

Shepherd Commercial Property Auction Catalogue



**Thursday 22nd October 2026
at 02:30 PM**

Broadcast live online with remote bidding only.

0333 016 4000 'option 3'

shepherd.co.uk/commercial-auctions



MESSAGE FROM THE AUCTIONEER



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Welcome to the Shepherd Commercial Property Auction October 2026 catalogue

We're pleased to launch our latest auction catalogue of 39 commercial properties and development land located across Scotland going under the hammer in our live-streamed auction on Thursday 22nd October.

All our properties are open to remote bidding online, on the phone and by proxy. Registering to bid is quick and easy, simply complete and submit the remote bidding form here <https://passport.eigroup.co.uk/account/login>

Amongst the lots for sale is Laurencekirk Library and Store which includes car parking. With potential for redevelopment the property has a guide price of £70,000.

Cree House in the picturesque market town of Newton Stewart comprises retail and office space. This rarely available opportunity has a guide price of £75,000.

The Station Bar is a long established public house business on Glasgow's Dumbarton Road. The property is being sold as a trading business at a guide price of £195,000.

A former secondary school support unit in Alloa comprises a Category "C" Listed building with potential for future development. The property has a guide price of £50,000.

2 Miller Road is a first and second floor office occupying a prominent location on Ayr's popular Miller Road. Less than 5 minutes walk from Ayr Railway Station and local bus routes this property has a guide price of £175,000-£195,000.

62 The Muirs, Kinross is a two storey office property offering flexible space to suit a variety of purposes. The property has a guide price of £75,000.

Howemoss Farm, Dyce comprises approx. 53 acres of agricultural land, buildings and farm house. The development opportunity is available at a guide price of £350,000.

In Greenock we have a two storey public house and function hall located close to the town centre. The 5,580 sq. ft. property is available at a guide price of £180,000.

Finally in Forfar we have a substantial retail unit with potential to sub-divide. With 20 car parking space included the property has a guide price of £100,000.

To register for an online, telephone or proxy bid for any of the lots in our auction this month, please click here <https://www.shepherd.co.uk/auctions-remote-bidding/> and fill in our simple form.

If you would like any further information about any of the lots for sale in our auction on Thursday 22nd October or would like to find out more about the processing of buying commercial property by auction, please call our auction team on 0333 016 4000 (Option 3).

Alternatively, you can contact one of our local Shepherd offices where the team would be delighted to offer you a viewing of the property ahead of the auction. Our full list of offices is on the back page of this catalogue.

Our next Shepherd Commercial Property Auction is on 3rd December 2026

Call us on 0333 016 4000 (option 3) to find out more.

shepherd.co.uk/commercial-auctions



ORDER OF SALE

All *guide prices are subject to additional non-optional fees, including the Buyer's Fee or Reservation Fee. You must read the Buyer's Terms in full before bidding.

Lot Number	Address	Guide Price
1	3 Montague Street, Rothesay, Isle of Bute, PA20 9DA	£15,000
2	Laurencekirk Library & Store Building, Johnstone Street, Laurencekirk, Aberdeenshire, AB30 1AN	£70,000
3	Land at Stonefield Park, Ayr, Ayrshire, KA7 4HS	£1,000
4	Howemoss Farm, Dyce, Aberdeen, AB21 0HJ	£350,000
5	43 and a half Rosebank Terrace, Aberdeen, Aberdeenshire, AB11 6LQ	£95,000
6	14-14a Main Street, Port William, Newton Stewart, Wigtownshire, DG8 9SD	£45,000-£55,000
7	High Street, St. Combs, Fraserburgh, Aberdeenshire, AB43 8YR	£90,000
8	62 The Muirs, Kinross, Perthshire, KY13 8AU	£75,000
9	46-52 Sandgate, Ayr, Ayrshire, KA7 1BX	£80,000-£100,000
10	373 & 377 Union Street, Aberdeen, AB11 6BT	£200,000
11	Gladstone Cottage, Station Road, Fife, KY8 4QU	£100,000-£130,000
12	45 Brickfield Road, Stonehaven, AB39 2NB	£89,000
13	5 The Cross, Dalry, Ayrshire, KA24 5AL	£35,000
14	7 The Cross, Dalry, Ayrshire, KA24 5AL	£20,000
15	Former St Peter's Nursery, 137 Spital, Aberdeen, AB24 3HX	£150,000
16	The Station Bar, 2493-2499 Dumbarton Road, Glasgow, Lanarkshire, G14 0PR	£195,000
17	59 Station Road, Ellon, Aberdeenshire, AB41 9AR	£85,000
18	St Kane's Hall, Main Street, New Deer, Turriff, Aberdeenshire, AB53 6TA	£25,000
19	2 Miller Road, Ayr, Ayrshire, KA7 2AY	£175,000-£195,000
20	Aberchirder Library, 111 Main Street, Aberchirder, Huntly, Aberdeenshire, AB54 7TB	£30,000

ORDER OF SALE

All *guide prices are subject to additional non-optional fees, including the Buyer's Fee or Reservation Fee. You must read the Buyer's Terms in full before bidding.

Lot Number	Address	Guide Price
21	Land at Caponacre Industrial Estate, Cumnock, East Ayrshire, KA18 1SH	£125,000-£150,000
22	Former Secondary School Support Unit, Bedford Place, Alloa, Clackmannanshire, FK10 1LJ	£50,000
23	89 Main Street, Ayr, KA8 8BU	£25,000-£30,000
24	30 Inverkip Street, Greenock, Renfrewshire, PA15 1TF	£180,000
25	Crown Street, Turriff, Aberdeenshire, AB53 4DN	£195,000
26	Flat 17, Block C, 17 Hawkhill, Dundee, Angus, DD1 5BL	£100,000
27	Cree House, 20-22 Victoria Street, Newton Stewart, Dumfries and Galloway, DG8 6BT	£75,000
28	7 New Bridge Street, Ayr, Ayrshire, KA7 1JX	£42,000
29	54-72 East High Street, Forfar, DD8 2EN	£100,000
30	Land North-East of St Martins, West Tofts, Stanley, Perth and Kinross, PH1 4QG	£35,000
31	Oceans 11, 19 Fowlds Street, Kilmarnock, KA1 3DG	£150,000
32	Former Clatt Primary School, Clatt, Huntly, Aberdeenshire, AB54 4NY	£55,000
33	144 High Street, Montrose, Angus, DD10 8JB	£45,000
34	65 The Castle, New Cumnock, Ayrshire, KA18 4AG	£43,000
35	The Old Mill, Balmuirfield, Dundee, Angus, DD3 0NU	£90,000
36	38 Newmarket Street, Ayr, Ayrshire, KA7 1LP	£40,000-£50,000
37	11-15 Crombie Road, Aberdeen, Aberdeenshire, AB11 9QQ	£120,000
38	2-4 High Street Paisley, Renfrewshire, PA1 2YA	£140,000
39	Former Mission Hall, Mains Avenue, Beith, Ayrshire, KA15 2AT	£7,500

Lot 1

3 Montague Street, Rothesay, Isle of Bute, PA20 9DA

Retail Premises



Features

- Adjacent to Rothesay Ferry Terminal
- Plentiful public parking
- Potential for 100% rates relief
- NIA 20.58 sq. m. (221 sq. ft.)

Description

The subjects comprise a ground floor, mid-terrace retail unit within a four-storey traditional tenement style property of stone construction surmounted by a pitched and hipped roof, clad in slate and serviced by rainwater goods of cast iron.

Accommodation

Entrance to the shop is via a recessed pedestrian doorway within a full width shop front of timber single glazed style.

Internally flooring is of concrete overlaid in carpet with internal walls of plasterboard style in a papered finish.

We assume mains services are of water, drainage and single phase electricity.

Location

Rothesay is the principal settlement on the Isle of Bute and a popular tourist destination located off the West Coast of Scotland on the Firth of Clyde. Rothesay has a population of around 4,500, with Argyll and Bute population in excess of 90,000 persons. Adequate shopping and transport facilities can be found within Rothesay town centre.

Rothesay is accessed primarily by ferry operated by Calmac from Wemyss Bay with regular 35 minute crossings. A train terminal at Wemyss Bay provides regular services to Greenock and Glasgow, the A78 runs through the town and provides access to Inverclyde to the north and Ayrshire to the south.

Surrounding occupiers are a mixture of residential and commercial with commercial occupants including the newly opened Bute Waves, The Diner, Co-op and Isle of Bute Jewellery.

Energy Performance Rating The property has an energy rating of D.



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT (£2,000 plus VAT).

Being sold on behalf of:



***Guide Price £15,000 (plus fees if applicable)**

* Please see Buyer's Terms for definition of guide price and auction fees

Lot 2

Laurencekirk Library & Store Building, Johnston Street, Laurencekirk, Aberdeenshire AB30 1AN

Redevelopment Opportunity



Features

- Site area 1,377 sq. m. (14,822 sq. ft.)
- GIA 188 sq. m. (2,024 sq. ft.)
- Suitable for a variety of uses
- Large amount of parking included

Description

The property comprises a large site with 2 buildings. The site area is approximately 1,377 sqm 14,822 sq ft).

Accommodation

The library is a single storey sandstone building under a pitched slate roof with wood framed single glazed sash windows.

Internally the property provides predominantly solid floors with wall sockets and floor trunking in the reception area. Lighting is provided by suspended strip lights and heating by electric radiators.

The internal layout comprises a reception area with ancillary office and library with a WC located at the rear of the property.

There is a large level parking area to the front of the property, surfaced in a mixture of concrete and hardcore.

The store building is a single storey corrugated metal sheet clad portal frame shed under a pitched corrugated metal sheet roof with sliding main access door in the east elevation and a pedestrian door in the north elevation. It has wood framed single glazed windows.

This unit benefits from a small secure yard area bounded by palisade fencing and a stone wall. The surfacing is hardcore overgrown with grass.

Planning

The library and store are in Use Classes 10 and 4 respectively.

Parties interested in obtaining consent for alternative uses should make their own enquiries with Aberdeenshire Council's planning service.

Rateable Value

Library - £2,500, Offices - £6,200, Store - £475

***Guide Price £70,000 (plus fees if applicable)**



Energy Performance Rating The property has an energy rating of F.

Auction Type

Unconditional Sale - The buyers fee is 3.6% inc VAT(3% plus VAT) subject to a minimum of £3,600 inc VAT(£3,000 plus VAT).

Lot 3

Land at Stonefield Park, Ayr, Ayrshire KA7 4HS

Amenity Land



Features

- Located in established residential area
- Approx. site area 0.40 Hectares (1.0 Acres)

Description

The subjects comprise two adjacent areas of amenity land.

The smaller west-most section is approximately triangular in shape with direct access to Stonefield Park.

The rear east-most section is of irregular shape sloping quite steeply downward from west to east and containing a range of grass scrub and mature trees.

There is no ongoing or planned woodland maintenance with the subjects being sold as seen, prospective purchasers should undertake any due diligence in this regard ahead of the auction date.

We estimate the two sites combined to have an approximate area of 0.40 Hectares (1.0 Acres), an indicative Site Plan showing the approximate boundaries outlined in red is opposite.

Location

The subjects are located in Doonfoot a popular and established residential district of Ayr which lies to the south of the town centre.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

Specifically the subjects lie to the east of the houses on Stonefield Park although with a small street frontage.



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT (£2,000 plus VAT).

***Guide Price £1,000 (plus fees if applicable)**

Land



Features

- Approx. 53 acres or thereby
- Agricultural land, agricultural buildings and dilapidated farm house
- Located between the AWPR and Dyce

Description

The subjects comprise of a dilapidated farmhouse with agricultural buildings and approx. 53 acres of farmland which is predominantly grassland. It should be noted that no grading of the land has been carried out.

The agricultural buildings measure approx. 270sqm, 209sqm & 425sqm and are of various constructions and finishes.

The former farmhouse which at the current time is in a state of disrepair measures approx. 133sqm. There are various outbuildings also located within the same area.

Location

The subjects can be found to the west of Howe Moss Drive and east of the AWPR with access provided via a single track road within the Dyce area of Aberdeen

Kirkhill Industrial Estate, Aberdeen Business Park and various other industrial estates are located close by which are part of one of the main industrial locations within the City along with Aberdeen International Airport being just a short distance to the east.

Note

No entitlements available for sale. There is a private water supply to the farmhouse which rises beyond the AWPR. There is a septic tank however the seller is unaware of its exact location. Mains electric has been disconnected.



Council Tax

Council Tax Band E

Auction Type

Unconditional Sale - The buyers fee is 3.6% inc VAT(3% plus VAT).

***Guide Price £350,000 (plus fees if applicable)**

Industrial Units



Features

- City Centre location
- Gross Internal Area 419.47 sq. m. (4,515 sq. ft.)
- Potential redevelopment opportunity subject to obtaining appropriate consents

Description

The subjects comprise of two industrial units of block work construction with concrete asbestos roofs over with the north unit having two pitched roof's and the south unit have a mono pitched roof supported by steel beams.

Accommodation

The buildings are both generally laid out in a similar nature to provide to provide workshop, office and storage space with staff toilets and kitchen. Access to the units is either via pedestrian access doors or roller shutter doors with the south unit recently having an electric roller shutter installed with a small yard area to the front. Internally, the flooring is concrete with a mixture of floor coverings with the walls also having a mixture of finishes with lighting also being provided by a number of different fitments.

North Unit - 236.88 sq. m. (2,550 sq. ft.)

South Unit - 182.59 sq. m. (1,965 sq. ft.)

Location

The subjects are situated on Rosebank Terrace within the established Ferryhill area of Aberdeen, immediately south of the city centre. The surrounding area is predominantly residential albeit there are a number of commercial units nearby.

The property is located a short distance from Union Street and Union Square, with the railway and bus stations also within proximity. Union Square provides an extensive range of retail, leisure and dining facilities, while Aberdeen Railway Station offers direct rail connections to destinations throughout Scotland.

The location also benefits from excellent access to the city's main road network, including Crown Street, Wellington Road and the A90, providing convenient connections to Aberdeen's wider area, the south of the city and the surrounding north-east of Scotland.

Energy Performance Rating To be confirmed.



Auction Type

Unconditional Sale - The buyers fee is 3.6% inc VAT (3% plus VAT) subject to a minimum of £3,600 inc VAT (£3,000 plus VAT).

***Guide Price £95,000 (plus fees if applicable)**

Lot 6

14-14A Main Street, Port William, Newton Stewart, Wigtownshire
DG8 9SD

Ground & Attic Floor Property with Sea Views



Features

- Private Gardens & Off-Street Parking
- Central Position within Scenic Harbour Village
- Scope for Residential Conversion or Redevelopment into 2 Dwellings (STC)
- 139.91 sq. m. (1,506 sq. ft.)

Description

The subjects comprise a linked ground & attic floor building with a single storey extension.

Accommodation

The internal accommodation is as follows:

Ground Floor - Salon, Staff Room, Kitchen, Retail Area and Store

Attic Floor - Store and Bathroom with WC

Location

The property occupies a convenient position within the picturesque harbour village of Port William.

The 18th century village is steeped in history and is now a well-established holiday destination, set on the South West Coastal 300 route.

Site Area

The overall site area extends to circa 0.033 Ha (0.08 Ac) or thereby.

Planning

We assume the property is currently registered for Class 1A (Shops, Financial, Professional and Other Services) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The building is however well suited to residential conversion or redevelopment into a single dwelling or possibly two separate dwellings, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Energy Performance Rating To be confirmed.

***Guide Price £45,000-£55,000 (plus fees if applicable)**



Note

The extension is affected by structural movement. No reports or estimates have been obtained, and prospective purchasers must satisfy themselves on this matter prior to bidding.

Auction Type

Unconditional Sale - The buyers fee is 1.8% inc VAT(1.5% plus VAT) subject to a minimum of £1,800 inc VAT(£1,500 plus VAT).

Residential Development Site



Features

- Picturesque Location
- Full planning permission
- Easily accessible
- Close proximity to St Combs Beach

Description

This St Combs development offers an opportunity to acquire an attractive 'oven ready' development site in a sought after and desirable location.

The site will provide an opportunity for parties looking for a self build project or indeed those seeking a manageable development project.

Location

The subjects are located in the Southern area of the seaside village of St Combs, just a 10-minute drive away from Fraserburgh.

The surrounding area is mostly residential in use apart from the land opposite the subjects which is agricultural in use. The Town of St Combs contains a school as well as a church and post office. In addition, the picturesque beach of St Combs is only a short walk from the property providing excellent leisure opportunities.

Planning

Full Planning Permission has been secured for the construction of 3 Dwellinghouses and the formation of pavement. These properties will be accommodating 5 bedrooms with each house each totalling 242 sqm (2,604sq ft) in size. This size does not include the adjoining garages in each house which come in at a size of 40.9sqm (440sq ft) per building.

It is understood that the lawful site start has been implemented and the consent is extant, a purchaser should satisfy themselves in this respect.



Auction Type

Unconditional Sale - The buyers fee is 4.8% inc VAT(4% plus VAT) subject to a minimum of £4,800 inc VAT(£4,000 plus VAT).

***Guide Price £90,000 (plus fees if applicable)**

Office Premises



Features

- Set over ground and first floors
- Flexible space suitable for a variety of uses
- Scope for change of use subject to obtaining appropriate planning consent
- 84.26 sq. m. (907 sq. ft.)

Description

The subjects comprise office accommodation arranged over the ground and first floors of a two storey, semi detached building.

The walls are of brick construction, rendered externally under a pitched and tiled roof.

The property fronts onto to The Muirs and is accessed via a UPVC/glazed entrance door and benefits from UPVC/double glazed windows throughout.

Accommodation

At ground floor the subjects provide an entrance area with reception with private office rooms, store, WC and stairwell with separate external access.

The first floor provides additional office rooms, kitchen and WC facilities.

The subjects could be readily reconfigured to more open plan space and would suit a variety of different commercial uses.

Furthermore, there is scope to split the ground and first floors to create independent suites.

Change of use may also be possible subject the usual local authority consents.

Location

Kinross is a small historic market town situated approximately 12 miles north of Dunfermline and approximately 17 miles south of Perth, lying adjacent to the M90 motorway. This is now a popular commuter town serving Dunfermline, Perth and Edinburgh.

The town is understood to have a population of approximately 5,000 people and has experienced some expansion over recent years.

The property sits on the eastern side of The Muirs, a busy main road linking Kinross to Milnathort and providing access to the Kinross High School and Kinross Medical Centre.

***Guide Price £75,000 (plus fees if applicable)**



Energy Performance Rating The property has an energy rating of D.

Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT(£2,000 plus VAT).

Town Centre Retail Investment



Features

- Prominent location on busy street
- Two units both let
- Passing rent £12,000 per annum

Accommodation

The subjects comprise two retail units set within a single storey terraced property with each unit summarised as follows:

46 Sandgate - Large modern well appointed retail unit comprising the following:

Reception, Retail Space, Offices/Store, Tea Prep Area, Staff W.C.
115.06 sq. m. (1,239 sq. ft.)

52 Sandgate - Small modern well appointed retail unit comprising the following:

Sales Area, W.C. Facilities
30.74 sq. m. (331 sq. ft.)

A shared corridor between the shops provides a fire exit route to the rear.

Location

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

The property is located on Sandgate a prominent secondary town centre retailing area which carries a high traffic volume at most times of day north to south through the town centre.

Surrounding units are occupied by a combination of retail and leisure uses with nearby occupiers including the Co-op, Royal Bank of Scotland and Wetherspoons.

Rateable Value

46 Sandgate - £13,800
52 Sandgate - £4,400

Energy Performance Rating The property has an energy rating of G.



Tenancy

Each unit is let with the lease terms summarised below:

46 Sandgate

The unit is let for a period of 5 years from 1st November 2025 at a rental of £8,400 per annum, there is a tenant only option to break the lease at the end of Year 3 with the lease drawn on Internal Repairing Only terms.

52 Sandgate, Ayr

The unit is let for a period of 5 years from 1st November 2025 at a rental of £3,600 per annum, there is a tenant only option to break the lease at the end of Year 3 with the lease drawn on Internal Repairing Only terms.

Overall therefore the passing rent is currently £12,000 per annum.

Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT (£2,000 plus VAT).

***Guide Price £80,000-£100,000 (plus fees if applicable)**

Lot 10

373 & 377 Union Street, Aberdeen, AB11 6BT

Two City Centre Retail Units



Features

- Situated on Union Street
- Large floorspace
- Suitable for a variety of uses (subject to planning)

Accommodation

373 Union Street - 258 sq. m. (2,779 sq. ft.)

The subjects comprise the ground floor of a 4 storey and basement building of granite construction under a mansard style pitched and slated roof.

Internally, the subjects are currently fitted as a hair and beauty salon. There is a small tea prep, storage/mixing room and customer toilets located within the main salon. To the rear of the salon there is office accommodation together with staff room, staff toilet and storage.

377 Union Street - 431.34 sq. m. (4,643 sq. ft.)

The subjects comprise the ground floor and basement of a 4 storey and basement building of granite construction under a mansard style pitched and slated roof.

Internally, the property provides a sales/office area to Union Street together with office accommodation, WC and kitchen area to the rear. The basement area would be suitable for additional storage.

Location

The subjects are located at the West End of Union Street, the main commercial thoroughfare of Aberdeen.

Surrounding occupiers include Michie's Chemist, Virgin Money, Skills Development Scotland with a Six by Nico restaurant located next door. The Grade A offices at The Capitol and The Silver Fin Building, which provide c. 200,000 sq.ft combined space, are in close proximity. Shell have secured 100,000 sq.ft within The Silver Fin Building for approx. 1,000 staff.

Energy Performance Rating 373 Union Street - B, 377 Union Street - A



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT (£2,000 plus VAT).

***Guide Price £200,000 (plus fees if applicable)**

Two Bedroom Ground Floor Extended Bungalow



Features

- Prime buy to let opportunity
- Home Report available
- GIA 62 sq. m. (667 sq. ft.)

Description

A well-presented two-bedroom ground floor extended bungalow with garden grounds, situated on a backland site surrounded by various residential properties offering bright, spacious accommodation throughout, making it an excellent opportunity for investors, landlords or owner-occupiers.

Accommodation

Additional benefits include gas central heating, double glazing, modern internal doors, neutral décor and private front and rear access. The property also enjoys a private garden area and good storage.

Presented in walk-in condition with neutral finishes throughout, the property is ready for immediate occupation or letting and offers strong rental potential.

Situated within an established residential area, the property is conveniently located for local amenities, schools, public transport links and road networks, providing easy access to nearby town centres and commuting routes.

Location

Leven is a coastal town on the shores of the Firth of Forth and forms part of the Levenmouth area which has a resident population in the region of 25,000 persons.

There are good road links to the area with the A92 link road approximately 12 km (7.5 miles) from the subject property. This link provides dual carriageway access to the Scottish motorway network.

There is also a regular bus service to the area and surrounding centres of employment. The town of Leven has also benefited from the recent opening of a railway station and link and as such provides good transport, shopping and educational facilities. The subjects are located within a mixed residential and commercial area and are set on a back land site with pedestrian access only. A range of local amenities is available in the general area, including the nearby town centre.

Energy Performance Rating The property has an energy rating of D.

***Guide Price £100,000-£130,000 (plus fees if applicable)**



Auction Type

Unconditional Sale - There are no buyer's fees on this lot.

Residential Development Opportunity



Features

- 88 sq. m. (947 sq. ft.)
- Excellent transport connections

Description

The subject comprises of 3-bedroom upper floor flat which requires refurbishment / modernisation.

Accommodation

The accommodation comprises of a living room, kitchen, bathroom and 3 bedrooms all accessed off a central hallway.

Access to the property is via a UPVC door, into the entrance vestibule which thereafter leads to the staircase.

The kitchen is fitted with a range of base and wall mounted units, with tiled splashbacks over the worksurface areas. Built-in electric oven, 4-ring gas hob, overhead extractor hood above. Spaces for a washing machine under the worktop appliances.

The bathroom has a toilet, wash basin and bath with electric shower over.

The bedrooms are all finished to a similar standard with carpets and painted wallpaper walls.

Location

The subject is located just east of the popular Spurryhillock industrial estate within the town of Stonehaven which is located approximately just 15 miles south of Aberdeen and approximately 15 miles northeast of Laurencekirk.

The area benefits from a range of services and facilities including being located only a short walking distance away from multiple bus stops and Stonehaven train station along with the ideal placement of a petrol station just round the corner. The properties in the immediate vicinity of this subject are mostly residential in use.

Energy Performance Rating The property has an energy rating of C.



Council Tax

The property has a Council Tax banding of C.

Auction Type

Unconditional Sale - The buyers fee is 3.6% inc VAT(3% plus VAT) subject to a minimum of £3,600 inc VAT(£3,000 plus VAT).

Being sold on behalf of:



***Guide Price £89,000 (plus fees if applicable)**

Retail Investment



Features

- Suitable for owner-occupation
- Modern barbershop fit-out
- Potential for 100% rates relief
- 24.41 sq. m. (263 sq. ft.)

Description

The subjects comprise an end terrace retail unit within a wider building of traditional sandstone construction surmounted in a pitched and slated roof with residential accommodation above.

The shopfront is of timber style incorporating a recessed pedestrian doorway, all protected by an electronic security shutter.

Accommodation

Internally flooring is of concrete overlaid in linoleum. Internal walls are of plasterboard in a painted finish with ceilings of same.

Services are of three phase electricity, water and drainage. Lighting is of modern LED.

Location

Dalry is situated within North Ayrshire, approximately 10 miles north of Irvine on the A737. Dalry has a resident population of around 5,400.

The subjects are located in a prominent town centre location on The Cross, nearby to its intersection with New Street and North Street.

Surrounding occupiers are an interesting mix of residential and commercial occupiers with commercial occupiers including Dalry Parish Church, Abid's Tandoori Takeaway, The Auld Hoose Bar, J & J McCosh Solicitors and Estate Agents and Dalry Library.

There is plentiful public car parking available within The Cross and the surrounding locale.

Dalry is well served by public transport having a railway station with regular services to Glasgow and Ayr.

Tenancy

The property is let to Kerry Violet Gordon for 3 years from May 2026 on a Full Repairing and Insuring basis at a ret of £5,200 per annum.

***Guide Price £35,000 (plus fees if applicable)**



Energy Performance Rating To be confirmed.

Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT (£2,000 plus VAT).

Ground Floor Retail Unit



Features

- Suitable for owner-occupation or investment purposes
- Plentiful public car parking
- Potential for 100% rates relief
- 19.77 sq. m. (213 sq. ft.)

Description

The subjects comprise a mid terrace retail unit within a wider building of traditional sandstone construction surmounted in a pitched and slated roof with residential accommodation above.

The shop front is of timber style incorporating a recessed pedestrian doorway, all protected by a security shutter.

Accommodation

Flooring is a mixture of concrete and timber construction overlaid in modern LVT and carpet. Internal walls are of plasterboard in a mixture of slatwall and painted finishings with ceilings of plasterboard in painted and textured finishings.

Services are of single phase electricity, water and drainage. Lighting is of LED throughout.

Location

Dalry is situated within North Ayrshire, approximately 10 miles north of Irvine on the A737. Dalry has a resident population of around 5,400.

The subjects are located in a prominent town centre location on The Cross, nearby to its intersection with New Street and North Street.

Surrounding occupiers are an interesting mix of residential and commercial occupiers with commercial occupiers including Dalry Parish Church, Abid's Tandoori Takeaway, The Auld Hoose Bar, J & J McCosh Solicitors and Estate Agents and Dalry Library.

There is plentiful public car parking available within The Cross and the surrounding locale.

Dalry is well served by public transport having a railway station with regular services to Glasgow and Ayr.

Energy Performance Rating To be confirmed.

***Guide Price £20,000 (plus fees if applicable)**



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT (£2,000 plus VAT).

Redevelopment Opportunity



Features

- Site area 0.21 acres
- Attractive location within the historic Old Aberdeen conservation area

Description

The site is located behind a granite wall fronting The Spital in historic Old Aberdeen with mature planting along the front. The subjects were constructed circa 1900 and principally comprise a single storey, traditional granite and slate building which was previously used as a children's nursery.

A smaller, less substantial building is located towards the north of the site adjoining the main building. The buildings on site have been unoccupied for a number of years and are overgrown and in need of extensive repair.

Location

The subjects are located on the west side of The Spital within Old Aberdeen, to the south of the junction with Sunnybank Road and Orchard Street.

The Old Aberdeen campus of Aberdeen University is just a short walk to the north and King Street, with good transport links, is only a few minutes' walk to the east while the city centre is within a mile to the south.

The subjects are located within a mixed residential and commercial neighbourhood with nearby occupiers including a newsagent, bookshop, hot food takeaway, the Red Lion Public House and two cafes.

Planning

The site is allocated in the 2023 Local Development Plan as OP92 for a mixed use development and interested parties should make their own enquiries as to the suitability of any proposed scheme.



Auction Type

Unconditional Sale - The buyers fee is 3.6% inc VAT(3% plus VAT) subject to a minimum of £3,600 inc VAT(£3,000 plus VAT).

***Guide Price £150,000 (plus fees if applicable)**

Lot 16

The Station Bar, 2493-2499 Dumbarton Road, Glasgow, Lanarkshire G14 0PR

Established Public House Business



Features

- Prominent corner location
- 173.88 sq. m. (1,870 sq. ft.)

Description

The subjects comprise of traditional public house premises, arranged over ground and basement floor levels, within a 4 storey corner located tenemental building of red sandstone construction.

Accommodation

At ground floor level the subjects provide public bar and lounge bar accommodation, both fitted out to a comfortable standard, along with ancillary space to include ladies and gents toilets, a small kitchen and stores.

The basement floor provides extensive cellarage and storage accommodation.

Heating is provided by wall mounted electric fan heaters.

Ground Floor - 94.38 sq. m. (1,015 sq. ft.)

Basement - 79.50 sq. m. (855 sq. ft.)

TOTAL - 173.88 sq. m. (1,870 sq. ft.)

Rateable Value

The property has a rateable value of £26,260.

Energy Performance Rating To be confirmed

Note

THE BUSINESS - The property is being sold as a trading business. Accounts information will be available to genuinely interested parties.



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT (£2,000 plus VAT).

***Guide Price £195,000 (plus fees if applicable)**

Office and Substantial Car Park



Features

- Located within Ellon town centre
- Site area 990 sq. m. (10,656 sq. ft.)
- Gross Internal Floor Area 199 sq. m. (2,142 sq. ft.)

Description

The subjects comprise a one storey and attic traditional stone office building with a pitched slate roof. There is a car park to the rear of the property with a tarmac surface with space for approximately 37 cars, including 2 disabled spaces. Access to the car park is from Station Road at the front of the property.

Accommodation

Internally the property is configured to provide 4 ground floor office rooms with 2 further office rooms on the first floor. WC facilities are provided on both floors, with a small tea preparation area located off the first floor landing. The floors are generally timber with carpet or vinyl covering. The internal walls are plastered with either paint or wallpaper finish. The ceilings are plastered and painted with ceiling mounted fluorescent lighting. Heating is via wall mounted hot water radiators with additional wall mounted electric panel heaters. The windows are double glazed pvc casements.

Location

The property is in Ellon town centre on the south side of Station Road. It is bounded by Station Road to the north, residential and commercial properties to the east, a church to the south, and Union Lane to the west.

Ellon has a population around 10,000 and is the largest settlement in the Formartine area of Aberdeenshire. It is approximately 15 miles north of Aberdeen and 17 miles south of Peterhead.

Ellon benefits from excellent local amenities including hotels, restaurants, shops and supermarkets. Ellon has 3 primary schools, a secondary school and a selection of community facilities.

Planning

The existing building was most recently used as an office and is assumed to be permitted as Class 4 (Offices) Use as per the Town and Country (Scotland) Act 1997 (As Amended 2023). Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service.

Energy Performance Rating The property has an energy rating of E.

***Guide Price £85,000 (plus fees if applicable)**



Auction Type

Unconditional Sale - The buyers fee is 3.6% inc VAT(3% plus VAT) subject to a minimum of £3,600 inc VAT (£3,000 plus VAT).

Being sold on behalf of:



Lot 18

**St Kane's Hall, Main Street, New Deer, Turriff, Aberdeenshire
AB53 6TA**

Detached Former Church Hall



Features

- Conversion Opportunity
- Site Area 853 sq. m.
- Gross Internal Floor Area 360 sq. m. (3,875 sq. ft.)

Description

The property comprises a vacant, detached C-listed building of up to two storeys, occupying a site of approximately 853 m². Constructed primarily of light-coloured granite, the side and rear walls feature square-hammered rubble, while the front elevation is finished in close-jointed hammer-blocked ashlar.

Architectural features include predominantly pointed-arched plate tracery openings, some enhanced with hood mouldings. Windows are a mix of original single-glazed timber-framed units and more modern uPVC replacements.

A single-storey ancillary structure adjoins the rear of the building. The roof is formed from timber rafters supporting sarking, finished with pitched slate and ashlar stone skewes, complete with pedimented skew putts. Designated car parking spaces are located to the rear of the property. The surrounding area is primarily residential, with some commercial premises and a primary school immediately behind the site.

Accommodation

Ground Floor - 316 sq. m. (3,401 sq. ft.)

First Floor - 44 sq. m. (473 sq. ft.)

TOTAL 369 sq. m. (3,875 sq. ft.)

Location

The property is situated on Main Street in the village of New Deer, which has an approximate population of 669. New Deer lies 12 miles east of Turriff and around 25 miles north of Aberdeen, serving as a key service centre for the surrounding agricultural community. The neighbouring villages of Maud, Mintlaw, and New Pitsligo are also located nearby.

The village benefits from a range of essential amenities, including various shops. A primary school is located within New Deer, while secondary education is provided at Mintlaw Academy.



Energy Performance Rating The property has an energy rating of G.

Planning

The Property has planning consent for purposes within class 10 of the Town and Country Planning (Use Classes)(Scotland) Order 1997. Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service. All planning enquiries should be directed to the Council's planning team.

Note

ACCESS - Access to the front of the property is taken directly from the public footpath on Main Street. Access from the rear has historically been taken over adjoining private land, although no formal rights are confirmed over the private section.

Auction Type

Unconditional Sale - The buyers fee is 3.6% inc VAT(3% plus VAT) subject to a minimum of £3,600 inc VAT(£3,000 plus VAT).

***Guide Price £25,000 (plus fees if applicable)**

First and Second Floor Office Premises



Features

- Elevator Access
- Includes Private Car Park
- Part second floor occupied - short term licence
- 273.6 sq. m. (2,945 sq. ft.)

Description

The subjects comprise the upper two floors of a substantial three storey property formed in stone and brick with pitched roof clad in slate and including three car parking spaces within a shared car park to the rear.

The subjects comprise the first and second floors of the building with access provided via an elevator and staircase.

Accommodation

The accommodation comprises the following:

First Floor - General Office, Three Private Offices, Store Room, Tea Prep Area, W.C. Facilities

Second Floor (Suite 1) - General Office, Two Private Offices

Second Floor (Suite 2) - Single Office Room

The second floor offices have shared tea prep and w.c. facilities.

Location

The subjects are located in a prominent edge of town centre location at the junction of Miller Road and Killoch Place.

The area is one of established commercial use including office, retail and licensed trade.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

Energy Performance Rating To be confirmed

Tenancy

Suite 2 at the second floor is let on a short term Licence to Occupy at a passing rent of £3,000 per annum.

***Guide Price £175,000-£195,000 (plus fees if applicable)**



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT(£2,000 plus VAT).

Lot 20

Aberchirder Library, 111 Main Street, Aberchirder, Huntly, Aberdeenshire AB54 7TB

Former Library Premises



Features

- Town centre location
- Site area 121 sq. m. (1,302 sq. ft.)
- Gross Internal Floor Area 94.5 sq. m (1,017 sq. ft.) - Exc. attic

Description

The subjects comprise of the former Aberchirder library and are laid out to provide a vestibule, former library space, storage room, kitchenette and WC. There is an external store to the rear.

The main building is an end terraced, single storey and attic property of traditional construction externally rendered with a slate roof over.

Accommodation

Internally, the main building has a concrete floor with carpet coverings to the main library space, storage room, vestibule and kitchenette. The WC has a vinyl floor covering.

The walls and ceilings are plastered and painted and within the storage room there are areas of timber linings to the ceiling and walls. There is a built-in storage cupboard within the storage room.

Location

The subjects are located on the north side of Main Street within the village of Aberchirder which is located approximately 6 miles west of Turriff and 12 miles northwest of Huntly.

Aberchirder benefits from a range of community services and facilities including a primary school, pharmacy, hotel, pub and a selection of shops in the village centre. The property is directly opposite the Co-op.

Planning

The property has planning consent for its former use as a Library.

Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service.

Energy Performance Rating The property has an energy rating of G.

Note

The property is being sold without any warranties that any of the services and utilities serving the property and any of the appliances, equipment, facilities and systems (including electrical items) in the property are in working order or any condition.

***Guide Price £30,000 (plus fees if applicable)**



Auction Type

Unconditional Sale - The buyers fee is 3.6% inc VAT(3% plus VAT) subject to a minimum of £3,600 inc VAT (£3,000 plus VAT).

Lot 21

Land at Caponacre Industrial Estate, Cumnock, East Ayrshire KA18 1SH

Commercial Development Sites



Features

- Popular and established commercial location
- Rarely available commercial development land
- From 1.0 acre to 6.1 acres

Description

The subjects comprise three undeveloped sites located within Caponacre Industrial Estate, the land is currently finished in grass and has direct access to the main estate road.

Site Area

Plot 1 (shaded red) - 1.30 Hectares (3.2 Acres)

Plot 2 (shaded blue) - 0.77 Hectares (1.90 Acres)

Plot 3 (shaded green) - 0.42 Hectares (1.0 Acres)

TOTAL - 2.49 Hectares (6.1 Acres)

Planning

Within the East Ayrshire Council LDP2 the subjects have preferred use as business/industry, garden centre, car showroom, tourism and leisure, the subjects fall within Site reference CN-M1: Caponacre.

Overall therefore the sites are suited to a wide variety of uses subject to planning, further information can be obtained from East Ayrshire Council.



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT(£2,000 plus VAT).

***Guide Price £125,000-£150,000 (plus fees if applicable)**

Lot 22

Former Secondary School Support Unit, Bedford Place, Alloa, Clackmannanshire FK10 1LJ

Development Opportunity



Features

- Town centre location
- High levels of passing traffic, both pedestrian and vehicular
- Potential for future development subject to planning
- Scaffolding included as part of sale

Description

The subjects comprise a former secondary school support unit. The building was constructed in 1875 and has been latterly extended. The original building is of stone construction surmounted by a pitched roof covered with slate tiles.

The building is category 'C' listed and is contained within the Alloa Glebe Conservation Area.

The building currently has scaffolding erected, which is included within the sale. Further information is available within the legal pack.

Accommodation

Ground Floor - 1,302 sq. m. (14,915 sq. ft.)

Location

Alloa is a small town located in central Scotland approximately 6 miles east of Stirling and roughly 13 miles west of Dunfermline. Alloa has a resident population now estimated to be in the order of 18,000.

Alloa has excellent transport links both road and rail. The opening of the Alloa to Stirling rail link in 2008 has substantially enhanced the local economy, together with the construction of the Clackmannanshire Bridge, which has increased the attractiveness of the town as a commuter location for the cities of Glasgow and Edinburgh.

More specifically, Bedford Place can be found west of Alloa's town centre. The subjects are situated on the south side of Bedford Place. It also connects via Church Street to the Mars Hill roundabout giving access to the A907 and the M876 motorway, which is approximately 7 miles to the southeast. This connects with the M9 motorway giving easy access to Edinburgh 37 miles to the east and Glasgow 33 miles west.

Rateable Value

The property has a rateable value of £44,000.

***Guide Price £50,000 (plus fees if applicable)**



Energy Performance Rating To be confirmed.

Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,760 inc VAT(£2,300 plus VAT).

Retail Premises



Features

- Potential for hot food takeaway, subject to consent
- Potential for 100% rates relief
- Public parking to rear
- NIA 40.65 sq. m. (438 sq. ft.)

Description

The subjects comprise a ground floor, mid terraced retail property within a single storey building of traditional brick construction surmounted in a pitched and slated roof serviced by rainwater goods of cast iron. The entrance is via a single pedestrian doorway within a full width shop front of glazed timber style.

There is on-street parking available nearby to the subjects with a large public car park to the rear.

Accommodation

Internally, flooring is of concrete throughout overlaid in linoleum. Internal walls are of plasterboard in paper and painted finishes with ceilings of suspended ceiling style.

Services are of single-phase electricity, water and drainage. Lighting is a mixture of LED and fluorescent tube style lighting.

Location

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

Main Street is a popular trading location with a strong mix of both national and local occupiers including Farmfoods, Coral, Armours Funeral Services, Carrick Cycles and Pickens Butchers.

Rateable Value

The property has a rateable value of £3,850.

Energy Performance Rating To be confirmed.



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT (£2,000 plus VAT).

***Guide Price £25,000-£30,000 (plus fees if applicable)**

Two Storey Public House and Function Hall



Features

- GIA 518 sq. m. (5,580 sq. ft.)
- VAT free sale
- Located close to Greenock town centre

Description

The subjects comprise a semi-detached, two-storey public house and function hall. The subjects benefit from two dedicated pedestrian access points with one leading to the first-floor function hall and the other leading directly to the ground floor public house. To the rear of the subjects, a stockroom can be found and accessed by way of an electric, steel roller shutter directly from a shared yard/parking area. Off-street public parking is available in close proximity to the subjects.

Accommodation

Internally, the ground floor is presented as a traditional public house consisting of an open plan seating area with the bar servery lying to the rear. Along the eastern elevation there are ladies and gents' toilets and to the rear of the property there is a manager's office, and staff w/c facilities.

The first floor is a similarly sized function suite area benefitting from male and female w/c facilities, a dedicated bar servery, a kitchen prep and a manager's office.

Location

The subjects are located in Greenock, approximately 20 miles west of Glasgow, within the Inverclyde Council area. The town serves as the main commercial and administrative centre for the wider Inverclyde area, linking with Gourock to the west and Port Glasgow to the east. Greenock benefits from strong transport links, with Inverkip Street itself forming part of the A78 trunk road, a busy two-way arterial route providing access to Glasgow via the M8/A8 network.

The town also enjoys strong public transport links, including Greenock West train station which is situated only a 2 minute walk away from the property which offers regular services to Glasgow Central.

The subjects further benefit from being in close proximity to a range of local amenities, lying around half a mile from Greenock town centre.

More specifically, the subjects occupy a prominent position on the north side of Inverkip Street, close to its junction with West Shaw Street, one of the principal arterial routes serving this area of the town. Nearby commercial occupiers are drawn from a variety of sectors and include The Range, a B&M Home Store, and a further public house.

***Guide Price £180,000 (plus fees if applicable)**



Energy Performance Rating To be confirmed

Auction Type

Unconditional Sale - The buyers fee is 2.88% inc VAT(2.4% plus VAT) subject to a minimum of £3,000 inc VAT(£2,500 plus VAT).

Workshop Premises



Features

- Prominent corner location
- Suitable for alternative uses subject to planning
- 648.99 sq. m. (6,986 sq. ft.)

Description

The subjects comprise a workshop unit with ancillary staff and showroom accommodation. The workshop is of steel frame construction, with walls in-filled in blockwork, externally harled, with a pitched insulated metal sheet roof over, incorporating translucent panels. Three metal sliding doors provide access into the workshop. To the front is a single-storey extension, of blockwork construction, supported by steel beams, with a flat roof over. The front extension has a large display frontage with single-glazed, timber framed windows and a pedestrian entrance doorway of same design.

Accommodation

Internally, the subjects are split to provide a former showroom and staff accommodation to the front, with an open plan workshop to the rear. The former showroom has a painted solid concrete floor, painted plasterboard lined walls and ceilings, with part of the ceiling open to steel beams. The subjects have a reception and private office which are finished in line with the above. A store provides access between the two parts, as well as access to the mezzanine level. The store has a solid floor, overlaid in lino, with walls and ceiling being open to timber panelling. A fixed timber staircase provides access to the mezzanine level, which is finished to a basic standard, with unlined timber flooring, with walls and ceilings open to a mix of the inside of asbestos cement sheeting and the inside of insulated metal sheeting.

The main workshop has a painted solid concrete floor, walls open to the inside of painted blockwork, with the ceiling open to the underside of the metal sheeting. Artificial lighting is provided to the subjects via basic strip fittings. Two WCs complete the subjects.

Location

The subjects are situated within the town of Turriff, which is located approximately 35 miles north west of Aberdeen on the A947 route which runs between Aberdeen and the towns of Banff and Macduff. The town is well placed for commuting and is one of the area's principal service centres.

The subjects themselves are located on the west side of Crown Street, at its junction with Balmellie Street, a short distance to the east of Turriff town centre. Surrounding occupiers are in a mix of commercial and residential, with commercial occupiers in the vicinity including The Crown Inn and The Lighthouse.

***Guide Price £195,000 (plus fees if applicable)**



Energy Performance Rating The property has an energy rating of B.

Auction Type

Unconditional Sale - The buyers fee is 3.6% inc VAT(3% plus VAT) .

High Quality 4-bedroom Flat



Features

- City Centre location
- Established student hub in close proximity to Dundee University

Description

The subjects comprise a 4-bedroom flat. All bedrooms have en-suite facilities.

The subjects form part of a mid terraced five storey building which forms part of a 115-unit development.

It is understood the property was constructed in approximately 2006.

The main walls would appear to be of steel / frame construction externally clad in concrete block and masonry infill with a render finish and facing brick features.

Accommodation

95 sq. m. (1,023 sq. ft.)

Location

Dundee is located on the east coast of Scotland approximately mid way between Aberdeen (65 miles) to the north and Edinburgh (80 miles) to the south overlooking the Tay Estuary and has a resident population of around 155,000 persons and a catchment of some 235,000 persons. It is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The subjects are situated within a mixed residential and commercial locality within Dundee City where surrounding properties comprise residential units, Dundee University campus and various commercial premises including retail and public houses. The subjects are convenient to most local amenities and public transport facilities.

Planning

The flats are open for occupation by students enrolled in full-time courses at a Higher or Further Education institution located within the Dundee Local Authority area. Outside education term times, the flats may also be occupied by business/conference delegates and tourist visiting the city. Details are available in the Legal Pack.

Energy Performance Rating The property has an energy rating of C.



Auction Type

Unconditional Sale - The buyers fee is 3.6% inc VAT(3% plus VAT) subject to a minimum of £3,600 inc VAT (£3,000 plus VAT).

***Guide Price £100,000 (plus fees if applicable)**

Lot 27

Cree House, 20-22 Victoria Street, Newton Stewart, Dumfries and Galloway DG8 6BT

Redevelopment Opportunity



Features

- Substantial three-storey building (2 x shops & 1 x office)
- Large rear garden with vehicle access from Church Lane
- Category C Listed
- Scope for residential conversion/redevelopment (STC)

Description

The subjects comprise a three storey end-terraced building with single storey rear projections, formed by two ground floor retail units together with a first & second floor office.

The main building is of stone construction under a mansard roof that appears to be clad with lead and slate. The rear projections appear to be of brick construction under pitched and slated roofs. In addition, there is a small range of single storey attached outbuildings.

The building is presently boarded-up therefore internal access for viewings etc. is not available.

Both ground floor retail units have dedicated entrance doors set either side of the central doorway that serves the upper floor offices.

Accommodation

We understand both retail units extend to front sales areas, rear stockroom / office accommodation, together with staff kitchens and toilet facilities.

The upper floor office is believed to provide three offices, a kitchen and a toilet at first floor level, as well as five offices and a toilet at second floor level.

In addition to the rear vehicle access, we are advised there is also pedestrian access to the garden from the public footpath on Victoria Street.

20 Victoria Street (1st and 2nd Floors) - 219.04 sq. m. (2,358 sq. ft.)

20A Victoria Street (Ground Floor) - 99.40 sq. m. (1,070 sq. ft.)

20B Victoria Street (Ground Floor) - 83.68 sq. m. (901 sq. ft.)

Location

The subjects occupy a prime town centre position fronting the main traffic thoroughfare. Newton Stewart is a market town located in the Dumfries & Galloway region of southwest Scotland with a resident population of approximately 4,000 and acts as the administrative hub for the surrounding hinterland.

***Guide Price £75,000 (plus fees if applicable)**



Planning

The property is Category C listed and falls within a local conservation area.

We assume the units are currently registered for Class 1A (Shops, Financial, Professional and Other Services) or Class 4 (Business) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited to residential conversion / redevelopment, subject to Local Authority consents. Prospective purchasers are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Rateable Value

20 Victoria Street - £6,000

20A Victoria Street - £5,900

20B Victoria Street - £6,200

Auction Type

Unconditional Sale - The buyers fee is 1.8% inc VAT(1.5% plus VAT) subject to a minimum of £1,800 inc VAT(£1,500 plus VAT).

Highly Prominent Retail Unit



Features

- Hair & Beauty Fit-out
- Potential for 100% rates relief
- No VAT payable on price
- NIA 49.23 sq. m. (530 sq. ft.)

Description

The subjects comprise a ground floor, mid terraced retail unit within a three storey and attic property formed primarily in stone and slate.

Access is via a highly prominent shopfront benefitting from a full width double glazed window and a recently installed modern composite pedestrian access door.

Accommodation

Internally, flooring is of concrete overlaid in laminate and linoleum. Internal walls are of plasterboard and painted with ceilings of same.

Services are of single phase electricity, water and drainage. Heating is supplied by a modern air conditioning unit while lighting is of modern LED throughout.

Location

The property is located in Ayr, the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

The subject is prominently situated on the A719, the main arterial route servicing Ayr town centre.

The property benefits from plentiful on street car parking in the nearby vicinity, currently free of charge for a two hour period.

Surrounding occupiers include Pick Me Up Paints, Circles Advocacy, Venezia Tattoo and Ayr Town Hall.

Energy Performance Rating To be confirmed.



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT (£2,000 plus VAT).

***Guide Price £42,000 (plus fees if applicable)**

Substantial Retail Premises



Features

- Potential to sub-divide
- 44kw of solar installed
- Includes 20 parking spaces

Description

The subjects comprise a substantial building which has been extended and adapted over the years and includes rear car parking and loading accessed off Coutties Wynd.

The subjects occupy a site extending to around 0.7 acres and offer various development opportunities.

The premises would lend itself to sub-division, ranging from units of 2,500 Sq Ft up to 5000 Sq Ft plus. Further information can be provided on request.

The property benefits from a Feed in Tariff Solar installation of 44 KWs on the roof, generating power for the property and exporting surplus to the grid.

Accommodation

Ground Floor 1,050 sq. m. (11,300 sq. ft.)

First Floor 1,000 sq. m. (10,750 sq. ft.)

Second Floor 100 sq. m. (1,050 sq. ft.)

TOTAL 2,150 sq. m. (23,100 sq. ft.)

Location

Forfar is one of the principal towns within the local authority region of Angus and is situated some 27 km (17 miles) north of Dundee and 84 km (52 miles) south of Aberdeen.

Forfar is the administrative centre for Angus Council, who occupy an extensive office complex located on the western edge of the town adjacent to the A90 dual carriageway, which links south towards Dundee and north towards Aberdeen. The town has a resident population of around 16,300 persons (Angus Council).

The subjects are prominently and centrally located within the town which offers good town centre parking facilities.

Energy Performance Rating The property has an energy rating of D.



Auction Type

Unconditional Sale - The buyers fee is £3,000 inc VAT (£2,500 plus VAT).

***Guide Price £100,000 (plus fees if applicable)**

Lot 30

Land North-East of St Martins, West Tofts, Stanley, Perth and Kinross PH1 4QG

Development Plot



Features

- Planning permission in principle for the erection of a single dwelling
- Mains water and electric services in close proximity
- 863 sq. m. (0.21 Ac) or thereby

Description

The site is located a mile north east of Stanley on the road to Kinclaven and Blairgowrie.

The site is fairly level and covers an area extending to 863 square meters (0.21 acres) or thereby.

Mains water and electric services are in close proximity with the requirement for private drainage to be installed within the site.

We would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to this disposal prior to purchase. The information provided is indicative only.

Location

Stanley is positioned on the banks of the River Tay and is a busy country village with a mill heritage and is a popular residential community within commuter distance of Perth.

The village is served with a local convenience store, GP medical centre, primary school and social and leisure facilities whilst other essential facilities can be found within Perth

Planning

The subjects have planning permission in principle for the erection of a single dwelling. Further information can be found on the Perth and Kinross Planning Portal under reference number - 21/01064/IPL.



Auction Type

Unconditional Sale - The buyers fee is £3,000 inc VAT (£2,500 plus VAT).

***Guide Price £35,000 (plus fees if applicable)**

Retirement sale of long established business



Features

- Consistently profitable
- Scope to develop business further
- Prominent busy town centre location
- 203.9 sq. m. (2,195 sq. ft.)
- Trading business - accounts information available

Description

The subjects comprise bar/restaurant premises occupying the upper floor of a prominent two storey end terrace building.

Oceans 11 is a long established and popular town centre bar/diner.

Our clients have owned the business for over 33 years and have reluctantly decided to sell as they now wish to retire.

Accommodation

Internally the premises are well appointed in a classic style and including a wide range of memorabilia. Seating is provided for around 50 diners including 32 in a raised dining area, there are also additional poseur tables and numerous bar stools around the 3 sided bar.

The property includes a large well appointed commercial kitchen together with modern customer toilets.

The overall accommodation is briefly summarised as follows:

Bar Restaurant Area, Kitchen, Cellarage, Customer W.C. Facilities, Staff Office

Location

The subjects occupy a prominent corner location on the junction of Fowlds Street and Titchfield Street in the heart of Kilmarnock town centre in an area of mixed commercial use.

Kilmarnock is the principal settlement in the East Ayrshire Council area with a resident population of around 46,500.

The town's prime pedestrianised shopping area on King Street is a short distance to the north with the property positioned at a busy road junction.



Energy Performance Rating To be confirmed.

Note

BUSINESS - The business trades from 11am until 12 midnight Monday – Wednesday, 11am until 1am Thursday to Saturday and 12 noon until 12 midnight on Sundays. The current owners operate the business essentially under management, full details of the staff complement and accounts information is included within the legal pack. All equipment is owned outright with the exception of the pool table, fruit machine and one of the juke boxes. **PREMISES LICENCE** - The business holds a premises licence which will be available for transfer to the successful purchaser, see legal pack for further information. **STOCK** - The purchase price excludes stock which will be valued at date of sale.

Auction Type

Unconditional Sale - The buyers fee is 2.1% inc VAT(1.75% plus VAT).

***Guide Price £150,000 (plus fees if applicable)**

Development Opportunity



Features

- Site Area 877.79 sq. m. (9,449 sq. ft.)
- Gross Internal Floor Area Total 378.2 sq. m. (4,071 sq. ft.)

Description

The subject property is a vacant primary school on a square site surrounded by residential properties and the Kirk.

Accommodation

The buildings comprise a brick built original building under a pitched slate roof with an additional wood boarded portal frame cabin under a pitched slate roof with roof lights. The windows are pvc and wood double glazed. The cabin is attached to the original building by a flat roofed walkway.

Internally the original building provides a solid carpet and wood covered floor, wall sockets, painted plastered walls and a mixture of suspended and solid ceilings, which have recessed strip lights and ceiling mounted strip lights respectively. It comprises an open plan classroom, office, staff room, library, store, boys and girls WCs and staff WCs. Heating is by wall mounted electric units.

The temporary cabin has a suspended linoleum floor, painted board walls, ceiling mounted strip lights and wall mounted blower heaters. It comprises a dining area, servery and PE store.

Main Building - 233.4 sq. m. (2,512 sq. ft.)
Temporary Cabin - 144.8 sq. m. (1,559 sq. ft.)

Location

The subjects are located on the west side of main road through the village of Clatt which is located approximately 8 miles north of Alford and 10 miles south of Huntly.

Huntly is a market town and commercial centre situated in the heart of West Aberdeenshire on the A96 approximately 39 miles northwest of Aberdeen. Secondary Schooling is provided at The Gordon Schools in Huntly. The town is the home of Clan Gordon and locally renowned for Huntly Castle. It has a range of sporting facilities, including shooting, fishing and an attractive Golf Course.

From Clatt, the city of Aberdeen is approximately 34 miles to the southeast, with Aberdeen International Airport 30 miles also to the southeast.

***Guide Price £55,000 (plus fees if applicable)**



Energy Performance Rating The property has an energy rating of G.

Planning

The property use is Class 8. Parties interested in obtaining consent for alternative uses should make their own enquiries with Aberdeenshire Council's planning service. All planning enquiries should be directed to the Council's planning team.

Note

ACCESS - Access to the property is via a lane, which passes through the title of The Five Pounds Cottage. Aberdeenshire Council have a valid and legally enforceable servitude right of access to the Clatt School subjects via the access road. Furthermore, this right runs with the land and will continue in favour of any successors in title to the Clatt School subjects.

Auction Type

Unconditional Sale - The buyers fee is 3.6% inc VAT(3% plus VAT) subject to a minimum of £3,600 inc VAT(£3,000 plus VAT).

Being sold on behalf of:



Retail Premises



Features

- Prominent High Street location
- On street parking
- NIA 37.07 sq. m. (399 sq. ft.)
- 100% rates relief available

Description

The subject comprises a modern retail unit located at the southern extent of Montrose high street, a prime retail pitch in the town centre.

Accommodation

Internally, the property offers an open plan retail area, storage/office space, and WC.

The unit benefits from a modern and attractive display frontage onto the High Street.

On street parking is available to the front of the subjects together with a number of public car parks in the vicinity.

Location

Montrose is located on the North-East Coast of Angus and is an important service and employment centre for North Angus and the southern parts of Aberdeenshire.

Montrose is well located with Aberdeen 35 miles to the north, Dundee 30 miles to the south and Forfar 17 miles to the east.

The town sits on the A92 coastal route with links to the A90 trunk road network and is served by the East Coast Railway Line which runs rail services into London (Kings Cross).

The town has a population of circa 13,250 (Source: Angus Council) and as well as being an attractive place to live Montrose is also a popular destination for tourists.

Energy Performance Rating The property has an energy rating of B.



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT(£2,000 plus VAT).

***Guide Price £45,000 (plus fees if applicable)**

Lot 34

65 The Castle, New Cumnock, Ayrshire KA18 4AG

High Quality Fitted Day Spa



Features

- Turnkey opportunity - fully fitted and ready to trade
- 88.2 sq. m. (950 sq. ft.)
- No rates payable subject to status

Description

The property comprises retail premises modernised and fully fitted as a Day Spa.

Accommodation

The internal accommodation comprises the following:

Reception Area
Sauna/Hot Tub
Two Changing Rooms (including W.C. facilities)
Two Treatment Rooms
Kitchen/Tea Prep Area

All of the equipment is included within the subjects of sale.

As the unit is fully fitted trading could begin immediately.

Location

The property is located in New Cumnock in the East Ayrshire Council area around 26 miles south-east of Kilmarnock and with Cumnock around 6 miles to the north-west.

The property is located in the centre of New Cumnock in an area of mixed commercial and residential use with The Castle forming part of the A76 Ayr – Dumfries trunk route which passes through the town.

Ample free on and off street car parking is available in the general area.

Energy Performance Rating To be confirmed.



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT (£2,000 plus VAT).

***Guide Price £43,000 (plus fees if applicable)**

Prime Development Opportunity



Features

- Secluded elevated scenic site
- Sought after residential location
- Extends to 0.183 Hectares (0.448 Acres)

Description

The subjects comprise a Category 'B' listed early 19th century L-shaped former plash mill located on an elevated site overlooking the Dighty Burn, on the northern perimeter of Dundee.

The property is of a rubble sandstone construction, with studded ashlar dressings and pink ashlar quoins. The original grey slate pitched roof, in a state of severe collapse, was removed by the current owner, reclaiming the original slate. The main walls have been preserved and capped to prevent water ingress and the interior cleared. A substantial dilapidated iron and timber wheel is located below the southern elevation of the mill with the original transmission system into the mill interior remaining in place.

Location

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 Kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay estuary and has a resident population of circa 150,000 persons (National Records of Scotland 2020).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre.

Planning

Although the planning consent for conversion to a 2 -storey dwelling lapsed in late 2024, considerable details regarding surveys, plans, services and building warrant are available to the buyer. All the tree work (removal and pruning) has been completed in line with the consent. Consequently, the property is ripe for development into a modern dwelling which preserves the character and original stonework of one of the few remaining mills that helped develop the city of Dundee's prosperity in the 19th century.



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT (£2,000 plus VAT).

***Guide Price £90,000 (plus fees if applicable)**

Prominent Retail Unit



Features

- Popular pedestrianised street
- Potential for 100% rates relief
- 57.10 sq. m. (615 sq. ft.)

Description

The subjects comprise a double windowed retail shop occupying the ground floor of a two storey property formed in stone and slate.

Accommodation

Internally, the property comprises the following:

Sales Area
Rear Retail/Store
WC

Location

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

The property is situated on Newmarket Street, a popular local retailing location with surrounding occupiers including a strong mix of local traders including HMC, Café Le Monde and The Good Travel Company.

There is public car parking available throughout the surrounding locale.

Rateable Value

The property has a rateable value of £8,300.

Energy Performance Rating The property has an energy rating of E.



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT(£2,000 plus VAT).

***Guide Price £40,000-£50,000 (plus fees if applicable)**

Industrial Premises



Features

- Gross Internal Area – 1,239.49 sqm (13,342 sq. ft.)
- Subject to ground lease at £18,160pa expiring 28/05/2088
- Previously used for cold storage, food production & dry stores

Description

11 Crombie Road - Steel portal frame constructed industrial unit which has been clad externally in a mix of rendered blockwork and insulated composite panelling with a shallow pitched and insulated composite clad roof over.

The largest part of the ground floor space comprises a full height dry storage warehouse with an eaves of circa 4.6 metres. It has concrete floors and walls open to the inside face of the cladding. Off this are several additional storage spaces and a number of walk-in chiller/cold store units.

Adjacent to this, the remaining ground floor space provides a basic fish processing area which has low ceilings and walls/ceilings clad in wipe down insulated panelling. To the front are WC and kitchen facilities.

A concrete stair gives access to the first floor which provides a mix of large and small cellular offices together with storage facilities.

15 Crombie Road - Steel portal frame constructed industrial unit which has been clad externally in a mix of rendered blockwork and insulated composite panelling with a shallow pitched and insulated composite clad roof over.

The largest part of the ground floor space comprises a full height deep freeze store with walls and ceilings clad in wipe down cladding. The remaining ground floor provides a further cold store area and WC facilities.

A concrete stair gives access to the first floor which provides a number of smaller rooms together with a larger open plan office together with a kitchen and WC facilities.

Location

The subjects are located on the north side of Crombie Road close to its junction with Victoria Road within a mixed industrial, commercial and residential location to the immediate south of Aberdeen city centre.

Crombie Road is just a short distance from Wellington Road(A956), a main arterial route providing access to the wider trunk road network, including the A90 and the Aberdeen Western Peripheral Route (AWPR).

***Guide Price £120,000 (plus fees if applicable)**



Energy Performance Rating The property has an energy rating of B.

Rateable Value

The property has a rateable value of £95,500.

Note

GROUND LEASE - The subjects are held by way of 2 ground leases. 11 Crombie Road has a passing rent of £10,350pa and 15 Crombie Road at a passing rent of £7,810pa. Both have a rent review on the 28/05/2025 with an expiry of 28/05/2088. Further details available upon request.

Auction Type

Unconditional Sale - The buyers fee is 3.6% inc VAT(3% plus VAT) subject to a minimum of £3,600 inc VAT(£3,000 plus VAT).

Retail Investment



Features

- Prominent central location
- NIA 258.68 sq. m. (2,784 sq. ft.)
- Current passing rent £32,000 per annum
- Currently leased to Holland & Barrett Retail Ltd due to expire in August 2029

Description

The subjects comprise a mid-terraced, ground floor retail unit, forming part of a larger 3 storey tenement building, with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via High Street as well as prominent large glaze frontage.

Internally, the subjects have been fit out in line with the current tenants use. As such, the subjects benefit from the current tenants fixtures and fittings.

Accommodation

Ground Floor - 123.50 sq. m. (1,329 sq. ft.)

Basement - 135.18 sq. m. (1,455 sq. ft.)

TOTAL - 258.68 sq. m. (2,784 sq. ft.)

Location

Paisley is located approximately 7 miles south-west of Glasgow, held within the Renfrewshire Council district.

Paisley benefits from strong transport links with both the M8 motorway located nearby, offering connectivity to Glasgow City Centre and Scotland's wider motorway network. Paisley Gilmour Street Train Station is located a 2-minute walk from the subject property providing frequent services to Glasgow Central Station and the West of Scotland.

More specifically, the subjects occupy a prominent pitch on High Street, within the heart of Paisley Town Centre. The surrounding area benefits from a blend of residential and commercial operators including JD Wetherspoon's, Greggs and Boots as well as Paisley Shopping Centre being located across the road.

Energy Performance Rating To be confirmed

Rateable Value

The subjects are currently entered into the Valuation Roll at a rateable value of £13,000.

Tenancy

Tenant: Holland & Barrett Retail Ltd

Current Passing Rent: £34,500 per annum

Expiry: August 2029

Condition: The landlord is responsible for payment of the insurance premium

Further information can be provided to seriously interested parties upon request.

Auction Type

Unconditional Sale - The buyers fee is 2.88% inc VAT(2.4% plus VAT) subject to a minimum of £4,800 inc VAT(£4,000 plus VAT).

***Guide Price £140,000 (plus fees if applicable)**

Development Site



Features

- Potential for residential or commercial development subject to planning
- Popular commuting town
- 0.05 Ha (0.13 Ac)

Description

The subjects comprise the former site of a Mission Hall which now forms an irregular shaped, level development site of approximately 0.13 Acres.

Vehicular access to the site is available from Mains Avenue. We understand a right of access over the access track is provided, however this should be confirmed with reference to the legal pack.

Location

The subjects are set within the town of Beith which lies in the North Ayrshire Council area around 15 miles north of Irvine and 3 miles east of Kilbirnie.

The town has a population of around 6,400 and enjoys a limited range of local services and facilities with Irvine being the main shopping and administrative centre for the North Ayrshire Council area as a whole.

Beith is set on the A737 and enjoys reasonable road access to Irvine/Kilmarnock to the south and Renfrewshire to the north.



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,400 inc VAT (£2,000 plus VAT).

***Guide Price £7,500 (plus fees if applicable)**

FREQUENTLY ASKED QUESTIONS

Over the past few weeks we have naturally received some questions from our bidders about how the buying process works. Largely we are operating as we always have been, we're simply not able to see you in the auction room when you bid. We've put together these frequently asked questions to help guide you through your auction purchase.

How do I register my interest in a property?

You don't need to register your interest in any of our lots. If you would like to bid you can submit a proxy, telephone or internet bidding form or if you would like to request more information you can submit the 'send enquiry' form from the property details page.

Do you have a video tour of the properties?

We have video tours on many of our lots which are all added to our online property details.

Is it right that I can now attend a viewing?

Yes. Following the Government's recent announcement, we are now able to carry out viewings on residential properties in Scotland.

How do I know if the property I'm interested in is available?

The status of the property will be highlighted in the property listing on our website. If a property has been sold, withdrawn or postponed we will mark it as such online. All properties remain for sale until contacts have been exchanged or a reservation contract has been entered into, at which point we mark it as sold on our website.

How do I get hold of the legal pack?

All legal packs are uploaded to our website. You can then click on the 'legal packs' link from the property details to register and view the documents. Sometimes we do not receive the legal packs immediately and therefore you should register via the 'legal packs' link to ensure you receive an email alert once they are uploaded.

Can you email me the legal pack?

We cannot email the legal packs, we recommend you register via our website to download them yourself. This is because we sometimes receive amendments and additions to the legal pack prior to the auction and in these instances you would be given an alert of the changes. This is the best way to ensure you know all the information on the property prior to bidding. If you need any help accessing the legal packs please call us.

Can I get any more information on a property?

All the details we have will be listed on our website, along with all the photos we have available. If you have a specific question

on the property or the area please submit the 'send enquiry' form from the property details page and we can enquire with the vendors on your behalf.

Can I get any more photos?

We will post all the photos we have for a property on our website. If you wish to obtain more photos, you can watch the video tour if it's available, book onto a viewing to take your own photos or submit the 'send enquiry' form and we can ask the vendors if they can take some more.

How do I bid?

You can bid by telephone, by proxy or via the internet. There is a form on the homepage of our website. You simply fill in your details, we will contact you for copies of your ID and for a method of payment for the deposit should you be successful.

Can I get a survey carried out?

Yes, if you wish to get a survey carried out you should ask your surveyor to call our office to arrange a suitable date and time.

Can I make an offer without an approved mortgage?

Yes you can. We do not need to see proof of funds when you bid on a property.

The lot I'm interested in is postponed, what now?

This is likely to mean the property isn't ready to be sold yet and will be offered in a future auction. Submit the 'send enquiry' form from the online property details page and we will advise you when the lot is being re-offered.

The lot I'm interested in is withdrawn, what now?

If property has been withdrawn it means we have been asked by the vendor not to continue to market it and therefore we are no longer able to sell it.

The property I'm interested in is sold prior, does that mean I can't bid?

Yes, I'm afraid it does. This means that the vendor has accepted an offer prior to the auction day and contracts have been exchanged or a reservation agreement has been entered into securing the sale.

The lot I wanted didn't sell in the auction, but I'm still interested in buying it

We continue to market any lots which didn't sell in the auction for a further four weeks. Once the lot has been offered and becomes an 'unsold lot' we are able to disclose the vendor's reserve price and accept offers from interested parties.

If you have a question that hasn't been answered here please call our team on 0333 016 4000 or email us at auctions@shepherd.co.uk.

A GUIDE TO ADDITIONAL FEES

Important notice relating to fees, costs and charges payable by the buyer in addition to the purchase price

In addition to the purchase price, buyers may be required to pay additional fees, costs and charges. These may include, but are not limited to, Value Added Tax (VAT), Stamp Duty, ground rents, rent arrears/apportionment of rent, outstanding service charges, sellers search costs/disbursements, reimbursements of sellers solicitors, auctioneer costs or reservation fees. All prospective buyers are advised to inspect the legal documents including the contract and special conditions of sale and seek their own independent legal advice as to the full cost of purchasing a specific property.

All bidders are assumed to have inspected the legal packs available on our website – shepherd-commercial.sdlauctions.co.uk – and in the auction room prior to bidding and are fully aware of all terms and conditions including any fees, costs, charges, completion dates and other relevant matters which may be applicable.

FOR FURTHER INFORMATION

If you have any questions about a lot you would like to bid on, please phone us on 0333 016 4000 or email us at auctions@shepherd.co.uk

TYPES OF AUCTION SALE EXPLAINED

UNCONDITIONAL SALE

Upon the fall of the hammer the buyer shall...

- Be legally bound to buy the property
- Pay a 10% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay the Buyer's Fee listed on the individual lot details
- Pay any additional charges included in the special conditions of sale, which are available in the legal pack
- Exchange contracts on the fall of the hammer and sign the Contract of Sale and special conditions of sale held with the auctioneer or solicitor
- Complete the purchase within 20 business days (unless an alternative date has been specified in the special conditions of sale)

Please ensure you understand unconditional auctions, the associated costs and your legal obligations. If you are unsure or have any questions please contact one of our auction specialists or speak to a member of staff on the day before bidding.

Please note ALL fees and deposits are non-refundable

SHEPHERD BUYER TERMS (SCOTLAND) TERMS AND CONDITIONS FOR BIDDING AND BUYING AT AUCTION

The following SDL Property Auctions Terms and Conditions govern the conduct of our auctions. These terms apply to sales that are facilitated in partnership with Shepherd Commercial Property Auctions, for property located in Scotland. If you bid on a property, it is on the basis that you accept these terms and conditions.

TERMS AND CONDITIONS:

1. ABOUT THESE TERMS

1.1 **What these terms cover.** These are the terms and conditions on which we offer properties for sale in our auctions. Our auctions are conducted as either Timed Auctions, or Auction Events. Timed Auctions are online only. Auction Events may be conducted online, or in-person at an auction house venue. We may accept bids on a property before or after the auction. If you bid on a property under any of these circumstances, you are bound by these terms and conditions

1.2 **Why you must read them.** Please read these terms carefully before bidding on a property at auction. These terms tell you who we are and the rules that apply to bidding at auction. If you have a question about these terms or think that there is a mistake in these terms, please contact us.

2. INFORMATION ABOUT US AND HOW TO CONTACT US

2.1 We are SDL Auctions Limited, a company registered in England and Wales with company number 07719474 and our registered office is 17 Regan Way, Chetwynd Business Park, Chilwell, Beeston, Nottingham, NG9 6RZ.

2.2 You can contact us by phoning 0800 046 5454, writing to our registered address, or emailing enquiries@sdlauctions.co.uk.

We work in partnership with Shepherd Commercial Property Auctions, which is a trading name of J & E Shepherd, Company No.2837574810, registered office: 13, Albert Square, Meadowside, DUNDEE, DD1 1XA.

3. INTERPRETATION

3.1 In these terms and conditions 'lot' means the land or property that is up for sale at auction. For Auction Events, each lot is given a number in the catalogue.

3.2 References in these terms to legislation are references to it as amended or replaced from time to time.

3.3 We reserve the right to change our terms and conditions at any time.

4. UNCONDITIONAL SALE

4.1 All lots are sold under the unconditional sale method. If you are the highest bidder, you must:

4.1.1 exchange legally binding contracts for the sale of the property immediately in accordance with Clause 17 of this Agreement;

4.1.2 pay a non-refundable deposit equal to 10% of the purchase price, subject to a minimum of £5,000. This deposit contributes towards the purchase price (although note we can deduct fees owing to us from the deposit);

4.1.3 pay a non-refundable auction fee, 'Buyer's Fee'. The applicable amount (inclusive of VAT) will be listed against the lot - make sure you check the information relating to each individual lot. The auction fee does not contribute towards the purchase price; and

4.1.4 complete the sale within 20 business days unless the special conditions of sale in clause 14 state otherwise.

4.2 If you fail to complete the sale, the seller can bring a claim against you personally for losses suffered and we may pursue you for unpaid auction fees.

5. WHAT YOU SHOULD DO BEFORE BIDDING

5.1 If you are the highest bidder, you are legally bound to buy the property and there are financial consequences of withdrawing from the sale, both in terms of non-refundable Buyer's Fees and Reservation Fees, and non-refundable deposits (depending on the type of lot, see clauses 5-6 above) as well as the possibility of legal action being taken against you.

5.2 It is strongly advised that before bidding for a property you:

5.2.1 Take professional advice from a solicitor/conveyancer, Chartered Surveyor, and accountant;

5.2.2 Inspect the legal pack for the property and have the legal pack inspected by a solicitor/conveyancer;

5.2.3 Organise any necessary finance for the purchase;

5.2.4 Ensure that you have the funds available to pay any applicable Reservation Fees, Buyer's Fees, and deposits, as well as the purchase price;

5.2.5 Carry out the necessary searches and make the necessary enquiries (seek guidance from a solicitor/conveyancer on what searches and enquiries are necessary);

5.2.6 Commission appropriate surveys for the property by a Chartered Surveyor;

5.2.7 Check the contents of all applicable documents relating to the property, including leases, restrictions, and covenants;

5.2.8 Check that the information you have received or seen about the property is accurate;

5.2.9 Organise and attend a viewing of the property (unless the lot is marked external inspection only);

5.2.10 Commission appropriate reports for the property, such as structural reports, building reports, water and drainage reports, etc;

5.2.11 Check the VAT, stamp duty, and other tax consequences of the sale;

5.2.12 Familiarise yourself with all terms and conditions relating to our auctions; and

5.2.13 Take all other action necessary to satisfy yourself as to the condition of the property in order to be able to determine the price you are willing to pay for the property.

5.3 If you fail to take any of the above measures, you do so at your own risk. You will not be able to withdraw from the sale once your bid has been accepted without incurring financial consequences. When you bid, you are deemed to have taken all the measures listed in clause 5.2 above and to have acted as a prudent buyer would act.

5.4 The guide price of the property is not an indication of its market value or its minimum value or worth. It is merely the price at which the seller has decided to advertise the property. It offers no guarantee whatsoever as to the condition of the property or the value of the property.

6. OUR ROLE

6.1 We act as agents for sellers. We have authority to:

6.1.1 Prepare the auction catalogue and advertisements for the lots;

6.1.2 Offer each lot for sale and combine or divide lots;

6.1.3 Receive and hold deposits;

6.1.4 Receive auction fees including a Buyer's Fee;

6.1.5 Receive Reservation Fees;

6.1.6 Accept bids for the lots (including pre- or post-auction);

6.1.7 Decline bids for the lot at our discretion;

6.1.8 Change the type of sale for a lot at our discretion;

6.1.9 Regulate bidding increments and the order of lots;

6.1.10 Accept remote bids;

6.1.11 Resolve bidding disputes;

6.1.12 Re-offer a lot for sale following bidding

disputes;

6.1.13 Bid on behalf of the seller up to the reserve price;

6.1.14 Sign the contract of sale on behalf of the seller;

6.1.15 Sign the memorandum of sale on behalf of the seller;

6.1.16 Carry out the exchange of contracts;

6.1.17 Repudiate a contract between the seller and buyer;

6.1.18 Change the date or time of the auction at our discretion;

6.1.19 End the auction early or cancel the auction without giving a reason; and

6.1.20 Withdraw lots from auction at our discretion.

6.1.21 Verify your identity in accordance with clause 22 of this Agreement.

6.1.22 In the event of a successful sale, select a property to feature in our promotional advertising for our services.

6.2 By bidding on a property, you confirm your agreement to be bound by these terms. Under these terms, you give us authority to:

6.2.1 Receive and hold deposits;

6.2.2 Receive auction fees (including a Buyer's Fee);

6.2.3 Accept your bid for the lot;

6.2.4 Sign a contract of sale on your behalf when you are the highest bidder;

6.2.5 Repudiate a contract between you and the seller.

7. RESERVE PRICE

7.1 Unless otherwise stated, all lots are subject to a reserve price.

7.2 The reserve price is the price which must be reached before a lot will be sold. It can be changed at any time up to the time of the auction.

7.3 The reserve price is confidential, but it will be at or below the top band of the guide price (if the guide price is a range) or within 10% of the guide price (if the guide price is a single figure).

7.4 The seller can bid up to the reserve price but is not allowed to make a bid equal to or exceeding the reserve price. You accept and acknowledge that bids below the reserve price may be made by or on behalf of the seller.

7.5 The seller can choose to sell below the reserve price prior to auction.

8. GUIDE PRICE

8.1 The guide price is the marketing price or advertised price for the lot.

8.2 The guide price is not a guarantee or an indication of minimum value. The guide price is not necessarily the market value of the lot.

8.3 The guide price is not set with the help of a Chartered Surveyor and you must engage your own reports and surveys to satisfy yourself of the value of the property before you bid.

8.4 The guide price can change at any time up to the start of the auction.

8.5 The sale price can exceed the guide price. Sometimes, the sale price is lower than the guide price.

9. CHECKING FOR UPDATES

9.1 Lot information can be changed up to the time of the auction, including the property details, reserve price, and guide price. You must make sure you check for updates before you bid for a property.

9.2 If you fail to check for updates, you do so at your own risk.

9.3 You can check for updates by:

9.3.1 Checking the webpage for the lot;

9.3.2 Re-downloading the legal pack on the day of the auction;

SHEPHERD BUYER TERMS (SCOTLAND) TERMS AND CONDITIONS FOR BIDDING AND BUYING AT AUCTION

- 9.3.3 Checking any late announcements and addendum documents; and
- 9.3.4 Listening carefully to the auctioneer introducing the auction and the property.
- 9.4 When you bid, you are taken to have read any late amendments, addendums, or updates even if you have not done so. You are deemed to have full knowledge of any changes made to the information provided about the lot (including the legal pack).
- 9.5 The auctioneer will make announcements at the start of the auction and it is important that you listen carefully (as well as taking the steps listed in 9.3). After the initial announcements, the auction will proceed without delay and the auctioneer will not describe the properties in detail nor read out the special conditions or amendments.
- 10. TAX**
- 10.1 Stamp Duty Land Tax, Land and Buildings Transaction Tax, VAT, or other charges may apply to some sales. These costs will not be confirmed in the legal pack.
- 10.2 It is your responsibility to make your own enquiries and seek appropriate advice as to the possible tax consequences of the sale before you bid.
- 10.3 If you withdraw from the sale after you have won the lot because of tax consequences, you will lose any deposits or fees paid and the seller may take legal action against you.
- 11. THE LOT**
- 11.1 All the statements contained in particulars of sale or descriptions of the lots in documentation or given by our employees or agents are made without responsibility and you must not rely on them as statements or representations of fact. They do not represent any warranties whatsoever in relation to the lots. You must satisfy yourself as to the accuracy of the particulars before bidding.
- 11.2 Any suggested rental incomes and yields may be subject to any necessary energy efficiency improvements. Properties sold subject to tenancy require an EPC rating of D or higher. From 31st March 2025, properties sold subject to tenancy will need to be at least EPC band C. If the particulars of sale state that the property is suitable for investment it will be for the buyer to ensure that the relevant EPC requirements are met.
- 11.3 The lot is sold subject to any tenancies disclosed in the legal pack or lot description.
- 11.4 The lot is sold subject to any special conditions set out in the property description or associated documentation but otherwise is sold with vacant possession on completion.
- 11.5 All measurements quoted in descriptions of the lot are approximate. You must verify the measurements yourself by visiting the property and/or commissioning a professional report or survey.
- 11.6 All location plans published in the particulars of sale are subject to copyright and are only provided to enable prospective purchasers to locate the property. The plans are not to scale and are not intended to depict the interest to be sold. The boundary lines and numbers on the plans or photographs are provided only to allow purchasers to locate the lot and do not depict the interest to be sold. You must visit the lot and commission the relevant searches and reports.
- 11.7 When you bid on a lot you are deemed to have relied only upon your own knowledge or the advice of your own professionals or advisors, and not on the particulars of sale or description or photographs of the lot.
- 11.8 All Ordnance Survey maps are reproduced with the sanction of the Controller of HM Stationery Office (Crown Copyright Reserved Licence No LIG0183).
- 11.9 The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have not been tested by us or by the seller. Before you bid on a property, you must undertake your own investigations, reports and surveys to clarify the suitability and condition of any such services.
- 11.10 The lot is also sold subject to the following, whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents provided or from the legal pack or would have been obvious had you acted as a prudent buyer:
- 11.10.1 Matters registered or capable of registration as local land charges;
- 11.10.2 Matters registered or capable of registration by any competent authority or under the provisions of any statute;
- 11.10.3 Notices, orders, demands, proposals, and requirements of any competent authority;
- 11.10.4 Charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways, or public health;
- 11.10.5 Rights, easements, quasi-easements, and wayleaves;
- 11.10.6 Outgoings and other liabilities;
- 11.10.7 Any overriding interest
- 11.10.8 Matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not you have made them; and
- 11.10.9 Anything the seller does not and could not reasonably know about.
- 11.11 Where anything subject to which the lot is sold would expose the seller to liability you are to comply with it and indemnify the seller against that liability.
- 11.12 The seller must notify you of any notices, orders, demands, proposals, and requirements of any competent authority of which it learns after the contract date, but you must comply with them and keep the seller indemnified.
- 11.13 The lot does not include any tenant's or trade fixtures or fittings. If the special conditions state that chattels are included, you take them as they are at completion and the seller is not liable if they are not fit for use. From 1st April 2022 any new tenancies will require EPC band D and from 31st March 2025 all properties will need to have at least EPC band D.
- 11.14 You buy with full knowledge of the documents relating to the lot (whether or not you have read them) and the condition of the lot (whether or not you have inspected it and commissioned appropriate reports and surveys). This is why it is important that you take the steps set out in 7.2.
- 11.15 You admit that you are not relying on the information contained in the particulars of sale or on any representations made by or on behalf of the seller, except that you may rely on the seller's solicitor/conveyancer's written replies to written enquiries to the extent stated in those replies.
- 11.16 The seller cannot be required to transfer the lot to anyone other than the buyer.
- 12. SPECIAL CONDITIONS AND ARTICLES OF ROUP**
- 12.1 The lots are sold subject to any special conditions of sale, which are available for inspection at the office of the seller's solicitor/conveyancer, our office, in the auction room, and on our website.
- 12.2 The lots are sold subject to the Articles of Roup which are available for inspection at the office of the seller's solicitor/conveyancer, our office, in the auction room, and on our website.
- 12.3 The Special Conditions may include additional fees inserted by the seller, and are separate to those payable to SDL Property Auctions.
- 12.4 You must view and take into account the special conditions and Articles of Roup before bidding.
- 12.5 When you bid, you are taken to have read and accepted the special conditions and Articles of Roup, even if you have not done so.
- 13. SALE BEFORE OR AFTER AUCTION**
- 13.1 Lots may be sold before the auction.
- 13.2 If you submit a bid before or after auction and it is accepted, the same fee and deposit rules apply as if the lot had been sold at auction.
- 13.3 To submit a pre-auction bid, you must submit a formal written offer to us.
- 13.4 You cannot withdraw a pre or post-auction bid once a reservation contract has been signed or contracts of sale have exchanged.
- 13.5 If you submit a pre or post-auction bid, you are taken to have undertaken all measures that a prudent buyer would undertake, including all of the measures listed in Clause 5.2. If you fail to take appropriate measures before bidding, you do so at your own risk. You cannot later withdraw from the sale without incurring financial consequences.
- 13.6 We will relay your pre or post-auction bid to the seller, but we give no guarantees or warranties regarding the timing of relaying the offer.
- 13.7 We are not responsible for any of your costs or losses if a lot you were interested in buying is sold or withdrawn before auction.
- 13.8 If your pre or post-auction bid is accepted you may be asked to pay a 'closed bid' online, with the remainder of the monies owed being paid over the phone or by bank transfer. We will advise you of the method of payment required at our discretion.
- 13.9 If a pre or post-auction bid is accepted by the seller, you become liable to pay our fees and any applicable deposit when a reservation agreement or contract of sale is signed.
- 13.10 If a pre or post-auction bid is accepted by the seller, you must instruct solicitor/conveyancer within 7 days otherwise we (as agent for the seller) can treat the contract as at an end or sign the appropriate documentation (including a contract of sale or memorandum of sale) on your behalf. The seller may pursue you for losses and we may take action against you in respect of unpaid auction fees.
- 13.11 Whether the lot is sold before or after auction, this does not affect the terms of this Agreement.
- 14. BIDDING**
- 14.1 All bids are made in pounds sterling and are exclusive of any applicable VAT or other taxes.
- 14.2 We may refuse to accept a bid without giving a reason.
- 14.3 You cannot withdraw a bid.
- 14.4 By placing a bid, you become personally liable to fulfil the obligations of the winning bidder as set out in these terms and conditions, even if you bid as agent on behalf of somebody else.
- 14.5 If you bid on behalf of a company, you warrant that the company is properly constituted and has the necessary funds to and is able to purchase the property.
- 14.6 By placing a bid, you warrant that you have the necessary funds (or necessary finance) to pay the purchase price for the property along with the applicable Buyer's Fee or Reservation Fee (as applicable). If you withdraw from the sale due to lack of funds, you will lose your Reservation Fee, Buyer's Fee and deposit.
- 14.7 To bid remotely (not at the Auction venue in person), you must successfully complete all registration steps. Firstly, complete the bidding form via our website for the lots involved, complete an identity check, and provide your payment details to us up front. It is your responsibility to check that the bidding form has been received by the auctioneer and this can be done by phoning the office.
- 14.8 If you wish to bid by telephone (assuming you have fully completed the registration steps), just before the lot is due to be auctioned, attempts will be made to contact you by telephone. If successful, you may then compete in the bidding. You will speak to our staff on the phone, and your bid will be relayed to the acting auctioneer in real time through them. You accept that such contact is at your own risk. If we cannot make contact with you for whatever reason, including in the event of

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innocent mistake, you will not be able to personally participate in the Auction and we are not liable to you for any loss of opportunity.

- 14.9 If you wish to bid by internet (assuming you have fully completed the registration steps), after completing the registration steps, you will be sent a link via email to bid online. You can then log in and commence bidding when the intended lot is being offered. We do not accept any liability for any loss of opportunity should there be any interruption or suspension of internet services, which mean you cannot personally participate in the Auction.
- 14.10 In the case of written 'proxy' bids, the auctioneer's staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, the auctioneer's staff will not bid. We do not guarantee to regulate the bidding so that the maximum authorised bid actually falls to the written bidder.
- 14.11 Once authority to bid has been given, this is binding on you up to 11pm on the day on which the particular lot is auctioned. This is to allow for the possibility of a seller agreeing to sell post auction where the bidding has not reached the reserve.
- 14.12 The authority can only be withdrawn by written notification via email actually received by 5pm the day before the Auction, or delivered into the hands of the acting auctioneer in the Auction room half an hour before the start of that day's Auction. It is your responsibility to obtain a receipt of a copy of the withdrawal notification authorised by a representative of the Auctioneer. Without such a receipt, the authority stands, and any successful contract is binding on you.
- 14.13 If you submit a bidding form to us, and also bid in person at the Auction without having previously withdrawn the bidding form authority, the auctioneer is at liberty to accept such bid in addition to any bid from SDL Property Auctions staff as directed in your bidding form. This also applies if an agent bids on your behalf. We accept no liability whatsoever if the price achieved is the result only of this competition in bidding, without intervention from other bidders.
- 14.14 The receipt of a remote bid shall not in any way hinder the right of the seller (or auctioneer) to withdraw any lot or to sell prior to auction to a third party.
- 14.15 The auctioneer may disclose to the seller that a Remote Bid has been entered for the Property, but not the amount of the maximum bid.
- 14.16 The auctioneer may reject bids where there is any error, doubt, omission or uncertainty for any reason whatsoever. We also will not proceed with your bid if your instructions or authorisations are unclear. We accept no liability if we cannot accept your bid, and give no warranty, or guarantee, that a bid would be made on your behalf.
- 14.17 Neither the seller nor the auctioneer shall be under any liability to you in the event that the lot is not offered at the Auction.
- 14.18 When you make a bid, whether at the auction venue or remotely, you are deemed to have read all relevant terms and conditions, the sales particulars for the lot, and the contents of the legal pack (including any Special Conditions of Sale). You shall be deemed to have taken all necessary professional and legal advice, and to have made enquiries and have knowledge of any announcements to be made from the rostrum and any of the addendum relating to the relevant lot. The addendum can, and should, be checked prior to bidding by visiting the website.
- 15. THE WINNING BID**
- 15.1 The successful bidder is under a binding contract to purchase the relevant property when the auction for the lot comes to an end. For Timed Auctions conducted online, the timeslot for each lot will be displayed on the webpage. For Auction

Events, (hosted by a live auctioneer), the auction for the lot will end on the fall of the auctioneer's gavel.

- 15.2 As soon as the events mentioned in 15.1 (as appropriate) occur, you are immediately liable to pay the deposit and applicable fees. You immediately become responsible for insuring the property - the property is at your risk from the moment that you win the bid.
- 15.3 You must present to us your name and address on request and, if appropriate, the name and address of the person or company on whose behalf you were bidding.
- 15.4 We reserve the right to require you to provide a form of ID to us, on request, to hold as security (e.g.: passport or driving license).
- 15.5 You will not be entitled to take possession of the property or have keys to the property until completion of the sale.
- 16. LEGAL PACK & LEGAL ADVICE**
- 16.1 You must view the legal pack and home report for a lot. It is strongly recommended that you instruct a qualified professional to review this and raise any necessary enquiries before bidding.
- 16.2 The legal pack and home report can change at any time up until the auction starts so you must check the most recent version of the legal pack and the addendum before bidding on the property. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.
- 16.3 The legal pack and home report is not prepared by SDL Property Auctions and we are not responsible for and give no guarantee or assurance as to the accuracy of its contents. We shall not have any liability to you for any inaccuracies contained in the legal pack. Where we display or provide documents provided or created by third parties, we do so only on the basis that we are not responsible for the accuracy of the information contained in that document.
- 16.4 If you require legal advice concerning the contents of the legal pack or conveyancing process, you must direct these questions to the instructed third party who is acting for the seller. SDL Property Auctions cannot provide legal advice concerning the contents of the legal pack or the conveyancing process, and we accept no liability for any inaccuracy or omission of legal advice provided by any third party.
- 17. YOUR OBLIGATIONS TO US**
- 17.1 You must:
- 17.1.1 Familiarise yourself with these terms in their entirety before bidding;
- 17.1.2 Provide all information we reasonably need to be able to complete the reservation agreement, memorandum of sale, or Minute of Preference and Enactment to effect the contract of sale when you are the winning bidder (we may sign on your behalf);
- 17.1.3 Sign the necessary documents including the Reservation Agreement or Minute of Preference and Enactment (as applicable) when you are the winning bidder (we may sign on your behalf);
- 17.1.4 Pay the applicable Buyer's Fee detailed in clause 4;
- 17.1.5 Pay the applicable deposit detailed in clause 4;
- 17.1.6 Complete the sale within the timeframes set out in clause 4;
- 17.1.7 Provide all necessary identification documentation to allow us to comply with our legal obligations.
- 18. OBLIGATIONS UNDER A CONTRACT OF SALE**
- 18.1 As soon as your bid is accepted at the close of the auction of an unconditional lot, a contract of sale is entered into.
- 18.2 Under the contract of sale, you must:
- 18.2.1 Provide all necessary information reasonably required to complete the

formal Minute of Preference and Enactment that, together with the Articles of Roup, forms the contract of sale;

- 18.2.2 Provide all necessary identification and proof of address documentation;
- 18.2.3 Take all necessary measures to complete the sale within 20 business days (or as otherwise stated in the special conditions);
- 18.2.4 Sign a formal written contract if requested to do so;
- 18.2.5 Pay any applicable Buyer's Fee (see clause 4);
- 18.2.6 Pay a deposit (see clause 4); and
- 18.2.7 Complete the sale (and pay the full purchase price) within 20 business days (or as otherwise specified in the special conditions).
- 18.3 If you fail to comply with the conditions set out above, we may (as agent for the seller) treat you as being in repudiatory breach of the contract of sale and so treat that contract as at an end. This means we can re-offer the property for sale. You will not be able to recover your deposit or Buyer's Fee and the seller will have a claim against you for breach of contract.
- 19. OBLIGATIONS UNDER A PRIVATE TREATY SALE**
- 19.1 The Auctioneer may, on a case-by-case basis as it deems appropriate, facilitate 'private treaty' sales, whereby the property may be sold outside of auction conditions. In the event of such a private treaty sale, the Auctioneer shall still be due the applicable Buyer's Fee/Reservation Fee as would be due in accordance with our auction terms.
- 19.2 The Auctioneer reserves the exclusive and absolute right to determine which party shall be liable for payment of the Buyer's Fee/Reservation Fee. If we determine that the liable party shall be you as the buyer, we shall issue both a memorandum of sale stating the agreed payment arrangement and an invoice for the applicable Buyer's Fee/Reservation Fee to your solicitor. You shall pay the full fee to your solicitor upon completion (in addition to the completion monies owed separately to the seller). The fee shall be held by your solicitor on trust and be transferred to us as Auctioneer without unreasonable delay.
- 19.3 As Auctioneer, we may work to facilitate such a private treaty sale in partnership with other agents. It shall not be a valid reason for you to refuse or reduce payment of the Buyer's Fee/Reservation Fee on completion to us on the grounds of the comparative amount of work performed by any other agent facilitating the sale. If you fail to pay the full fee in accordance with the arrangements stated on the memorandum of sale, we as Auctioneer reserve the right to take enforcement action against you with debt recovery agents.
- 19. DEPOSITS**
- 19.1 When you pay a deposit, we will hold your deposit as stakeholder for the seller (subject to clause 19.6)
- 19.2 The deposit is non-refundable. If you withdraw from the sale, you will not get your deposit back. We will pay the deposit to the seller's solicitor/conveyancer.
- 19.3 If the seller withdraws from the sale, we will return the deposit to you or your solicitor/conveyancer.
- 19.4 When the sale completes, we will pass the deposit to the seller's solicitor/conveyancer and it will be deducted from the purchase price of the property.
- 19.5 We may retain the Minute of Preference and Enactment signed by or on behalf of the seller until the deposit has been received in cleared funds.
- 19.6 If you pay the deposit but do not pay your Buyer's Fee on time, we may deduct the amount of the outstanding fees from the deposit. This means that the amount passed to the seller's solicitor/conveyancer will be the deposit less any

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fees that have been deducted and you will need to make up this difference when you pay the full purchase price.

- 19.7 Interest earned on the deposit (if any) will be passed to whoever the deposit is passed to.

20. PAYMENT

- 20.1 For Timed Auctions, fees and deposits must be paid before exiting the online bidding platform through our third-party provider Sagepay. You will be required to provide your card details to access the online bidding platform. Your card will then be charged automatically in the event that you place a winning bid, for the applicable fees and deposit. You will receive an automatic email confirming receipt of payment. The amount that will be automatically charged will be fixed at the point you place your bid, and is calculated in accordance with the guide price of the Property that applied at the time of placing your bid. If the guide price is subsequently reduced, SDL Property Auctions will issue a refund of the difference in monies taken. If the amount charged to your card does not equal the total payment required, you will then be contacted by a representative of SDL Property Auctions to pay the difference over the telephone.

- 20.2 For Auction Events conducted in-person at the auction venue, fees and deposits must be paid before leaving the auction venue.

- 20.3 For Auction Events conducted via livestream, fees and deposits must be paid immediately after a winning bid has been placed. Prior to the auction, we will email you to register your debit card details with our third-party provider, Stripe. Your payment details will be stored on their secure online payment platform. Payment will only be taken from you in the event of a winning bid. If you are the winning bidder, payment will be taken on the day of the auction. Our representatives will attempt to make a courtesy call to you before charging your debit card, however we reserve the right to process the payment owed if we cannot make contact for any reason.

- 20.4 We do not accept cheques.

- 20.5 You cannot use a credit card or cash to pay any part of the deposit.

- 20.6 If you fail to pay fees or the deposit by the specified timescales in 20.1, 20.2 or 20.3 as appropriate, we can (as agent for the seller) treat the contract of sale or reservation agreement (as applicable) as repudiated (terminated) and reoffer the lot; if we do this, the seller may take legal action against you. Alternatively, we may sign the appropriate documents (reservation agreement, memorandum of sale, or Minute of Preference and Enactment) on your behalf.

21. BETWEEN THE END OF THE AUCTION AND COMPLETION

- 21.1 From the date of the contract of sale the seller does not have a responsibility to insure the lot and you bear all risks of loss or damage unless the lot is sold subject to a tenancy that requires the seller to insure the lot or the special conditions require the seller to insure the lot.

- 21.2 If the seller is required to insure the lot, then the seller:

21.2.1 Must show you, on request, all relevant insurance details;

21.2.2 Must use reasonable endeavours to maintain the policy;

21.2.3 Gives no warranty as to the adequacy of the insurance;

21.2.4 Must, at your request, use reasonable endeavours to have your interest noted on the policy if it does not cover a contracting purchaser; and

21.2.5 Must hold on trust for you any insurance pay outs made under the policy, and you must, on completion, reimburse the seller for the cost of that insurance policy.

- 21.3 No damage or destruction of the lot, nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price or to

delay completion or to refuse to complete.

- 21.4 You have no right to enter into occupation of the lot before completion.

22. PROOF OF IDENTITY AND RESIDENCE

22.1 We are required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to verify the identity and residential address of our customers. We will therefore require you to provide proof of identification (such as a passport or driving license) and may request other supporting documentation at our discretion.

22.2 If we ask you for proof of identification and you do not provide the necessary documentation before the auction, we may prevent you from bidding and we will not be liable to you for any losses suffered as a result.

22.3 If you refuse to provide such identification, the sale will not go ahead, and you will lose any deposit, Reservation Fee or Buyer's Fee that you have paid.

22.4 We will use the information you provide to perform an electronic identity check, using third-party providers, such as Credas and Thirdfort. These providers will check the personal details supplied against their databases to verify your identity and residential address. This is not a credit check and will have no effect on your credit history. These third parties may also use your details in the future to assist other companies for verification purposes. By registering to bid, you consent to this electronic identity check being undertaken.

22.5 Where the deposit or fees are paid from a bank account in someone else's name, we may require that person to provide us with appropriate identification.

22.6 Where there is more than one buyer, we require all buyers to provide appropriate identification and undertake electronic identity checks as explained in 22.4.

22.7 If you are bidding as agent for someone else, we require form of authority signed by the potential buyer for you to bid on their behalf, together with appropriate identification from both you as agent and the principal. Electronic identity checks will be conducted on you both in accordance with 22.4. By signing this Agreement, you confirm that the principal is aware that this electronic identity check will be undertaken and understands the purpose for which we are processing their personal data.

22.8 If you are bidding as a representative of an organisation, we require all individuals exercising significant control over the organisation to provide appropriate identification and undertake electronic identity checks, as explained in 22.4. We may request additional information from you to identify such persons. All relevant parties affiliated with the organisation must comply with their obligations under section 22 of this Agreement before the sale can proceed.

22.9 If we ask you (or any affiliated individual involved in the purchase) for proof of identification/residency and you do not provide the necessary documentation before the auction, we may prevent you from bidding and we will not be liable to you for any losses suffered as a result.

23. CONFLICTS OF INTEREST

23.1 We are legally required to disclose to you any conflict of interest that we may have with the seller, and we are required to disclose to the seller any conflict of interest we may have with you.

23.2 If you think you might have a conflict of interest with us (for instance, because you or a family member works for SDL Property Auctions), please let us know as soon as possible so that we can comply with our obligation to notify the seller.

23.3 If we know of a potential conflict of interest between us and the seller, we will include it in the information about the property. Sometimes, we do not find out about potential conflicts straight away, so always check the property information

again before bidding.

24. WITHDRAWING FROM THE SALE

24.1 If you are the winning bidder, you are legally obliged to buy the property.

24.2 If you withdraw from the sale before completion, there will be several consequences:

24.2.1 You will lose any non-refundable deposit that you have paid;

24.2.2 You will lose any non-refundable Buyer's Fee that you have paid;

24.2.3 You will lose any non-refundable Reservation Fee that you have paid;

24.2.4 The seller may take legal action against you for breach of contract.

24.3 If you fail to complete the sale by the completion date, also known as the "Settlement Date", you will have ten additional days to complete as explained in the Articles of Roup which form part of these terms (see clause 25). After this time, the seller may rescind the contract and we can reoffer the property for sale without any obligation owed to you, and you will lose your non-refundable fees and deposits.

25. CONDITIONS OF SALE

25.1 When you buy at auction under an unconditional sale, you agree to be bound by the Minute of Preference and Enactment & Articles of Roup, which form part of and are in addition to these terms. The Minute of Preference and Enactment & Articles of Roup will be signed on your behalf under the authority provided in this Agreement. These documents can be viewed on SDL Property Auctions' website, or you can ask us for a copy. You must read the Minute of Preference and Enactment & Articles of Roup in full before purchasing a property through SDL Property Auctions. If you fail to do so, you will remain bound under these terms.

26. OUR LIABILITIES

26.1 In marketing and auctioning property, we act only as agent for the seller of that property, we do not act on our own behalf.

26.2 We offer no guarantees or representations as to the condition of specifications of any property that we offer for sale.

26.3 We offer no guarantee or representation that the seller will complete the sale within the required period.

26.4 We shall not be liable to either party if the buyer or seller withdraws from an agreement to sell and thereby causes loss to the other party.

26.5 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.

26.6 We do not exclude our liability for anything that we cannot legally exclude liability for, including death or personal injury and fraudulent misrepresentation.

27. JURISDICTION

27.1 These terms are subject to the exclusive jurisdiction of the courts of Scotland.

28. RESOLUTION OF COMPLAINTS

28.1 Our complaints handling policy can be found at: www.sdlauctions.co.uk/complaints-handling-procedure/

28.2 We are regulated by The Property Ombudsman whose website is: <https://www.tpos.co.uk/>

29. DATA PROTECTION

29.1 We will process your personal data in accordance with our data protection policy: www.sdlauctions.co.uk/privacy-policy/.

Document updated October 2023



One triangle all angles covered

ONLINE / LOCAL / NATIONAL

▲ Aberdeen 01224 202800	▲ Dumbarton 01389 731682	▲ Edinburgh 0131 557 9300	▲ Glasgow Commercial 0141 331 2807	▲ Lanarkshire Commercial 01698 897548	▲ Montrose 01674 676768	▲ Peterhead 01779 470766
▲ Ayr 01292 267987	▲ Dumfries 01387 264333	▲ Elgin 01343 553939	▲ Glasgow South 0141 649 8020	▲ Inverness 01463 712239	▲ Motherwell 01698 252229	▲ St Andrews 01334 476469
▲ Coatbridge 01236 436561	▲ Dundee 01382 220699	▲ Falkirk 01324 635 999	▲ Glasgow West End 0141 353 2080	▲ Kilmarnock 01563 520318	▲ Musselburgh 0131 653 3456	▲ Saltcoats 01294 464228
▲ Cumbernauld 01236 780000	▲ Dunfermline 01383 731841	▲ Fraserburgh 01346 517456	▲ Greenock 01475 730717	▲ Kirkcaldy 01592 205442	▲ Paisley 0141 889 8334	▲ Stirling 01786 474476
▲ Dalkeith 0131 663 2780	▲ East Kilbride 01355 248535	▲ Galashiels 01896 750150	▲ Hamilton 01698 534288	▲ Livingston 01506 416777	▲ Perth 01738 631631	

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