re-registration now considerably overdue

Accommodation:

Ground Floor:

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



First Floor:

Stairs and Landing,
Two Double Bedrooms

Outside:

(Rear) Paved yard with shared pedestrian right of way and a partly lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

**29 Northway,
Leamington Spa,
Warwickshire
CV31 2BW**

Property Description:

A traditional semi detached house constructed circa 1930's of part rendered brick construction surmounted by a hipped tile clad roof. The property forms part of an established residential area located approximately one mile distance to the south of Leamington Spa Town Centre. Leamington Spa itself comprises of a popular and highly regarded town set within the heart of Warwickshire and located approximately four miles distance from the M40 Motorway (junction 15). The property is currently let on an Assured Periodic Tenancy at a rental of £305 per calendar month (£3,660 per annum) effective from 1st March 2007.

Accommodation:

Ground Floor:

Vestibule Entrance, Reception Hall, Lounge, Dining Room, Kitchen



First Floor:

Stairs and Landing, Bedroom One, Bedroom Two, Bedroom Three/Box Room and Bathroom

Outside:

(Front) Foregarden, pedestrian side gated access to:
(Rear) Rear Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

Freehold Investment





**9 Wavell Road, Walsall,
West Midlands WS2 0EF**

Property Description:

A semi detached property of brick construction surmounted by a hipped tile clad roof set back from the road behind a lawned foregarden and driveway allowing for off road parking. The property benefits from having timber framed double glazing, gas fired central heating and is offered for sale in presentable condition. Wavell Road is located off Montgomery Road or Morris Avenue, and the property is within approximately half a mile distance from junction 10 of the M6 motorway, and a further mile and a half distance from Walsall Town Centre.

Accommodation:

Ground Floor:

Entrance Hall, Lounge, Dining Room, Kitchen, Inner Lobby, WC, Utility Area and Conservatory

First Floor:

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

Outside:

(Front) Lawned foregarden and driveway
(Rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

**4 Cleveland Tower,
Holloway Head,
Birmingham B1 1UB**

Property Description:

A well laid out purpose built two bedroom flat located on the first floor forming part of a substantial block overlooking Holloway Circus at the junction of Holloway Head and Bristol Street (A38). The property is located in the heart of Birmingham City Centre within a quarter of a mile from the main shopping area. The property itself benefits from warm air heating system and UPVC double glazed windows, and is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £565 per calendar month (£6,780 per annum).

Accommodation:

Ground Floor:

Communal Reception Hall with security door entry system, lifts and stairs

First Floor:

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

Leasehold Investment



Leasehold Information:

Term: 125 years from 20 September 1982

Ground Rent: £10 per annum

Service Charge: Please refer to legal pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 75

36 Trinity Street, Brierley Hill, West Midlands DY5 3DN

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched replacement tile clad roof, requiring full modernisation and repair. Trinity Street is located off Adelaide Street which in turn leads off Bank Street and the property is within a quarter of a mile distance from High Street which provides a range of local amenities and within one mile distance from Merry Hill Shopping Centre. The property is currently let on an Assured Shorthold Tenancy at a rental of £85 per week (£4,420 per annum)

Accommodation:

Ground Floor:

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

First Floor:

Stairs and Landing, Two Bedrooms, Bathroom

Freehold Investment



Outside:

Rear Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 76

38 Trinity Street, Brierley Hill, West Midlands DY5 3DN

Property Description:

A traditional end terraced house of brick construction surmounted by a pitched replacement tile clad roof, requiring full modernisation and repair. Trinity Street is located off Adelaide Street which in turn leads off Bank Street and the property is within a quarter of a mile distance from High Street which provides a range of local amenities and within one mile distance from Merry Hill Shopping Centre. The property is currently let on an Assured Shorthold Tenancy at a rental of £85 per week (£4,420 per annum)

Accommodation:

Ground Floor:

Front Reception Room, Rear Reception Room, Kitchen

First Floor:

Stairs and Landing, Two Bedrooms, Bathroom

Freehold Investment



Outside:

Rear Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

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**60 Michael Court,
115 Bristol Road, Birmingham B5 7TS**

Property Description:

A purpose built second floor flat forming part of a three storey block and offered for sale in a well maintained condition and benefiting from well laid out accommodation which includes two bedrooms. The property further benefits from gas fired central heating and garage and is set within well maintained communal gardens forming part of a development which is conveniently located off Bristol Road adjacent to the highly regarded development known as Viceroy Close and within one mile distance from Birmingham City Centre.

Accommodation:

Ground Floor:

Communal Entrance Hall with security door entry system, Stairs leading to:

Second Floor:

Communal Landing
Reception Hall, Kitchen/Breakfast Room, Lounge/ Dining Room, Inner Hall, Bedroom One, Bedroom Two, Bathroom with glazed shower cubicle, Vanity wash basin and Separate WC

Outside:

Well maintained communal gardens and car park and a single lock up garage located in a adjacent block.

Leasehold Information:

Term: 99 years (less 3 days) from 25 March 1967

Ground Rent: Currently £67.50 per annum (rising during the term)

Service Charge: Refer to legal pack

Vendors Solicitors

Refer to Auctioneers

Viewings

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**3 Catesby House,
Kingshurst Way,
Kingshurst, Birmingham
B37 6DZ**

Property Description:

A purpose built studio apartment situated on the ground floor of a prominent nine storey block located on Kingshurst Way and prominently situated at the junction with Stonebridge Crescent. The property benefits from part UPVC windows and gas fired central heating and is currently let on an Assured Shorthold Tenancy Agreement at a rental of £295 per calendar month (£3,540 per annum).

Accommodation:

Ground Floor:

Communal Hallway with security door entry system, Reception Hall, Bed/Living Room, Utility Area, Kitchen, Shower Room with electric shower and wash basin and a Separate WC

Outside:

Surrounding communal gardens and parking areas



Leasehold Information:

Lease Term:

125 years from 13th December 2004

Ground Rent & Service Charge:

refer to legal pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 79**Freehold Vacant Possession**

**22 Redhill Road,
Hay Mills, Birmingham,
B25 8HG**

Property Description:

An end terrace shop of traditional construction, with living accommodation above. The property benefits from a modern shop front with sun canopy, UPVC double glazing and gas fired central heating. The premises are located opposite Redhill Junior and Infant School. Redhill Road itself runs directly off Coventry Road (A45).

Accommodation:**Ground Floor:**

Retail Area 30.2sq.m. (325sq.ft.), Rear Lobby, Lounge, Fitted Kitchen, W.C., Bathroom

First Floor:

Two Bedrooms, Shower Room, W.C.

Outside:

Two Attic Rooms

Outside (front) – Property Fronts Directly onto Redhill Road

Outside (rear) – Shared Rear Access

**Vendors Solicitors**

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 80**Freehold Vacant Possession**

**5 Winding Mill South,
Brierley Hill,
West Midlands DY5 2LW**

Property Description:

An end terraced property of brick construction surmounted by an interlocking tile clad roof set back from the road in an elevated position behind a lawned foregarden. The property benefits from having UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. Winding Mill South is located off Farm Road which in turn is found off Caledonia located off the A4036. The property is set in an established residential area and is within approximately half a mile distance from the A458 which gives direct access to both Stourbridge Town being within approximately two miles.

Accommodation:**Ground Floor:**

Entrance Porch, Lounge, Dining Kitchen

First Floor:

Stairs and Landing, Three Bedrooms and Bathroom

**Outside:**

(Front) Lawned foregarden
(Rear) Garden and garage located in separate block

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





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

Property Description:

A two storey modern detached three bedroom house situated in a cul-de-sac and forming part of a modern development located off Cavendish Road which in turn leads off Bloxwich Lane and is conveniently in one miles distance from the M6 motorway (Junction 10). The property provides well laid accommodation and has undergone some modernisation works including re-plastering, and further benefits from UPVC double glazing, gas fired central heating, separate garage with electric shutter, however the property still requires some further modernisation.

Accommodation:

Ground Floor:

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

First Floor:

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

Outside:

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

Vendors Solicitors

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Viewings

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction Thursday 3rd April 2008 at Clarendon Suites, Stirling Road, Edgbaston, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



**243 Tennal Road,
Harborne, Birmingham
B32 2HH**

Property Description:

A mid terraced house of brick construction surmounted by a pitched slate clad roof, benefiting from gas fired central heating, mostly UPVC double glazed windows and requiring modernisation and repair. The property is set back behind a lawned foregarden and Tennal Road leads directly off Court Oak Road (A4123) and is conveniently located within approximately three quarters of a mile distance from Harborne High Street which provides a wide range of retail amenities and services.

Accommodation:

Ground Floor:

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

First Floor:

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

Outside:

(Front) Lawned foregarden

(Rear) Shared pedestrian entry access leading to paved yard and a predominantly lawned garden



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**75 Poplar Avenue, Edgbaston,
Birmingham B17 8EG**

Property Description:

A traditional semi detached house of brick construction surmounted by a hipped tile clad roof, offering well laid out accommodation including a garage and requiring complete modernisation and repair throughout. Poplar Avenue forms part of an established residential area located off Sandon Road and the property is conveniently within half a mile distance from a wide range of local retail amenities and services located on Bearwood Road. Hagley Road (A456) is within a third of a mile distance and provides direct access to Birmingham City Centre being within approximately three miles distance to the East.

Accommodation:

Ground Floor:

Vestibule Entrance, Reception Hall,

Front Reception Room, Rear Reception Room, Kitchen with pantry.

First Floor:

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

Outside:

Front: Overgrown foregarden and paved driveway leading to garage

Rear: Large overgrown garden

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IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on Thursday 3rd April 2008 at Clarendon Suites, Stirling Road, Edgbaston, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



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29 Gate Lane is located off Boldmere Road (B4142), which in turn runs directly off Jockey Road (A453)

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

(Edition 2 October 2005) Reproduced with the consent of the RICS Real Estate Group with the support of the Commercial and Residential Property Faculties.

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Introduction

The common auction conditions have three main sections:

1. Glossary

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

2. The conduct of the auction

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

3. Conditions of sale

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

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

The conditions are legally binding.

Important notice

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

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

The conditions assume that the buyer has acted like a prudent buyer.

If you choose to buy a lot without taking these normal precautions you do so at your own risk.

In the **conditions** wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words
- a 'person' includes a corporate body
- words of one gender include the other genders and where the following words appear in blue they have the specified meanings:

Actual completion date

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

Addendum

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

Agreed completion date

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

Arrears

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

Auction

The auction advertised in the **catalogue**

Auctioneers

The auctioneers at the **auction**

Business day

Any day except (a) a Saturday or a Sunday (b) a bank holiday in England and Wales or (c) Good Friday or Christmas Day

Buyer

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

Catalogue

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

Completion

Completion of the sale of the **lot**

Conditions

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

Contract

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

Contract date

The date of the **auction** or, if the **lot** is not sold at the **auction**:

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

Documents

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

Extra conditions

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

General conditions

The conditions so headed

Interest rate

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

Lot

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

Old arrears

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

Particulars

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

Practitioner

A receiver, administrative receiver or liquidator or a trustee in bankruptcy

Price

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

Ready to complete

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

Sale memorandum

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

Seller

The person selling the **lot**

Special conditions

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

Tenancies

Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature

VAT election

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

We (and **us** and **our**)

The **auctioneers**

You (and **your**)

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

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

Our role

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

- prepare the **catalogue** from information supplied by or on behalf of each **seller**
- offer each **lot** for sale
- sell each **lot**
- receive and hold deposits
- sign each **sale memorandum**
- treat a **contract** as repudiated if the **buyer** fails to sign a **sale memorandum** or pay a deposit as required by the **conditions**. **Our** decision on the conduct of the **auction** is final.

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

Bidding and reserve prices

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

The particulars and other information

We have taken reasonable care to prepare **particulars** that correctly describe each **lot**. However the **particulars** are based on information supplied by or on behalf of the **seller** and **we** are not responsible for errors. The **particulars** are for **your** information but **you** must not rely on them. They do not form part of any **contract** between the **seller** and the **buyer**. If **we** provide any information or a copy of any document **we** do so only on the basis that **we** are not responsible for its accuracy.

The contract

A successful bid is one **we** accept as such. If **you** make a successful bid for a **lot you** are obliged to buy that **lot** on the terms of the **sale memorandum**. The **price** will be the amount **you** bid plus **VAT** (if applicable). **You** must before leaving the **auction**:

- provide all information **we** reasonably need from **you** to enable us to complete the **sale memorandum** (including proof of your identity that complies with money laundering regulations)
- sign the completed **sale memorandum** and
- pay the deposit and if **you** do not **we** may either:
 - as agent for the **seller** treat that failure as **your** repudiation of the **contract** and offer the **lot** for sale again: the **seller** may then have a claim against **you** for breach of contract; or
 - sign the **sale memorandum** on **your** behalf. Deposits must be paid by cheque or by bankers' draft drawn in **our** favour on a UK clearing bank or building society. The **catalogue** states whether **we** also accept debit or credit cards.

We may retain the **sale memorandum** signed by or on behalf of the **seller** until **we** receive the deposit in cleared funds.

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

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

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

1. The lot

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

1.2 The **lot** is sold subject to all subsisting **tenancies**, but otherwise with vacant possession on **completion**.

1.3 The **lot** is sold subject to all matters contained or referred to in the **documents** (except financial charges: these the **seller** must discharge on or before **completion**) and to such of the following as may affect it, whether they arise before or after the **contract date** and whether or not they are disclosed by the **seller** or are apparent from inspection of the **lot** or 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
- (i) anything the **seller** does not and could not reasonably know about and where any such matter would expose the **seller** to liability the **buyer** is to comply with it and indemnify the **seller** against liability.

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

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

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

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

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

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

2. Deposit

2.1 The amount of the deposit is the greater of:

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

2.2 The deposit:

- (a) must be paid to the **auctioneers** by cheque or banker's draft drawn on a UK clearing bank or building society (or by such other means of payment as they accept)
- (b) is to be held as stakeholder unless the **special conditions** provide that it is to be held as agent for the **seller**.

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

2.4 If a cheque for the deposit is not cleared on first presentation the **seller** is entitled to treat the **contract** as at an end and bring a claim against the **buyer** for breach of contract.

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

3. Transfer of risk and insurance

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

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

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

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

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

(a) to the **buyer** or

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

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

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

4. Title

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

4.2 The **buyer** may raise no requisition or objection to any **documents** made available before the **auction** but in relation to any of the **documents** that is not available before the **auction** the following provisions apply:

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

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

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

- (a) all matters recorded in registers open to public inspection are to be treated as within the actual knowledge of the **buyer** and
- (b) any implied covenant as to compliance with tenant's obligations under leases does not extend to the state or condition of the **lot** where the **lot** is leasehold property.

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

(a) the **documents** sent to the Land Registry
(b) the application to the Land Registry and a letter under which the **seller** or its 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**.

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

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

5. Transfer

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

(a) the **buyer** must supply a draft **transfer** to the **seller** at least ten **business days** before the **agreed completion date** and the engrossment (signed as a deed by the **buyer** if condition 5.2 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**.

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

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

6. Completion

6.1 **Completion** is to take place at the offices of the **seller's** 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.

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

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

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

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

6.5 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**.

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

7. Notice to complete

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

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

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

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

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

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

8. If the contract is brought to an end

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

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

9. Landlord's licence

9.1 Where the **lot** is leasehold land and licence to assign is required this condition applies.

9.2 The **contract** is conditional on that licence being obtained, by way of formal licence if that is what the landlord can lawfully require.

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

9.4 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.

9.5 The **buyer** must:

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

9.6 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) by notice to the other rescind the **contract** at any time before licence is obtained. Rescission is without prejudice to the claims of either **seller** or **buyer** for breach of this condition 9.

10. Interest and apportionments

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

10.2 The **seller** is not obliged to apportion or account for any sum at **completion** unless the **seller** has received that sum in cleared funds.

The **seller** must pay to the **buyer** after **completion** any sum to which the **buyer** is entitled that the **seller** subsequently receives in cleared funds.

10.3 Income and outgoings are to be apportioned at **actual completion date** unless:

- (a) the **buyer** is liable to pay interest 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.

10.4 Apportionments are to be calculated on the basis that:

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

11. Arrears

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

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

- (a) try to collect them in the ordinary course of management but need not take legal proceedings, distrain or forfeit the **tenancy**
- (b) pay them to the **seller** within five **business days** of receipt in cleared funds (plus interest at the **interest rate** calculated on a daily basis for each subsequent day's delay in payment)
- (c) on request, at the cost of the **seller**, assign to the **seller** or as the **seller** may direct the right to demand and sue for **old arrears**, such assignment to be in such form as the **seller's** conveyancer may reasonably require
- (d) if reasonably required, allow the **seller's** conveyancer to have on loan the counterpart of any **tenancy** against an undertaking to hold it to the **buyer's** order
- (e) not 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 this condition 11.

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

12. Management

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

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

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

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

13. Rent deposits

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

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

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

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

14. VAT

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

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

15. Transfer as a going concern

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

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

- (a) is registered for **VAT** and
- (b) has, where necessary, made in relation to the **lot** a **VAT election** that remains valid.

15.3 The **buyer**:

- (a) is registered for **VAT**, either in the **buyer's** name or as a member of a **VAT** group
- (b) has made, or will make before **completion**, a **VAT election** in relation to the **lot**
- (c) is to give to the **seller** as early as possible before the **agreed completion date** evidence of the **VAT** registration and that a **VAT election** has been made and notified in writing to HM Revenue and Customs
- (d) must not revoke the **VAT election**, and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, general condition 14.1 applies at **completion**.

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

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

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

(a) the **seller** must on or as soon as reasonably practicable after **completion** transfer to the **buyer** all **VAT** records for the **lot** and

(b) the **buyer** must keep those records available for inspection by the **seller** at all reasonable times.

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

- (a) the **seller's** conveyancer is to notify the **buyer's** conveyancer of that finding and provide a **VAT** invoice in respect of the sale of the **lot** and
- (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 15, the **buyer** must pay and indemnify the **seller** against all costs, interest, penalties or surcharges that the **seller** incurs as a result.

16. Capital allowances

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

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

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

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

- (a) to make an election on **completion** under Section 198 of the Capital Allowances Act 2001 to give effect to this condition, 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.

17 Maintenance agreements

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

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

18. Landlord and Tenant Act 1987

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

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

19. Sale by practitioner

19.1 This condition applies where the sale is by a **practitioner** as agent of the **seller**.

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

19.3 The **practitioner** and the **practitioner's** partners and staff have no personal liability in connection with the sale or the performance of the **seller's** obligations. The **transfer** is to include a declaration excluding the personal liability of the **practitioner** and of the **practitioner's** partners and staff.

19.4 The **lot** is sold:

- (a) in its condition at **completion**
- (b) whether or not vacant possession is provided
- (c) for such title as the **seller** may have and
- (d) with no title guarantee. and the **buyer** has no right to rescind the contract or any other remedy if information provided about the **lot** is inaccurate, incomplete or missing.

19.5 Where relevant:

- (a) the **documents** must include certified copies of the charge under which the **practitioner** is appointed, the document of appointment by the lender and the **practitioner's** acceptance of appointment, 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.

19.6 The **buyer** understands this condition 19 and agrees that it is fair in the circumstances of a sale by a **practitioner**.

20. TUPE

20.1 Unless the **special conditions** state that **TUPE** applies then the **seller** warrants that there are no employees whose contracts of employment will transfer to the **buyer** on **completion**.

20.2 If the **special conditions** state that **TUPE** applies then:

- (a) the **seller** has informed the **buyer** of those employees whose contracts of employment will transfer to the **buyer** on **completion**
- (b) not less than five **business days** before the **agreed completion date** the **buyer** must confirm to the **seller** that the **buyer** has offered to employ those employees on the same terms as, or better terms than, their existing contracts of employment
- (c) the **buyer** is to keep the **seller** indemnified against all liability for those employees after **completion**.

21. Environmental

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

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

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

22. Service charge

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

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

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

- (a) 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.

22.4 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 and in respect of payments on account that are still due from a tenant **condition 11 (arrears)** applies.

22.5 In respect of service charge expenditure that is not attributable to any **tenancy** the **seller** must pay any incurred in respect of the period before **actual completion date** and the **buyer** must pay any 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**.

22.6 If the **seller** holds any reserve or sinking fund on account of future service charge expenditure:

- (a) the **seller** must assign it (including any interest earned on it) to the **buyer** on **completion** 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.

23. Rent reviews

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

23.2 The **seller** may continue negotiations or rent review proceedings 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.

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

23.4 The **seller** must:

- (a) give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers, and
- (b) use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.

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

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

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

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

24. Tenancy renewals

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

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

24.3 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.

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

- (a) with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings
- (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the **tenancy** and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable
- (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed **tenancy**) account to the **seller** for the part of that increase that relates to the **seller's** period of ownership of the **lot** within five **business days** of receipt of cleared funds.

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

25. Warranties

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

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

- (a) on **completion** assign it to the **buyer** and give notice of assignment to the person who gave the warranty
- (b) apply for, and the **seller** and the **buyer** must use all reasonable endeavours to obtain, any consent to assign that is required. If consent has not been obtained by **completion** the warranty must be assigned within five **business days** after the consent has been obtained.

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

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

26. No assignment

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

27. Notices and other communications

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

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

27.3 If a communication is to be relied on that is not delivered by hand or otherwise proved to have been received it must be sent by first-class registered or recorded delivery post to the address of the person to whom it is to be given as specified in the **sale memorandum**. Such a communication will be treated as received on the second **business day** after it has been posted.

28. Contracts (Rights of Third Parties) Act 1999

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

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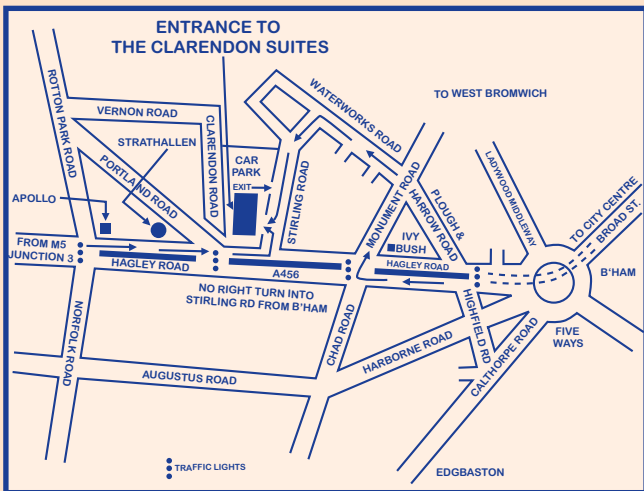
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