Shepherd Commercial Property Auction Catalogue



Thursday 3rd December 2026
at 02:30 PM

Broadcast live online with remote bidding only.

0333 016 4000 'option 3'
shepherd.co.uk/commercial-auctions

SHEPHERD COMMERCIAL PROPERTY AUCTIONS

MESSAGE FROM THE AUCTIONEER



Andrew Parker
Managing Director & Auctioneer at SDL Property Auctions



Steven W Barnett BLE FRICS
Managing Partner at Shepherd Chartered Surveyors



Kevin Bell BSc MRICS
Partner at Shepherd Chartered Surveyors



Arlene Wallace
Auction Co-ordinator at Shepherd Chartered Surveyors



Graham Penny
Auctioneer at SDL Property Auctions



Sarah Miles
Operations Manager at SDL Property Auctions

Welcome to the Shepherd Commercial Property Auction December 2026 catalogue

We're pleased to launch our latest auction catalogue of 34 commercial properties and development land located across Scotland going under the hammer in our live-streamed auction on Thursday 3rd December.

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://bidding.eigpropertyauctions.co.uk/register/shepherd-commercial-auctions

Amongst the lots for sale is a The Academy, a mixed use investment opportunity in Aberdeen City Centre. With scope to increase rent the lot has a guide price of £1,500,000.

Acting on behalf of Forestry and Land Scotland we have land at Corrylach, Campbeltown. This lot has a guide price of £20,000.

If a hot food takeaway is what you are looking for 62a English Street, Dumfries could be for you. This fully fitted property which is located to a public car park is available at a guide price of £95,000.

The former William Simpsons Care home in Old Plean, Stirling comprises a substantial Category B Listed building set within a 2.27 acre site. Offering scope for redevelopment the property has a guide price of £400,000.

High Street, St Combs, Fraserburgh is a site with full planning permission for 3 houses. This opportunity has a guide price of £90,000.

We are delighted to act on behalf of NHS Grampian in offering two former surgery/clinic premises for sale. The former Alford Clinic (guide price £40,000) and Fyvie Branch Surgery (guide price £120,000). Both properties offer scope for redevelopment subject to planning.

50 Peesweep Brae, Lugar comprises a substantial industrial premises set within 3 acre site. Offering scope for a variety of uses, this property has a guide price of £195,000-£235,000.

If a City Centre office is what you are after we have 2nd Floor, 24 St Enoch Square guide price £65,000 and 1st Floor, 60 St Enoch Square guide price £45,000.

Finally in Leven we have Gladstone Cottage, a two bedroom ground floor extended bungalow with a guide price of £95,000.

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 3rd December 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 **18th February 2027**

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

shepherd.co.uk/commercial-auctions

SHEPHERD COMMERCIAL PROPERTY 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	Land at Corrylach, Campbeltown, Argyll and Bute, PA28 6NX	£20,000
2	Former Clatt Primary School, Clatt, Huntly, Aberdeenshire, AB54 4NY	£55,000
3	High Street, St Combs, Fraserburgh, Aberdeenshire, AB43 8YR	£90,000
4	7 New Bridge Street, Ayr, KA7 1JX	£32,000
5	Land at Hamilton Avenue, Cambusland, Glasgow, South Lanarkshire, G72 8PJ	£75,000
6	Gladstone Cottage, Station Road, Leven, Fife, KY8 4QU	£95,000
7	373 & 377 Union Street, Aberdeen, AB11 6BT	£200,000 plus VAT
8	59 Station Road, Ellon, Aberdeenshire, AB41 9AR	£85,000
9	62a English Street, Dumfries, Dumfriesshire, DG1 2BY	£95,000
10	Laurencekirk Library & Store Building, Johnston Street, Laurencekirk, Aberdeenshire, AB30 1AN	£70,000
11	30 Inverkip Street, Greenock, Renfrewshire, PA15 1TF	£150,000
12	Former Factory, Greyhope Road, Aberdeen, AB11 RD	£100,000
13	St Kane's Hall, New Deer, Turriff, Aberdeenshire, AB53 6TA	£25,000
14	Crown Street, Turriff, Aberdeenshire, AB53 4DN	£175,000
15	The Station Bar, 2493-2499 Dumbarton Road, Glasgow, Lanarkshire, G14 0PR	£175,000
16	Former William Simpsons Care Home, Main Street, Old Plean, Stirling, Stirlingshire, FK7 8BQ	£400,000
17	131 Holburn Street, Aberdeen, AB10 6BP	£85,000

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

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
18	Flat 17, Block C, 17 Hawkhill, Dundee, Angus, DD1 5BL	£100,000
19	50 Peesweep Brae, Lugar, East Ayrshire, KA18 3JG	£195,000-£235,000
20	Aberchirder Library, 111 Main Street, Aberchirder, Huntly, Aberdeenshire, AB54 7TB	£30,000
21	Land north-east of St Martins, West Tofts, Stanley, Perth and Kinross, PH1 4QG	£29,000
22	2nd Floor, 24 St Enoch Square, Glasgow, Lanarkshire, G1 4DB	£65,000
23	1st Floor, 60 St Enoch Square, Glasgow, Lanarkshire, G1 4AG	£45,000
24	144 High Street, Montrose, Angus, DD10 8BJ	£40,000 plus VAT
25	Former Alford Clinic, 29 Gordon Road, Aberdeen, Aberdeenshire, AB33 8AL	£40,000
26	11-15 Crombie Road, Aberdeen, Aberdeenshire, AB11 9QQ	£120,000
27	157 High Street, Dumfries, Dumfriesshire, DG1 2QT	£60,000-£80,000
28	Howemoss Farm, Dyce, Aberdeenshire, AB21 0HJ	£350,000
29	Fyvie Branch Surgery, 27 Parnassus Gardens, Fyvie, Turrif, Aberdeehsnire, AB53 8QP	£120,000
30	The Academy, Belmont Street, Aberdeen, Aberdeenshire, AB10 1LB	£1,500,000
31	The Old Mill, Balmuirfield, Dundee, Angus, DD3 0NU	£90,000
32	Former St Peter's Nursery, 137 Spital, Aberdeen, AB24 3HX	£150,000
33	1st Floor, 24 Marischal Street, Peterhead, Aberdeenshire, AB42 1HS	£30,000
34	35 West Blackhall Street, Greenock, Inverclyde, PA15 1UT	£65,000-£75,000

Lot 1 Land at Corrylach, Campbeltown, Argyll and Bute PA28 6NX

Land



Features
- Site area 5.28 Hectares (13.05 Acres)
- Redevelopment opportunity subject to planning
- Situated within West Argyll alongside Lussa Loch

Description
The subjects comprise of two parcels of land spanning approximately 5.28 Hectares (13.05 acres). The subjects benefits from a grass covering throughout and are of irregular shape. The site benefits from direct vehicular and pedestrian access via Corrylach Farm Road which runs between each parcel of land.

The configuration of the site would lend itself towards a variety of uses, subject to any purchaser obtaining all relevant planning permissions.

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 the disposal prior to purchase. The information provided is indicative only.

Location
The subjects are located in the Kintyre Penisula, approximately 7 miles North of Campbeltown and is contained within Argyll and Bute's council district.

Campbeltown benefits from strong transport links with the A83 providing access to the North and Central Belt of Scotland. Campbeltown Ferry Terminal is located approximately 7.5 miles from the subject property, offering services to Tarbert and Ardrossan. Campbeltown Airport is also located nearby offering flights to and from Glasgow International Airport.
Campbeltown Grammar School acts as Campbeltown's main secondary school and is situated approximately 7.8 miles from the subject property.

This is further complimented by two primary schools serving the surrounding area.

More specifically the subjects occupy a prominent pitch along the West bank of Lussa Loch and is located only a 20-minute drive from Campbeltown. Nearby occupiers include High Park Farm, Calliburn East Quarry and High Ranachan.





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

Being sold on behalf of: Forestry and Land Scotland / Coilltearachd agus Fearann Alba

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

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

Lot 2

Former Clatt Primary School, Clatt, Huntly, Aberdeenshire AB54 4NY

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:

Aberdeenshire Council

Lot 3

High Street, St. Combs, Fraserburgh, Aberdeenshire AB43 8YR

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)**

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

Lot 4

7 New Bridge Street, Ayr, Ayrshire KA7 1JX

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 £32,000 (plus fees if applicable)**

Lot 5

Land at Hamilton Avenue, Cambuslang, Glasgow, South Lanarkshire G72 8PJ

Land



Features
- Site area 0.27 Hectares (0.67 Acres)
- Roadside location
- Situated within a densely populated residential area
- Redevelopment opportunity subject to planning

Description
The total site extends approximately 0.27 hectares (0.67 acres). The subjects comprise a rectangular shaped site, primarily covered with light shrubbery. The subjects benefit from roadside presence directly onto Hamilton Road with vehicular access to the site also being gained from Hamilton Road.

Given the size and prominent location of the subjects, the site may suit various alternative uses including a residential development, subject to securing the appropriate planning consents.

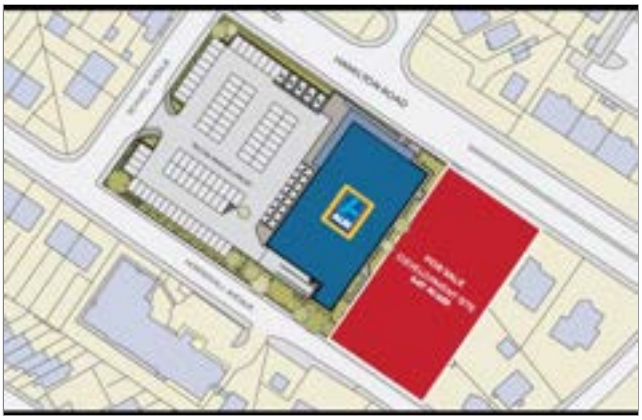
We would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to the disposal prior to purchase. The information provided is indicative only.

Location
The subjects are located in Cambuslang, approximately 6 miles southeast of Glasgow, forming part of South Lanarkshire Council district.

Cambuslang benefits from strong transport links with the M74 motorway being located within close proximity, offering access into Glasgow City Centre. Cambuslang train station is located approximately 1.6 miles from the subject property and provides frequent services into Glasgow Central Station.

More specifically, the subjects occupy a prominent pitch on Hamilton Road, which acts as one of the main vehicular thoroughfares between Cambuslang and Blantyre. Cambuslang Main street is 0.5 miles from the subject which is the main retailing thoroughfare of the area. The surrounding area benefits from a blend of residential and commercial operators including Tesco Express, Rowlands Pharmacy and Glassy Central Cambuslang.





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 £75,000 (plus fees if applicable)**

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

Lot 6 Gladstone Cottage, Station Road, Leven, Fife KY8 4QU

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.





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

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

Lot 7

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 VAT (plus fees if applicable)**

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

Lot 8

59 Station Road, Ellon, Aberdeenshire AB41 9AR

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) Act1997 (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:

Aberdeenshire Council

Lot 9 62A English Street, Dumfries, Dumfriesshire DG1 2BY

Hot Food Takeaway



Features
- Fully fitted & well established
- Prominent position within the town centre licensed trade circuit
- Adjacent to public car park
- Qualifies for 100% rates relief (subject to occupier eligibility)
- 43.76 sq. m. (471 sq. ft.)

Description
The subjects comprise a detached hot food takeaway with private parking & loading space at the rear.

The main walls are of brick construction, with a painted roughcast / tile external finish, under a flat roof.

The property benefits from a large sales window and glazed customer entrance door, below a branded retractable awning with fascia signage above.

Accommodation
The internal accommodation extends to a customer waiting area & kitchen, rear preparation room, store, and a staff toilet.

The floors have vinyl / tile coverings, walls are tiled / painted, and the ceilings are lined and painted.

The unit is fully fitted with commercial grade equipment, including a stainless-steel extraction hood & splash back.

The rear parking / loading area is screened by a timber fence.

There is also an enclosed courtyard which contains plant for the extraction system.

Location
The property occupies a prominent position within the town centre licensed trade circuit.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative centre.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads.

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



Energy Performance Rating To be confirmed

Planning
We are verbally advised the property is registered as having a Sui Generis Class 3 (Food and Drink) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Planning permission has previously been granted for the construction of a first-floor residential dwelling (Ref: 16/P/3/0199).

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

Rateable Value
The property has a rateable value of £3,650.

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).

Lot 10

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 11 30 Inverkip Street, Greenock, Renfrewshire PA15 1TF

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, streel 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 £150,000 (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).

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

Lot 12 Former Factory, Greyhope Road, Aberdeen, AB11 9RD

Development Opportunity



Features
- Site area circa 1.15 acres
- Planning in place for the construction of a whisky distillery, shop & visitor area
- Suitable for yard accommodation subject to building being demolished

Description
The site has had planning consent for the erection of mixed use development for two adjoining buildings as a whisky distillery with associated shop, visitor experience area, café / restaurant / licensed premises, along with storage, parking, landscaping and infrastructure.

Full planning documentation can be found on the Aberdeen City Council Planning website using reference: 240280/DPP - see Plan.

In addition to this planning, the site previously had consent granted, subject to a legal agreement, for a mixed use development incorporating 69 flatted units and commercial units on the ground floor in 2012.

Location
The former subjects are located on Greyhope Road, Torry, approximately 2 miles south of Aberdeen city centre. The property benefits from its proximity to Aberdeen Harbour within an established commercial area.

The location provides excellent road connectivity via the A956, with the A90 and Aberdeen Western Peripheral Route (AWPR) readily accessible, providing links across Aberdeen and the wider north-east of Scotland.

The combination of its prominent position, harbour proximity, accessibility and waterfront setting makes the site an attractive location for a range of potential commercial, redevelopment and alternative uses, subject to planning.

Energy Performance Rating Not Applicable



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

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

Lot 13

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 skews, 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 q. 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)**

Lot 14 Crown Street, Turriff, Aberdeenshire AB53 4DN

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 fitments. 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 £175,000 (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) .

Lot 15

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 £175,000 (plus fees if applicable)**

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

Lot 16

Former William Simpsons Care Home, Main Street, Old Plean, Stirling, Stirlingshire FK7 8BQ

Development Opportunity



Features
- Suitable for a variety of uses subject to planning
- 1.0 Ha (2.27 Acre) Site
- Category B Listed building

Description
The subjects comprise a former care home. The building is of stone construction surmounted by a pitched roof covered with slate tiles.

The building is category 'B' listed and is not contained within a conservation area.

The property features attractive features with large bay windows allowing for a lot of natural light to flood into the property.

Accommodation
The existing layout features 33 beds from its former function as a care home.

The entrance to the property can be found on the ground floor alongside 10 beds, WCs, Dining/ meeting room, office and reception. The first-floor accommodation includes 12 beds, lift accessibility, WCs and two stairwells. On basement level there are 11 beds, Kitchen, store, WCs and shower facilities.

Location
Old Plean is a small village situated in Central Scotland that falls under Stirling Council. It falls within the wider Plean area, which has a resident population of around 2,000.

Old Plean represents the original settlement from which the wider village of Plean developed. The area expanded as a result of the coal mining industry, which attracted workers and created a demand for housing to accommodate them and their families.

More specifically, the subjects can be accessed from the Main Street (A9) which is found to the south of Plean. This site is also shared with the new William Simpson Care Home and Governors House.

Site Area
The total site for the property is approximately 2.27 acres which amounts to 1.10 hectares. The surrounding land improves the attractiveness of the property as it has potential for a range of uses subject to planning.

Energy Performance Rating Not 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).

***Guide Price £400,000 (plus fees if applicable)**

Lot 17

131 Holburn Street, Aberdeen, Aberdeenshire AB10 6BP

Retail Unit



Features
- City Centre Location
- Prominent corner location
- 138.44 sq. m. (1,491 sq. ft.)
- Over ground and basement level

Description
The subjects comprise the ground and basement floor of a four storey, attic and basement traditional tenement building of pointed stonework construction, with a pitched slate roof over.

Access to the property is via a timber and glazed pedestrian doorway. The subjects benefit from retail frontage onto both Holburn Street and Hollybank Place, which comprises large, single glazed timber framed display windows.

Accommodation
Internally, the subjects provide a retail area currently utliilised for Pilates by the current tenant W.C. at the rear. The basement forms staff and storage accommodation.

Ground Floor - 63.14 sq. m. (680 sq. ft.)

Basement - 75.30 sq. m. (811 sq. ft.)

Location
The subjects are located on the east side of Holburn Street, between its junctions with Willowbank Road and Hollybank Place. Holburn Street is one the main arterial roads in and out the city centre to the south, as a consequence the subjects benefit from excellent public and private transport links.





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 £85,000 (plus fees if applicable)**

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

Lot 18 Flat 17, Block C, 17 Hawkhill, Dundee, Angus DD1 5BL

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 19 50 Peesweep Brae, Lugar, East Ayrshire KA18 3JG

Substantial Industrial Premises



Features
- Rare freehold opportunity
- Development opportunity subject to planning
- Total site area approx. 3 Ha (7.4 Ac)
- 4,926 sq. m. (53,023 sq. ft.)

Description
The subjects comprise substantial semi-detached industrial premises of steel framed construction surmounted in a multi-pitched roof clad in cement style sheeting incorporating glazed light panels. The subjects benefit from front offices and an additional side store, both of brick construction surmounted in flat roofs.

Entrance is via 4 vehicular doors to the rear elevation with further vehicular access available to the side store. Independent pedestrian access is available to the front offices.

Accommodation
Accommodation comprises substantial open plan industrial accommodation with side store and ancillary offices including WC's to the front elevation.

Main Warehouse - 4,089 sq. m. (44,013 sq. ft.)
Side Store - 196 sq. m. (2,110 sq. ft.)
Side Store Mezzanine - 66 sq. m. (710 sq. ft.)
Front Offices - 575 sq. m. (6,189 sq. ft.)
TOTAL - 4,926 sq. m. (53,023 sq. ft.)

Location
The subjects are located within the village of Lugar which is adjacent to Cumnock in the East Ayrshire Council area.

The town is around 15 miles south-east of Ayr and east of Kilmarnock respectively.

Lugar has a limited range of local services and facilities although the larger settlement of Cumnock is one of the larger towns in the East Ayrshire Council area.

The property is located off Peesweep Brae in an elevated position to the north of the village centre within a pocket of industrial and commercial properties although with residential housebuilding ongoing in the vicinity.

Energy Performance Rating Not 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).

*Guide Price £195,000-£235,000 (plus fees if applicable)

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 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 £29,000 (plus fees if applicable)**

Lot 22 2nd Floor, 24 St. Enoch Square, Glasgow, Lanarkshire G1 4DB

City Centre Office Premises



Features
- NIA 371.84 sq. m. (4,002 sq. ft.)
- Located within the heart of Glasgow City Centre
- Excellent transport links

Description
The subjects comprise a second-floor office suite, contained within a larger Grade B Listed, sandstone building. The building consists of retail and leisure use on the ground floor, in line with the rest of the square. The upper floors of the building are dedicated for office use, accessible via internal stairwell or passenger lift.

Accommodation
Internally, the subjects consist of primarily cellular office space, divided by a combination of original walls and modern glass partitions. The suite benefits from a modern reception area upon entry, as well as a large breakout/kitchen area towards the north end of the property.

The subjects consist of a raised, carpet covered flooring and suspended tiled ceilings with fluorescent lighting and A/C units incorporated throughout. Dedicated male and female W/C facilities and a shower room are also available within the subjects.

The property's configuration lends itself to numerous opportunities including an extensive refurbishment scheme, the potential to split the suite into small offices or the creation of a business centre. Please note that any prospective purchaser will be required to conduct their own due diligence in this regard.

Location
Glasgow is Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative and economic capital of the West of Scotland, located on the shores of the River Clyde

The property is located in the heart of Glasgow city centre, overlooking St Enoch's Square, and benefits from excellent transport links. Junctions 18 & 19 of the M8 are located nearby, offering access to Glasgow City's surrounds and Scotland's wider motorway network. Both Glasgow Central and Glasgow Queen Street Train Stations are within 1 mile of the property, providing frequent services nationwide. St Enoch Subway Station is also within close proximity, and provides constant transfers around the city centre, southside and west end.

Energy Performance Rating To be confirmed.

***Guide Price £65,000 (plus fees if applicable)**





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).

Lot 23 1st Floor, 60 St. Enoch Square, Glasgow, Lanarkshire G1 4AG

Office Accommodation



Features
- NIA 114.08 sq. m. (1,228 sq. ft.)
- Located within the heart of Glasgow City Centre
- Excellent transport links
- May be eligible for 100% rates relief via Small Business Bonus Scheme

Description
The subjects comprise a first floor office suite, contained within a larger six storey building with retail premises occupying the ground floor. The property benefits from dedicated pedestrian access via St Enoch Square with the suite being accessible via internal stairwell or passenger lift.

Accommodation
Internally, the subjects consist of five cellular offices benefitting from a carpet floor covering and a painted ceiling with fluorescent lighting incorporated throughout. Furthermore, the premises benefits from communal W/C facilities and a kitchen/prep area, accessible via an internal hallway.

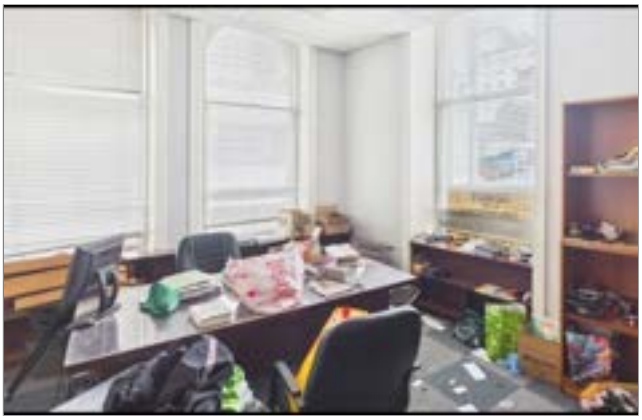
The property's configuration, with various access points directly off the public hallway, lends itself well to potential subdivision into smaller individual offices. Please note that any prospective purchaser will be required to conduct their own due diligence in this respect.

Location
Glasgow is Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative and economic capital of the West of Scotland, located on the shores of the River Clyde.

The property is located in the heart of Glasgow city centre, overlooking St Enoch's Square, and benefits from excellent transport links. Junctions 18 & 19 of the M8 are located nearby, offering access to Glasgow City's surrounds and Scotland's wider motorway network. Both Glasgow Central and Glasgow Queen Street Train Stations are within 1 mile of the property, providing frequent services nationwide. St Enoch Subway Station is also within close proximity, and provides constant transfers around the city centre, southside and west end.

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 VA).

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

Lot 24

144 High Street, Montrose, Angus DD10 8JB

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 £40,000 plus VAT (plus fees if applicable)**

Lot 25

Former Alford Clinic, 29 Gordon Road, Alford, Aberdeenshire AB33 8AL

Development Opportunity



Features
- Gross Internal Area 125.34 sq. m. (1,349 sq. ft.)
- Short distance to town centre
- Potential residential development subject to planning

Description
The subjects comprise of a single storey property with a pitched and tile roof over along with a flat roof section of a blockwork construction with the majority being harled externally along with a section of feature brickwork. A single garage of similar construction with a flat roof over is also attached to the property.

Accommodation
Internally the property is currently laid out for its previous use as a clinic with the walls being a mixture of painted brickwork and plasterboard and the ceilings being plasterboard. The flooring is a mixture of carpet and laminate.

Artificial lighting is provided by a mixture of fixed ceiling and fluorescent strip fitments.

A single garage is attached to the property and is accessed via an up and over door.

Location
The subjects can be found within the town of Alford, which is located approximately 25 miles west of Aberdeen City Centre. Alford itself is a busy rural town, which serves as an important service centre for the expanding local population and surrounding agricultural community within Aberdeenshire.

The subjects themselves are located on the south side of Gordon Road at its junction with Haughton Place. The subjects are located a short distance to the north west of the town centre. Surrounding occupiers are predominantly residential in nature.

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





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

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

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

Lot 26 11-15 Crombie Road, Aberdeen, Aberdeenshire AB11 9QQ

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 as 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).

Lot 27 157 High Street, Dumfries, Dumfriesshire DG1 2QT

Retail/Residential Property



Features
- Redevelopment Opportunity
- Three storey & attic mid-terraced building
- Ground & first floor retail unit
- Second & attic floor former 2 bed flat

Description
The property comprises a three storey & attic mid-terraced building with three storey rear projection, formed by a retail unit and self-contained former 2-bed flat.

The building is of traditional masonry construction with a painted render external finish, surmounted by a pitched roof clad with slate and a rear flat roof clad with mineral felt or similar.

The retail unit has a modern sales frontage with aluminium casement display windows, recessed entrance doors, and full width fascia signage.

The site extends to the footprint of the building only. A public pedestrian pend provides direct access to the rear of the property from the High Street.

Accommodation
The internal accommodation extends to the following:

Ground Floor - Open-Plan Sales Area & Changing Rooms
First Floor - Stock Rooms, Office, Kitchen, & Toilets
Second Floor - Lounge, Dining Kitchen, Two Bedrooms, & Bathroom
Attic Floor - Store (Scope for conversion into further accommodation)

The former flat is accessed externally via a concrete staircase.

Location
The subjects occupy a prime trading position within the centre of the pedestrianised retailing area.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative centre.

The property is set on the southwestern side of High Street, between Burns Square and Queensberry Square, and therefore benefits from easy access to multiple car parks and several public transport links.

***Guide Price £60,000-£80,000 (plus fees if applicable)**



Energy Performance Rating Retail Unit - Not Available, Former Flat G

Planning
We assume the property is registered for Class 1A (Shops, Financial, Professional and Other Services) and Class 9 (Houses) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited for redevelopment into a smaller ground floor retail unit and multiple upper floor flats, subject to Local Authority consents. Prospective purchasers must make their own planning enquiries direct with Dumfries & Galloway Council.

Rateable Value
Retail Unit - £13,000
Former Flat - Council Tax Band B

Note
The building is presently in poor condition with access to the upper floors currently restricted due to Health & Safety concerns. The former flat has been uninhabited for several years, with some fittings removed.

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 28 Howemoss Farm, Dyce, Aberdeen AB21 0HJ

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 s 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)**

Lot 29

Fyvie Branch Surgery, 27 Parnassus Gardens, Fyvie, Turriff, Aberdeenshire AB53 8QD

Development Opportunity



Features
- Gross Internal Area 372.54 sq. m. (4,010 sq. ft.)
- Potential residential development subject to planning
- Parking available for up to 12 vehicles

Description
The subjects comprise of a single storey property with a pitched and slate roof along with a section of mono pitched roof at the entrance. Externally the majority of the property is blockwork construction with harling.

Accommodation
Internally the property is currently laid out for its previous use as a clinic with the walls being painted plasterboard and the ceilings being also plasterboard. The flooring is a mixture of carpet and laminate.

Artificial lighting is provided by a mixture of both strip and bulkhead lights.

There is also a secondary disabled entrance that is serviced by a lift.

Location
The subject is located on the north side of Fyvie. The properties in immediate local vicinity are residential in use. Fyvie is a small town located next to Turriff.

Turriff is 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 principle service centres. There is an extensive industrial base, mainly centred around the agricultural industry, although there is also a significant manufacturing industry based around the Markethill Industrial Estate. The town offers a wide range of services, which includes a vibrant town centre, primary school, secondary school, industrial park, hospital, major supermarket, sports centre, recreational areas, and a variety of other community facilities. The population within Turriff is understood to be around 4,750.

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





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

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

Lot 30 The Academy, Belmont Street, Aberdeen, Aberdeenshire AB10 1LB

Mixed Use Investment



Features
- Located in Aberdeen City Centre
- Passing rent upon expiry of incentive periods - £263,850 p.a.
- Opportunity to increase rent via letting of vacant units

Description
Aberdeen is Scotland's third largest city, with a population of approximately 220,000 and a region catchment of around 50,0000 people. The city is the main administrative and financial centre for the North East of Scotland, as well as being widely recognized as the Energy Capital of Europe.

The Academy is situated within the prime retail core of Aberdeen City Centre and is just a short walking distance of both Bon Accord Centre and Union Street, the cities principle commercial thoroughfare. The centre is bounded by Little Belmont Street, Belmont Street, Schoolhill and Back Wynd.

Location
Aberdeen is Scotland's third largest city, with a population of approximately 220,000 and a region catchment of around 50,0000 people. The city is the main administrative and financial centre for the North East of Scotland, as well as being widely recognized as the Energy Capital of Europe.

The Academy is situated within the prime retail core of Aberdeen City Centre and is just a short walking distance of both Bon Accord Centre and Union Street, the cities principle commercial thoroughfare. The centre is bounded by Little Belmont Street, Belmont Street, Schoolhill and Back Wynd.

Energy Performance Rating Each unit has a separate EPC rating - full details in the Legal Pack.

Tenancy
Passing rent upon expiry of incentive periods - £263,850 per annum.

Full lease documentation is available within the legal pack.





Auction Type
Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT).

***Guide Price £1,500,000 (plus fees if applicable)**

Lot 31 The Old Mill, Balmuirfield, Dundee, Angus DD3 0NU

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)**

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

Lot 32 Former St Peter's Nursery, 137 Spital, Aberdeen, AB24 3HX

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 a 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 33 1st Floor, 24 Marischal Street, Peterhead, Aberdeenshire AB42 1HS

Office



Features
- Located in busy town centre location
- 100% rates relief
- 48 sq. m. (520 sq. ft.)

Description
The property comprises a first floor office contained within a mid-terrace two storey and attic building. The office extends to the rear with access via a single entrance door off Marischal Street.

Accommodation
Internally the accommodation comprises two offices with a W.C. There is additional storage over the first floor of the main building, accessed via a ladder from the stairwell.

There are public car parks within the vicinity located at Broad Street and Maiden Street.

Location
The property is located within the town of Peterhead, approximately 33 miles north of Aberdeen. The main employment sectors within the town include fishing, onshore support for the oil industry, manufacturing and food processing.

The property itself is located within the pedestrianised section of Marischal Street, the main commercial thoroughfare within the Town Centre and close to Drummers' corner. A number of national and local retailers are present within the area to include, Boots, Nationwide, Hays Travel, Iceland and Arc cinema.

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





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 £30,000 (plus fees if applicable)**

Lot 34

35 West Blackhall Street, Greenock, Inverclyde PA15 1UT

Vacant Retail Unit



Features
- Busy edge of town centre location
- 262.99 sq. m. (1,754 sq. ft.)
- Partial rates remission available

Description
The subjects comprise the ground floor of a retail unit set within a three storey terraced property with flat roof.

The shop has a fully glazed, metal framed frontage and a single, recessed pedestrian entrance doorway secured by an electric roller shutter.

Accommodation
Internal accommodation comprises:

Sales Area
Storage
W.C. Facilities

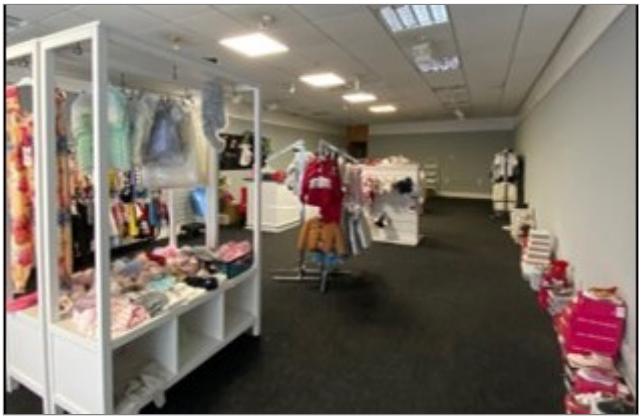
Location
Greenock is the largest town in Inverclyde with a resident population of around 62,000 and is around 23 miles from Glasgow with excellent transport links by road and rail.

The property is situated on the west side of West Blackhall Street a long-established secondary shopping parade in Greenock town centre.

Occupiers in the immediate vicinity are a mix of local and national operators including Paddy Power, Nationwide, Smiths Clothing and Slater Hogg & Howison Estate Agents.

Rateable Value
The property has a rateable value of £15,700.

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 £65,000-£75,000 (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

36456 Shepherd Buyers Terms without conditional Oct23.qxp_GP 13/10/2023 12:09 Page 1

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;

36456 Shepherd Buyers Terms without conditional Oct23.qxp_GP 13/10/2023 12:09 Page 2

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

36456 Shepherd Buyers Terms without conditional Oct23.qxp_GP 13/10/2023 12:09 Page 3

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 us 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

36456 Shepherd Buyers Terms without conditional Oct23.qxp_GP 13/10/2023 12:09 Page 4

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

SHEPHERD
CHARTERED SURVEYORS

SHEPHERD
COMMERCIAL
PROPERTY AUCTIONS

One triangle all angles covered

ONLINE / LOCAL / NATIONAL



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

shepherd.co.uk/commercial-auctions