

Shepherd Commercial Property Auction Catalogue



**Thursday 20th August 2026
at 02:30 PM**

Broadcast live online with remote bidding only.

0333 016 4000 'option 3'

shepherd.co.uk/commercial-auctions



MESSAGE FROM THE AUCTIONEER



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Managing Director & Auctioneer at SDL Property Auctions



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Welcome to the Shepherd Commercial Property Auction August 2026 catalogue

We're pleased to launch our latest auction catalogue of 52 commercial properties and development land located across Scotland going under the hammer in our live-streamed auction on Thursday 20th August.

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://www.shepherd.co.uk/auctions-remote-bidding/>

Amongst the lots for sale is Lagnakeil Highland Lodges, Lerags, Oban, a unique opportunity to acquire a well established Holiday Park business including 4 bed farmhouse and offering potential for development. This property has a Guide Price of £999,999.

The former Aberchirder Library in Aberdeenshire offers a potential redevelopment opportunity and has a guide price of £35,000.

Unit 7, 50 Hamilton Road, Strathaven is an office building within an industrial park location. The property which may be suitable for alternative uses STP has a guide price of £85,000.

Located close to the iconic Forth Road Bridge we have a unique opportunity to acquire four Listed buildings. Admiral's House (guide price £300,000) and St Margaret's Gate Lodge (guide price £25,000) are in North Queensferry while Inchgarvie House (guide price £275,000) and The Fisheries (guide price £200,000) are located in South Queensferry. These properties which are stepped in history are being sold on behalf of Transport Scotland.

Acting on behalf of Forestry Land Scotland we have two sites in Carradale, Argyll & Bute (Guide Prices £15,000 and £29,000) and land at Balmacara, Ross-shire (Guide Price £10,000).

In Leven, Fife are two residential properties providing prime buy to let opportunities. Gladstone Cottage guide price £100,000-£130,000 and 6 Bowhouse Place guide price of £80,000-£110,000.

Vale of Leven Baptist Church in Alexandria, West Dunbartonshire offers potential for redevelopment STP and has a guide price of 95,000.

Finally, in Ayr town centre is 18 Mill Wynd, an office/storage building with enclosed and lockfast yard/parking. This rarely available opportunity has a guide price of £38,000.

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 20th August 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 22nd October 2026

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

shepherd.co.uk/commercial-auctions



ORDER OF SALE

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

Lot Number	Address	Guide Price
1	Lagnakeil Highland Lodges, Lerags, Oban, Argyll & Bute, PA34 4SE	£999,999
2	Land at Balmacara, Kyle, Ross-shire, IV40 9DP	£10,000
3	18 Mill Wynd, Ayr, Ayrshire, KA7 1TS	£38,000
4	Former Clatt Primary School, Clatt, Huntly, Aberdeenshire, AB54 4NY	£64,000
5	The Old School, Perry Road, Edzell Woods, Edzell, Angus, DD9 7XL	£150,000
6	Club Rooms, Church Street, Annan, Dumfriesshire, DG12 6DS	£30,000-£35,000
7	8 Castlehill, Campbeltown, Argyll, PA28 6AN	£30,000
8	Gladstone Cottage, Station Road, Leven, Fife, KY8 4QU	£100,000-£130,000
9	6 Bowhouse Place, Methilhill, Leven, Fife, KY8 2DQ	£80,000-£110,000
9a	20 Lindsay Way, Livingston, West Lothian, EH54 8LG	£65,000
9b	84 Ivanhoe Rise, Dedridge, Livingston, West Lothian, EH54 6JA	£110,000
9c	82 Ivanhoe Rise, Dedridge, Livingston, West Lothian, EH54 6JA	£75,000
9d	77 Kenmore Avenue, Deans, Livingston, West Lothian, EH54 8NF	£110,000
9e	115 Raeburn Rigg, Livingston, West Lothian, EH54 8PH	£130,000
9f	15 Newton Village, Dalkeith, Midlothian, EH22 1SN	£140,000
9g	10 Newton Village, Dalkeith, Midlothian, EH22 1SN	£160,000
9h	3F3, 3 Pepper Street, Edinburgh, EH16 4BA	£90,000
9i	3F4, 3 Pepper Street, Edinburgh, EH16 4BA	£105,000
9j	2F4, 3 Pepper Street, Edinburgh, EH16 4BA	£110,000
9k	3F1, 3 Pepper Street, Edinburgh, EH16 4BA	£120,000

ORDER OF SALE

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

Lot Number	Address	Guide Price
9l	2F2, 10 Downfield Place, Edinburgh, EH11 2EN	£115,000
9m	28 Deans South, Deans, Livingston, EH54 8DP	£80,000
10	119 Bon Accord Street, Aberdeen, AB11 6EH	£60,000
11	144 High Street, Montrose, Angus, DD10 8JB	£45,000
12	77 Dalblair Road, Ayr, KA7 1UQ	£55,000
13	Vale of Leven Baptist Church, Bridge Street, Alexandria, West Dunbartonshire, G83 0TA	£95,000
14	Admiral's House, North Queensferry, Fife, KY11 1HP	£300,000
15	St Margarets Gate Lodge, North Queensferry, Fife, KY11 1HP	£25,000
16	42 Scott Street, Perth, Perthshire, PH1 5EH	£67,500
17	178 High Street, Dumfries, Dumfriesshire, DG1 2BA	£90,000 plus VAT
18	45 Brickfield Road, Stonehaven, AB39 2NB	£89,000
19	Flat 17, Block C, 17 Hawkhill, Dundee, Angus, DD1 5BL	£100,000
20	14-14a Main Street, Port William, Newton Stewart, Wigtownshire, DG8 9SD	£50,000-£75,000
21	Aberchirder Library, 111 Main Street, Aberchirder, Huntly, Aberdeenshire, AB54 7TB	£35,000
22	The Old Mill, Balmuirfield, Dundee, Angus, DD3 0NU	£90,000
23	Inchgarvie House, Society Road, South Queensferry, West Lothian, EH30 9SJ	£275,000
24	The Fisheries, South Queensferry, West Lothian, EH30 9SJ	£200,000
25	Crown Street, Turriff, Aberdeenshire, AB53 4DN	£220,000
26	4 Merchant Street, Peterhead, Aberdeenshire, AB42 1BU	£50,000
27	7 Atholl Crescent, Perth, PH1 5NG	£185,000

ORDER OF SALE

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

Lot Number	Address	Guide Price
28	131 Holburn Street, Aberdeen, Aberdeenshire, AB10 6BP	£90,000
29	82 South Street, Bo'ness, Falkirk, EH51 9HA	£65,000
30	Unit 7, 50 Hamilton Road, Strathaven, Lanarkshire, ML10 6UB	£85,000
31	Milly's Kitchen, The Cross, Cupar, Fife, KY15 4BP	£85,000
32	79 Broad Street, Fraserburgh, Aberdeenshire, AB43 9AU	£25,000 plus VAT
33	Unit 3, 2 Stoneygate Road, Newmilns, KA16 9AJ and 75 Brown Street, Newmilns, KA16 9AD	£595,000
34	Achnasavil Wood, Carradale, Argyll & Bute, PA28 6QJ	£15,000
35	Dippen Wood, Carradale, Campbeltown, Argyll, PA28 6QT	£29,000
36	Plot north of the Old Mill, Sauchieburn, Stirling, Stirlingshire, FK7 9QB	£50,000
37	72 Dalrymple Street, Girvan, Ayrshire, KA26 9BT	£12,000-£17,000
38	649 Holburn Street, Aberdeen, Aberdeenshire, AB10 7JN	£120,000
39	7 New Bridge Street, Ayr, Ayrshire, KA7 1JX	£42,000

Well Established Holiday Park Business, 4 Bed Farmhouse and Development Potential



Features

- Spectacular west coast setting with views over Loch Feochan
- 4 bedroom house, 17 lodges plus scope for expansion
- Development potential for additional lodges and pods
- Significant recent infrastructure/utility upgrades
- Trading business operating under management
- For sale as a whole

Description

Lagnakeil Highland Lodges presents a rare opportunity to acquire an established and profitable holiday lodge business being sold as a going concern within one of Scotland's strongest tourism and leisure destinations. The business has developed a strong reputation within the west coast holiday market and benefits from a highly attractive trading location close to Oban, which continues to experience strong visitor demand throughout the year.

Accommodation

Lagnakeil House
 Ash Lodges (6 no)
 Beech Lodges (2 no)
 Conifer Lodges (7 no)
 Poplar Lodges (2 no)

Location

Lagnakeil Highland Lodges occupies a prominent and accessible position on the outskirts of Oban, one of Scotland's most popular west coast tourist destinations and widely regarded as the "Seafood Capital of Scotland". Commonly referred to as the "Gateway to the Isles", the town attracts substantial visitor numbers throughout the year and offers an excellent range of amenities, restaurants, independent retailers and leisure attractions, together with regular ferry connections to the Inner and Outer Hebrides.

The property is situated within an area of outstanding natural beauty, with the surrounding Argyll and west coast region renowned for its scenery, outdoor pursuits and tourism appeal. The location is particularly well placed to capitalise on the strong demand for self-catering accommodation from tourists, walkers, cyclists and outdoor enthusiasts visiting the wider Highlands and Islands.

Site Area

Approx. 2.45 Ha (6.05 Acres) in total.



Energy Performance Rating The individual properties energy ratings ranging from D-F.

Planning

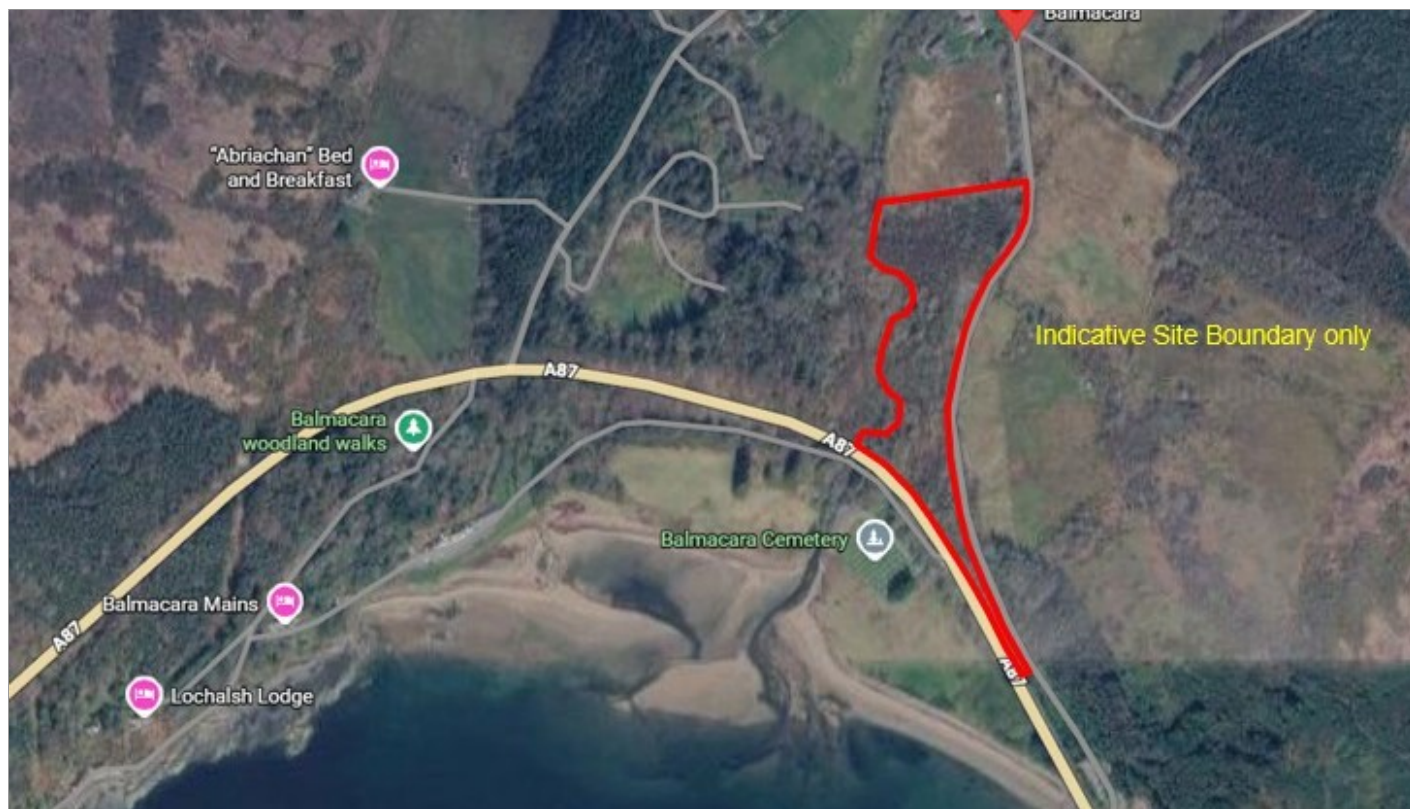
The property offers significant future development and expansion potential, with the sellers having identified scope for the development of 9 or more additional holiday lodges together with 7 or more glamping pods, subject to obtaining the necessary planning consents and statutory approvals. In addition to these identified opportunities, the site extends to substantial grounds with further undeveloped areas considered suitable for additional tourism, leisure or ancillary development. There may also be scope to further enhance or reconfigure parts of the existing site to maximise operational efficiency, visitor capacity and revenue generation.

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 £999,999 (plus fees if applicable)**

Land



Features

- Development potential subject to planning - may suit various amenity uses
- Site area 2.937 Hectares (7.26 Acres)
- Scenic area with forest walks and close to Skye Bridge
- Only 4 miles from Kyle of Lochalsh, easy connection to A87

Description

The property comprises an irregular shaped mainly narrow strip of land located just south of the main village of Balmacara.

The land is of undulating topography sloped in areas towards the Balmacara Burn on its western boundary. The land comprises a mix of broadleaf woodland circa 100 years old with some open space towards its northern end. It is bounded in part on two sides by the public roads at its southern end.

The area of woodland classed as long established of plantation origin is now isolated from the main forest areas and is surplus to the requirements of FLS (Forestry and Land Scotland).

The northern boundary of the site is fenced (timber post and wire). The western boundary follows the centre of the Balmacara Burn except for a short section which is unmarked on both sides of a footbridge. The remainder of the boundaries are unmarked to the verges of the two public roads.

There is a short section of 33 kv overhead electricity powerline passing over the north eastern corner of the site which we understand may be subject to a wayleave.

A Scottish Water mains water pipe passes through the property towards its southern end and it also passes along the verge of the public road that runs along the eastern edge of the property.

There is also a core path transversing the northern part of the site running from the informal parking area to join a foot bridge over the Balmacara Burn.

Location

Occupying a stunning position on the shores of Loch Alsh, Balmacara is a highly desirable Highland location renowned for its spectacular scenery, rich heritage and exceptional quality of life. Set against a backdrop of rugged mountains and dramatic coastal landscapes, the village enjoys breathtaking views towards the Isle of Skye and the surrounding West Coast countryside.

***Guide Price £10,000 (plus fees if applicable)**



Auction Type

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

Being sold on behalf of:



Forestry and
Land Scotland

Coilltearachd agus
Fearann Alba

Lot 3

18 Mill Wynd, Ayr, Ayrshire KA7 1TS

Town Centre Development Opportunity



Features

- Suitable for a variety of uses subject to planning
- Includes private parking
- 107.6 sq. m. (1,158 sq. ft.)

Description

The subjects comprise office premises within two storey property with a single storey projection formed in stone and slate.

Accommodation

Internal accommodation comprises the following:

Ground Floor - Entrance Vestibule, Two Office Rooms, Staff Kitchen

Lower Ground Floor - Office

Half Landing Level - Ladies and Gents Toilets

First Floor - Large Training Room, Kitchen

Location

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

The subjects are located on Mill Wynd in the heart of Ayr town centre immediately east of the High Street in an area of mixed commercial and residential use.

Surrounding occupiers are a mixture of commercial and residential with commercial occupiers including Ayr Central Shopping Centre, Slaters Menswear and Barr Muir Kitchens & Bathrooms.

There is dedicated parking/yardspace included within the subjects, with plentiful additional public car parking available within the surrounding locale.

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 £38,000 (plus fees if applicable)**

Development Opportunity



Features

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

Description

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

Accommodation

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

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

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

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

Location

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

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

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

***Guide Price £64,000 (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

Development Opportunity



Features

- Residential development opportunity subject to obtaining the necessary consents
- Positive planning narrative
- Accessible site
- Approximately 4.24 Hectares (10.5 Acres)

Description

The development site is situated to the north of Perry Road and is generally level and bounded to the north and west by woodland and agricultural land to the east. Residential properties lie immediately to the south.

Location

The site is located on the northern edge of Edzell Woods which provided housing accommodation for the former US Naval Airbase RAF Edzell. The site extends to approximately 11 acres and is the site of the former primary school. The site is accessed via Perry Road and a private road network leading from the public road to the south.

The village of Edzell approximately 3.5 miles to the south offers a range of facilities including cafes, restaurants and local retailers, further amenities can be found in Brechin approximately 9 miles to the southeast including a small supermarket, primary and secondary schooling and medical services.

Planning

The land is located within the Edzell Woods settlement boundary and identified as "white land" in the Aberdeenshire Council LDP 2023.

Following demolition of the primary school a pre-application consultation took place with Aberdeenshire Council for the proposed erection of 50 residential properties. We understand that Aberdeenshire Council were supportive of future development but had some pre-requisites including site investigation works and a traffic impact assessment on the suitability of Perry Road for the increased volume of traffic, a drainage impact assessment and works to get Perry Road up to adoptable standard.

The site has previously benefitted from planning consent for 5 detached houses on the eastern edge of the site in 2009, under ref: KM/AP/2009/0055. This planning consent has now lapsed. An application for planning permission in principle was made in 2014 for residential development with an indicative capacity of 50 units under ref: APP/2014/2361. The planning application was refused as a requirement to upgrade the road network to adoptable standards and connecting the private drainage system to the mains had not been addressed.

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



Auction Type

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

Redevelopment Opportunity



Features

- Traditional detached ground & attic floor clubhouse
- Overlooking bowling club & set within central mixed use district
- Potential Local Authority residential redevelopment grants available (STC)

Description

The subjects comprise a traditional detached clubhouse with potential for redevelopment into a single dwelling (STC).

The site extends to the footprint of the building only however we understand the subjects benefit from both pedestrian and vehicular rights of access over the neighbouring land. See legal pack for further information.

Accommodation

Ground Floor - Entrance Hall, Large Open-Plan Room, Two Additional Rooms, Inner Hallway, Kitchen, and WC. There is also an externally accessed former store & WC.

Attic - The attic is presently accessed via a ceiling hatch however we understand the property was originally constructed as a cottage with accommodation over both ground & attic floors.

Location

The property overlooks Annan bowling club and is set within an established mixed-use district at the edge of the town's prime retailing area.

Annan, with a population of around 8,300, forms the third largest town in Dumfries & Galloway and is the main shopping and administrative centre for the wider Annandale & Eskdale committee area.

Planning

Prospective purchasers are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

The property does not appear to be listed nor located within a conservation area.

Grant funding for residential redevelopment may be available via the Dumfries & Galloway Council Town Centre Living Fund.

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

***Guide Price £30,000-£35,000 (plus fees if applicable)**



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).

Category "C" Listed Building



Features

- Redevelopment opportunity subject to planning
- NIA 62.45 sq. m. (672 sq. ft.)
- Located within Campbeltown town centre

Description

The subjects comprise an ground floor, end terraced premises which benefits from dedicated pedestrian access via Castlehill.

Accommodation

Internally, the subjects consist of mixture between open plan and cellular office space, benefitting from carpet floor coverings and hanging LED lighting throughout. The property is further complimented by a kitchen prep area and W/C facilities.

The subjects was previously utilised as part of the neighbouring courthouse which acts as a focal point of the Castlehill area of Campbeltown.

The property benefits from significant redevelopment potential, subject to obtaining the necessary planning consents.

Location

The subjects are situated in Campbeltown, the principal settlement on the Kintyre Peninsula within the Argyll & Bute Council area.

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 0.5 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 0.9 mile from the subject property. This is further complimented by two primary schools serving the surrounding area.

More specifically, the subjects are located on the south side of Castlehill which is an extension of Main Street within the centre of Campbeltown. The surrounding area consists of a blend between residential and commercial operators including the Argyll Arms Hotel, Campbeltown Town Hall and The Royal Hall.



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

Planning

The property was formerly utilised as part of the courthouse although may be suited to alternative uses subject to planning. Interested parties should make their own enquiries with Argyll & Bute Council Planning Department planning.bandc@argyll-bute.gov.uk

Auction Type

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

Being sold on behalf of:



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

Two Bedroom Ground Floor Extended Bungalow



Features

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

Description

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

Accommodation

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

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

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

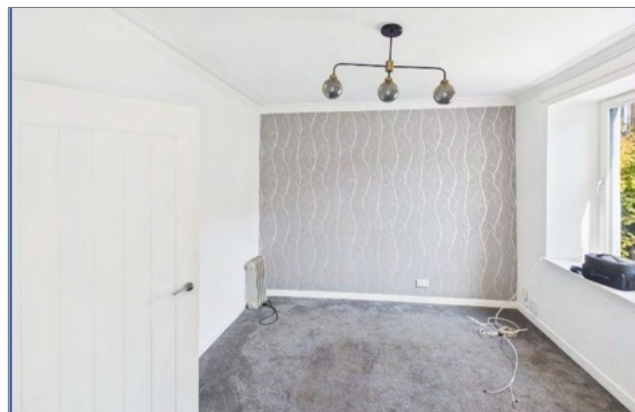
Location

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

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

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

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



Auction Type

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

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

Lot 9

6 Bowhouse Place, Methilhill, Leven, Fife KY8 2DQ

2 Bedroom Semi-Detached House with Parking and Substantial Garden Space



Features

- Prime buy to let opportunity for investors
- Located nearby school and various other local amenities
- GIA 79.6 sq. m. (857 sq. ft.)

Description

An excellent opportunity to acquire this spacious two-bedroom end-terraced villa, occupying a generous plot within an established residential area of Methilhill.

Accommodation

Offering well-proportioned accommodation over two levels, the property represents an ideal purchase for investors, first-time buyers or owner-occupiers seeking a home with scope for cosmetic upgrading and value enhancement.

The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, a fitted kitchen with direct access to the rear garden, and a modern shower room.

On the first floor, the property offers two generously proportioned double bedrooms together with a useful box room, suitable for use as a home office, dressing room, nursery or additional storage.

The property benefits from gas central heating and double glazing throughout. Externally, there is a private garden to the rear, and parking at the front providing ample outdoor space.

Location

Methil is located on the east coast of Scotland and lies within the area known as Levenmouth.

The town has a resident population of approximately 11,000 persons. The town is well-served by a range of local amenities, including several primary schools and a secondary school.

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 £80,000-£110,000 (plus fees if applicable)**

The following lots are offered on behalf of a corporate client

Image not found.

*Guide Price (plus fees)

Lot 9a

20 Lindsay Way, Livingston, West Lothian EH54 8LG

Two Bed House

Description

The subjects comprise an end terrace two storey property formed in brick wall with rendered finish and a pitched roof clad in tiles.

Council Tax Band A

Accommodation

The internal accommodation comprises the following:

Ground Floor

- Entrance Hallway
- Lounge
- Kitchen

First Floor

- Two Bedrooms
- Bathroom

Location

Livingston is a popular West Lothian town strategically located 15 miles west of Edinburgh and 30 miles east of Glasgow, it is one of Scotland's New Towns and has a resident population of around 57,000.

The property is located in the Knightsbridge suburb of the town convenient for shopping education and social amenities.



*Guide Price £65,000 (plus fees)

Three Bed Maisonette Flat

Description

The subjects comprise a maisonette style flat within a three storey block in an area of similar properties.

Council Tax Banding A.

Accommodation

The internal accommodation comprises the following:

Ground Floor

- Entrance Hallway
- Lounge
- Kitchen
- Wc
- Store Rooms

First Floor

- Three Bedrooms
- Bathroom

Location

Livingston is a popular West Lothian town strategically located 15 miles west of Edinburgh and 30 miles east of Glasgow, it is one of Scotland's New Towns and has a resident population of around 57,000.

The property is located in the Dedridge area of Livingston within walking distance of the town centre with easy access to the M8 motorway.



***Guide Price £110,000 (plus fees)**

One Bedroom Flat

Description

The subjects comprise a ground floor flat within a three storey block.

Council Tax Band A

Accommodation

The internal accommodation comprises the following:

- Entrance Hallway
- Lounge
- Bedroom
- Kitchen
- Shower Room
- Storage Cupboards

Location

Livingston is a popular West Lothian town strategically located 15 miles west of Edinburgh and 30 miles east of Glasgow, it is one of Scotland's New Towns and has a resident population of around 57,000.

The property is located in the Dedridge area of Livingston within walking distance of the town centre with easy access to the M8 motorway.

Auction Type

Unconditional Sale - The buyers fee is 1.2% inc VAT (1% plus VAT) subject to a minimum of £1,860 inc VAT (£1,550 plus VAT).



***Guide Price £75,000 (plus fees)**

Two Bed House

Description

The subjects comprise a two storey mid terrace property in a block of similar and which appears around 50 years old.

Council Tax Band B

Accommodation

The internal accommodation comprises the following:

Ground Floor

- Entrance Hallway
- Lounge
- Kitchen

First Floor

- Two Bedrooms
- Bathroom

Location

Livingston is a popular West Lothian town strategically located 15 miles west of Edinburgh and 30 miles east of Glasgow, it is one of Scotland's New Towns and has a resident population of around 57,000.

The subjects are situated in an established area of similar style properties in the Deans suburb of Livingston, convenient for good shopping, educational and social amenities.

***Guide Price £110,000 (plus fees)**

Three Bed House

Description

The subjects comprise an end terrace two storey block which is around 45 years old formed in brick walls with pitched and tiled roof.

Council Tax Band C

Accommodation

The internal accommodation comprises the following:

Ground Floor

- Entrance Hallway
- Lounge
- Dining Room
- Kitchen
- Wc

First Floor

- Three Bedrooms
- Bathroom

Location

Livingston is a popular West Lothian town strategically located 15 miles west of Edinburgh and 30 miles east of Glasgow, it is one of Scotland's New Towns and has a resident population of around 57,000.

The subjects are situated in an established area of similar style properties in the Carmondean suburb of Livingston, convenient for shopping, educational and social amenities.

***Guide Price £130,000 (plus fees)**



Lot 9f

15 Newton Village, Dalkeith, Midlothian EH22 1SN

Two Bed Flat

Description

The subjects comprise a ground floor flat within a traditional four in a block property including garden area.

Council Tax Band C

Accommodation

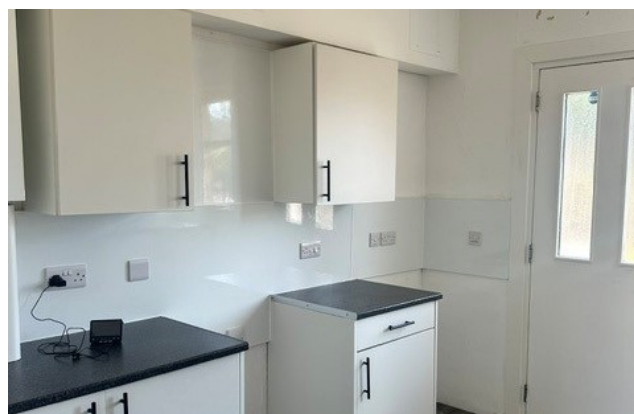
The internal accommodation comprises the following:

- Entrance Hallway
- Lounge
- Kitchen
- Two Bedrooms
- Shower Room
- Store Rooms

Location

The property is located in Newton Village, a commuter location set towards Edinburgh's south eastern boundary.

The subjects are located in a popular residential area with local amenities and facilities within close proximity.



***Guide Price £140,000 (plus fees)**

Lot 9g

10 Newton Village, Dalkeith, Midlothian EH22 1SN

Three Bed Flat

Description

The subjects comprise an upper floor flat within a traditional four in a block property formed in brick walls with a pitched and slated roof.

Council Tax Band C

Accommodation

The internal accommodation comprises the following:

- Entrance Hallway
- Lounge
- Kitchen
- Three Bedrooms
- Shower Room
- Store Rooms

Location

The property is located in Newton Village, a commuter location set towards Edinburgh's south eastern boundary.

The subjects are located in a popular residential area with local amenities and facilities within close proximity.



***Guide Price £160,000 (plus fees)**



3F3, 3 Peffer Street, Edinburgh, Midlothian EH16 4BA

One Bed Flat

Description

The property comprises a top floor flat in a five storey traditional tenement formed in stone and slate.

Council Tax Band A

Accommodation

The internal accommodation comprises the following:

- Entrance Hallway
- Lounge/Kitchen
- Bedroom
- Bathroom

Location

The property is located in the popular Duddingston area of Edinburgh, a popular residential district to the south east of the city centre.



***Guide Price £90,000 (plus fees)**



3F4, 3 Peffer Street, Edinburgh, EH16 4BA

One Bed Flat

Description

The property comprises a top floor flat in a five storey traditional tenement formed in stone and slate.

Council Tax Band A

Accommodation

The internal accommodation comprises the following:

- Entrance Hallway
- Lounge/Kitchen
- Bedroom
- Box Room
- Bathroom

Location

The property is located in the popular Duddingston area of Edinburgh, a popular residential district to the south east of the city centre.



***Guide Price £105,000 (plus fees)**

Lot 9j

2F4, 3 Peffer Street, Edinburgh, EH16 4BA

One Bed Flat

Description

The property comprises a second floor flat in a five storey traditional tenement formed in stone and slate.

Council Tax Band A

Accommodation

The internal accommodation comprises the following:

- Entrance Hallway
- Lounge
- Bedroom
- Kitchen
- Store Rooms
- Bathroom

Location

The property is located in the popular Duddingston area of Edinburgh, a popular residential district to the south east of the city centre.



***Guide Price £110,000 (plus fees)**

Lot 9k

3F1, 3 Peffer Street, Edinburgh, EH16 4BA

One Bed Flat

Description

The property comprises a third floor flat in a five storey traditional tenement formed in stone and slate.

Accommodation

The internal accommodation comprises the following:

- Entrance Hallway
- Lounge
- Bedroom
- Kitchen
- Bathroom

Location

The property is located in the popular Duddingston area of Edinburgh, a popular residential district to the south east of the city centre.



***Guide Price £120,000 (plus fees)**

Lot 9l

2F2, 10 Downfield Place, Dalry, Edinburgh, EH11 2EN

One Bed Flat

Description

The property comprises a second floor flat in a traditional four storey tenement formed in stone and slate.

Council Tax Band B.

Accommodation

The internal accommodation comprises the following:

- Entrance Hallway
- Lounge/Kitchen
- Bedroom
- Shower Room

Location

The property is located in the popular Dalry district of Edinburgh, an area of established residential use to the west of the city centre.



***Guide Price £115,000 (plus fees)**

Lot 9m

28 Deans South, Deans, Livingston, West Lothian EH54 8DP

Two Bed Flat

Description

The subjects comprise a maisonette style flat within a four storey block in an area of similar.

Council Tax Band A

Accommodation

The internal accommodation comprises the following:

Ground Floor

- Entrance Hallway
- Lounge
- Kitchen
- Store Cupboards

First Floor

- Two Bedrooms
- Bathroom
- Store Cupboards

Location

Livingston is a popular West Lothian town strategically located 15 miles west of Edinburgh and 30 miles east of Glasgow, it is one of Scotland's New Towns and has a resident population of around 57,000.

The property is located in an area of established residential use to the west of the town centre.

Auction Type

The buyers fee is 1.2% inc VAT (1% plus VAT) subject to a minimum of £1,860 inc VAT (£1,550 plus VAT)

***Guide Price £80,000 (plus fees)**



Retail Investment



Features

- City Centre Location
- Passing Rental £6,500 p.a.
- Lease expiry 15th October 2029
- NIA 66.53 sq. m. (716 sq. ft.)

Description

The subjects comprise a ground floor and basement premises set within a two-storey and attic building of traditional granite construction. Externally, the property benefits from a return frontage, featuring timber framed glazed windows. Internally the subjects have been partitioned at ground floor level to provide a front sales/services area with a separate room to the rear. The unit has been modernised and renovated to a good standard and is being re painted throughout. The premises provides accommodation suitable for a range of commercial uses spanning from retail and office, to other professional services. A W.C and tea prep area complete the ground floor. A fixed staircase at the rear of the property provides access to the basement, which provides further accommodation suitable for storage as well as uses which support the occupying business. On street car parking is available around the vicinity of the property.

Location

The subjects occupy an attractive corner location on the east side of Bon Accord Street, at its junction with Springbank Street. Within the vicinity of the building is Union Street to the north and Union Square to the east. The central location provides easy access to public transport links, road networks and other city centre amenities.

The area is predominately residential in nature with the surrounding buildings featuring flatted accommodation, however, there are also a number of Guest Houses in close proximity including the Crown Guesthouse, and Atticus Central Guest House.

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

Rateable Value

The property has a rateable value of £4,100.

Tenancy

The subjects are currently leased to a sole trader, trading as 'Phatt Fusion'. The Lease is held on Full Repairing and Insuring Terms expiring 15th October 2029, at a passing rent of £6,500 per annum. □

The tenant is currently in arrears and may look to surrender the lease with no further payments. Any purchaser should satisfy themselves in this respect.

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 £60,000 (plus fees if applicable)**

Retail Premises



Features

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

Description

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

Accommodation

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

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

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

Location

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

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

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

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

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



Auction Type

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

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

Lot 12

77 Dalblair Road, Ayr, Ayrshire KA7 1UQ

Fully Fitted Hair & Beauty Salon



Features

- Highly prominent town centre location
- Previously let for £10,000 per annum
- No VAT payable on price
- NIA 61.66 sq. m. (664 sq. ft.)
- Potential for 100% rates relief

Description

The subjects comprise a retail unit forming part of a traditional four storey tenement formed in stone walls with flat roof clad in asphalt or similar.

Accommodation

The property has a modern retail frontage with the internal accommodation comprising:

Retail Area
Private Treatment Room
Kitchen
WC
Store

Location

The subjects are located on Dalblair Road nearby it's junction with Alloway Street in an established town centre retailing area.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 47,000.

Surround occupiers include Wallflowers, Ayr Guitar and Strictly Bridal.

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



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 £55,000 (plus fees if applicable)**

Lot 13

Vale of Leven Baptist Church, Bridge Street, Alexandria, West Dunbartonshire G83 0TA

Former Church Premises



Features

- GIA 510.61 sq. m. (5,496 sq. ft.)
- Redevelopment opportunity subject to planning
- Located within Alexandria town centre

Description

The subjects comprise a detached two-storey church building with a single-storey extension to the rear. The property benefits from dedicated pedestrian access via a landscaped front garden fronting Bridge Street.

Accommodation

Internally, the original building provides a large open hall with a mezzanine level overlooking the main space. The rear extension accommodates a number of additional halls and meeting rooms, together with cellular office accommodation and kitchen facilities. Male, female and staff W/C facilities are provided throughout the property.

Off-street public parking is available in close proximity to the subjects.

The property was most recently occupied as a Baptist church and community outreach centre, benefiting from its prominent town centre location.

The subjects offer significant redevelopment potential, subject to obtaining the necessary planning consents.

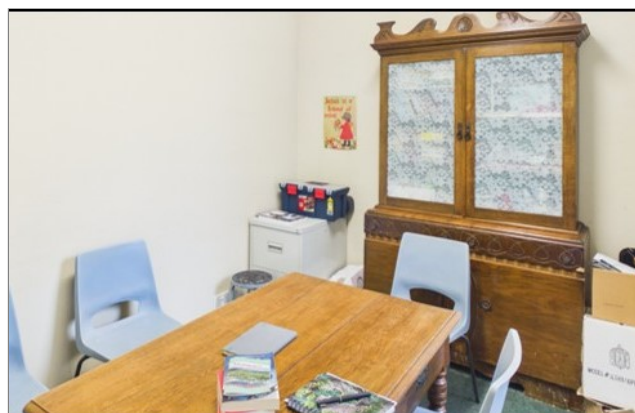
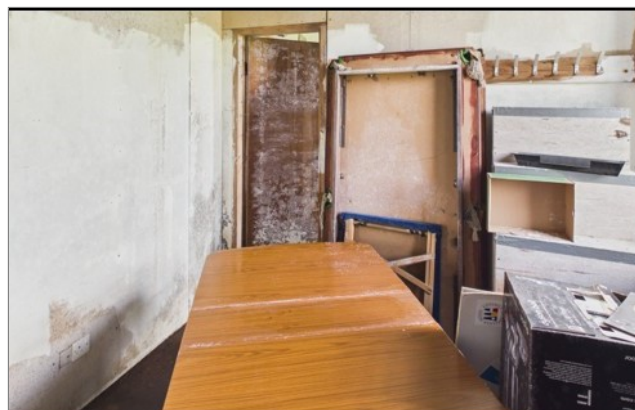
Location

The subjects are located in Alexandria, approximately 17 miles west of Glasgow, within the West Dunbartonshire Council area. Alexandria benefits from excellent transport connectivity, with the nearby A82 providing convenient access to Glasgow, the West Coast, and the wider M8 motorway network. Alexandria Railway Station is situated directly opposite the subjects, offering regular services to Glasgow Queen Street and the West Coast.

The town also enjoys close proximity to Loch Lomond & The Trossachs National Park, one of Scotland's premier tourism and natural attractions, which attracts in excess of 4 million visitors annually.

More specifically, the subjects occupy a prominent position on Bridge Street, one of the town's principal routes crossing the River Leven and linking the wider Alexandria area. The surrounding locality comprises a mix of commercial and residential uses, with nearby occupiers including The Co-op, Aldi, Lidl, and The Station Bar.

***Guide Price £95,000 (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(£3,600 plus VAT).

"B" Listed Building within extensive grounds



Features

- Stunning coastal location on North Queensferry shoreline
- Site area extends to approx. 1.5 Ha (3.7 Acres)
- Gross Internal Area extends to approx. 1,100 sq. m. (11,420 sq. ft.)
- Significant scope for redevelopment subject to obtaining appropriate planning consent

Description

St Margaret's Hope is a small bay between Rosyth Castle and Long Craig. The site, on a steep hill, overlooks the Forth to the SW. This bay is known to be the place where St Margaret, future wife of King Malcolm of Canmore (1058-93) landed with her brother Edgar Atheling and her sister Catherine in 1069 on her journey to Dunfermline from Orkney.

The land was acquired from the Guildry of Dunfermline in 1825 by Elias Cathcart of Auchindrane, who built the earlier house on the site in or soon after 1829, calling it St Margaret's.

This house, at the core of the present house, was presumably symmetrical, its N half largely intact, its S half absorbed by the 1916 additions.

The house passed to Captain William Elder in 1855 and subsequently to his inheritors; it was later acquired by the Admiralty for the Commander in Chief, Coast of Scotland in 1916, at which time Ernest Newton was employed.

St Margaret's Hope was known as Admiralty House during WWI. It remained the residence of the Rosyth Naval Commander until 1996, when it was handed over to the Scottish Executive.

Location

The subjects are located in North Queensferry, a highly accessible and affluent location on the northern shore of the Firth of Forth. The area benefits from excellent connectivity via the Queensferry Crossing, Forth Road Bridge, Forth Rail Bridge and Inverkeithing Railway Station, providing direct links to Edinburgh, Fife and the wider motorway network.

More specifically, the site is situated off the B981 Rosyth to North Queensferry Road, between Ferry Toll Road and Hope View, approximately 1 mile northwest of North Queensferry town centre within an area known as "St Margarets" and adjacent to Cult Ness.

***Guide Price £300,000 (plus fees if applicable)**



Energy Performance Rating There is no EPC available for the property.

Auction Type

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

Being sold on behalf of:



Listed Building upon prominent roadside private site



Features

- Convenient location on outskirts of North Queensferry
- Site area extends to approx. 0.047 Ha (0.11 Acres) or thereby
- Gross area extends to approx. 90 q. m. (969 sq. ft.) or thereby
- Full refurbishment and modernisation required

Description

The subjects comprise the dilapidated former lodge house for Admiral's House / St Margarets Hope.

The property is a part two storey and part single storey dwelling house built of stone and brick with a rendered finish. The roofs over are pitched and laid in slate.

The site benefits from a tarmac surfaced private parking area, ornate iron gated entrance and stone boundary wall with iron railings. There is a dropped kerb onto the main road.

It is understood that the maintenance of roads and footpaths ex-adverso the property are the responsibility of the local authority.

Please note the house has not been occupied for many years, and little maintenance has been undertaken.

We understand the accommodation includes 3 rooms at ground floor with 2 bedrooms and a bathroom on the upper level.

Location

The subjects are located in North Queensferry, a highly accessible and affluent location on the northern shore of the Firth of Forth. The area benefits from excellent connectivity via the Queensferry Crossing, Forth Road Bridge, Forth Rail Bridge and Inverkeithing Railway Station, providing direct links to Edinburgh, Fife and the wider motorway network.

The town provides residents with a peaceful coastal location although also boasts popular attractions on the coastline including Deep Sea World and the Fife Coastal Path.

More specifically, the site is situated on the west side of Hope View (B981) which forms the main Rosyth to North Queensferry Road, approximately 1 mile northwest of North Queensferry town centre. The site lies adjacent to the M90 Queensferry Crossing with access via the Rosyth junction a short distance to the north.

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



Energy Performance Rating There is no EPC available for the property.

Auction Type

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

Being sold on behalf of:



Lot 16

42 Scott Street, Perth, Perthshire PH1 5EH

City Centre Office/Retail Accommodation



Features

- Prominent retail frontage
- Located within a busy street
- 100% rates relief available
- NIA 80.66 sq. m. (868 sq. ft.)

Description

The subjects comprise a ground floor and basement retail unit contained within a traditional terraced tenement building with private residential accommodation above.

Accommodation

Internally, the accommodation provides an open plan sales area, with a staff area and toilet facilities to the rear. With a basement that provides further useable space.

The shop further benefits from prominent retail frontage and electric roller shutter doors.

Ground Floor - 50.58 sq. m. (544 sq. ft.)

Basement - 30.08 sq. m. (324 sq. ft.)

TOTAL - 80.66 sq. m. (868 sq. ft.)

Location

Perth, which has a population of approximately 45,000 persons (Source: Perth and Kinross Council), is the principal area of Perth & Kinross District.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90- minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest. Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects occupy a prominent location within Scott Street. A good mixed commercial/residential area of Perth.

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 £67,500 (plus fees if applicable)**

Retail Investment



Features

- Very prominent end-of-terrace three-storey & attic unit
- Fronting pedestrianised High Street & overlooking Burns Statue Square
- FRI lease to Marie Curie terminating 6th July 2028
- Rent rebased at £10,000 + VAT p.a.
- Qualifies for 100% rates relief (subject to occupier eligibility)

Description

The subjects comprise a traditional end-of-terrace three-storey and attic building, with extensive preservation works undertaken by Marie Curie circa 2018.

Accommodation

Ground Floor - Open plan sales area 43.76 sq. m. (471 sq. ft.)
 First Floor - Storage & staff room with fitted kitchenette 34.06 sq. m. (367 sq. ft.)
 Second Floor - Storage & w.c. 30.26 sq. m. (326 sq. ft.)
 Attic Floor - Overflow storage

Total NIA 108.08 sq. m. (1,164 sq. ft.)

Location

The property occupies a very prominent position at the northern end of Dumfries' pedestrianised High Street, overlooking the regenerated Burns Statue Square.

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.

Rateable Value

The property has a rateable value of £7,000.

Tenancy

Marie Curie is well established as the UK's leading end-of-life charity, and generates retail income from more than 130 stores throughout the country. Marie Curie have occupied the subjects since 1997.

The original FRI lease has been extended / varied on three separate occasions, with the current termination date being 6th July 2028. There are no break options or rent reviews. The passing rent is £10,000 + VAT per annum.

A Schedule of Condition over the external fabric was to be introduced following completion of Tenant works undertaken in 2018, however, this has not been presented.

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



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

Auction Type

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

Residential Development Opportunity



Features

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

Description

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

Accommodation

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

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

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

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

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

Location

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

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

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



Council Tax

The property has a Council Tax banding of C.

Auction Type

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

Being sold on behalf of:

Aberdeenshire
COUNCIL

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

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 20

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

Ground & Attic Floor Property with Sea Views



Features

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

Description

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

Accommodation

The internal accommodation is as follows:

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

Attic Floor - Store and Bathroom with WC

Location

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

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

Site Area

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

Planning

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

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

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

Energy Performance Rating To be confirmed.

***Guide Price £50,000-£75,000 (plus fees if applicable)**



Note

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

Auction Type

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

Lot 21

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 £35,000 (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).

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)**

Lot 23

Inchgarvie House, Society Road, South Queensferry, West Lothian EH30 9SJ

Category 'C' listed Country Mansion, constructed in 1883 and occupying elevated site



Features

- Highly sought after plot located on the western edge of South Queensferry
- Site area extends to approx. 3.452 Ha (8.53 acres)
- GIA extends to 872 sq. m. (9,386 sq. ft.)
- Exceptional potential for redevelopment subject to obtaining planning consents

Description

The subjects comprise a site situated on the western edge of South Queensferry, extending to approximately 8.53 acres (3.452 hectares). A substantial and dilapidated Category 'C' listed country mansion is positioned on the site, originally constructed in 1883 as a single private residence. The property has since been subdivided into 10 flats, arranged over the ground, first and second floors which we assume are a variation of 2,3 & 4 apartment room flats ranging from a floor area of 56 sqm - 137 sqm. There are also single-storey brick sheds and a store to the west of the main dwelling.

The site is arranged over two distinct levels. The upper level, accessed from Society Road, comprises Inchgarvie House, a range of outbuildings, and an area of mature woodland. The lower level is traversed by the Linn Burn and consists primarily of rough grassland. It is important to note that this lower section of the site is zoned as a floodplain.

The subjects benefit from an elevated position and enjoys exceptional views across the Firth of Forth. The coastal setting and outstanding outlook create a rare development opportunity, subject to the necessary planning and local authority consents.

Location

The subjects are positioned within a plot located on the western edge of South Queensferry, positioned to the west of the Queensferry Crossing and is within close proximity to the Hopetoun House Estate.

The area benefits from outstanding connectivity, with immediate access to the Queensferry Crossing, Forth Road Bridge and Forth Bridge. These strategic transport links provide direct routes to Edinburgh City Centre, Edinburgh Airport, Fife and the wider Scottish motorway network via the M90, M9 and M8.

More specifically, the subjects are situated off Hopetoun Road/Society Road in South Queensferry. Hopetoun Road/Society Road also provides access to the properties at Cufflat Brae and Linn Mill, whilst being the main access road to Hopetoun Estate.



Energy Performance Rating There is no EPC available for the property.

Auction Type

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

Being sold on behalf of:



***Guide Price £275,000 (plus fees if applicable)**

Four-Bedroom Bungalow with Garage and Workshop within extensive garden grounds



Features

- Highly sought after plot located on South Queensferry shoreline
- Site area extends to approx. 0.531 Ha (1.30 Acres)
- GIA extends to 225 sq. m. (2,422 sq. ft.)
- Significant scope for redevelopment subject to obtaining planning consents

Description

The subjects comprise an elongated coastal plot, extending to approximately 1.3 acres (0.531 Ha), situated less than 5 metres above sea level. The northern boundary is defined by a substantial sea wall, providing direct frontage to the shoreline, while the remaining boundaries are enclosed by traditional stone walls, creating a clearly defined and private site.

Within the centre of the site is a dilapidated four-bedroom detached bungalow, as well as a separate double garage/workshop, both of which have been vacant for several years.

The surrounding garden grounds are extensive and include established broadleaf trees. A private courtyard driveway is accessed from the speed restricted zone on Society Road.

The site benefits from an extensive frontage along the shoreline, offering exceptional views across the Firth of Forth. The combination of the sites coastal position, sizeable plot, and outstanding outlook provides a highly attractive and unique development prospect, subject to Local Authority consents.

Location

The subjects are located in South Queensferry, a highly accessible and affluent location. The area benefits from excellent connectivity via the Queensferry Crossing, Forth Road Bridge, Forth Rail Bridge and Dalmeny Railway Station, providing direct links to Edinburgh, Fife and the wider motorway network.

The town enjoys a strong and consistent level of footfall from both residents and visitors, providing a mix of retailers, cafés and restaurants, and popular attractions on the coastline including Port Edgar Marina.

More specifically, the site is situated between Society Road and the foreshore of the Firth of Forth, approximately 1 mile west of South Queensferry town centre. The site lies close to the eastern boundary of Hopetoun Estate, with the Queensferry Crossing located to the east.

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



Energy Performance Rating No EPC is available for the property.

Auction Type

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

Being sold on behalf of:



Workshop Premises



Features

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

Description

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

Accommodation

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

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

Location

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

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

***Guide Price £220,000 (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 26

4 Merchant Street, Peterhead, Aberdeenshire AB42 1BU

Redevelopment Opportunity



Features

- Former Police Station
- Town centre location
- Suitable for a variety of uses or redevelopment
- 1,176.8 sq. m. (12,667 sq. ft.)

Description

The premises were utilised as a Police Station and may be suitable for a variety of uses subject to planning. The property comprises of two semi-detached buildings which have been linked and arranged over ground, first and second floor along with garages and compound to the rear.

The subjects provide cellular office accommodation with associated w.c. and tea prep facilities.

Accommodation

Ground Floor 478.9 sq. m. (5,155 sq. ft.)

First Floor 262.1 sq. m. (2,821 sq. ft.)

Second Floor 244.5 sq. m. (2,632 sq. ft.)

Garages 107.3 sq. m. (1,155 sq. ft.)

Outbuildings 84 sq. m. (904 sq. ft.)

TOTAL 1,176.8 sq. m. (12,667 sq. ft.)

Location

The property can be found within the Town of Peterhead, approximately 33 miles north of Aberdeen. Major employment in the town include fishing, onshore support for the oil industry, manufacturing and food processing. The population is approximately 18,000.

The subjects themselves are located on the corner of Merchant Street and Tollbooth Wynd only a short distance from Marischal Street, the Town's main commercial thoroughfare. The rear of the subjects are also opposite two large pay and display car parks that serve the Town Centre.

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



Auction Type

Unconditional Sale - The buyers fee is 1.8% inc VAT(1.5% plus VAT) subject to a minimum of £2,400 inc VAT(£2,000 plus VAT).

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

Entire Townhouse Building



Features

- Potential for residential development subject to planning consent
- Private car parking for 6 vehicles
- Picturesque location overlooking North Inch
- NIA 351.75 sq. m. (3,787 sq. ft.)

Description

The subjects comprise a three storey and attic town house building of solid stone construction with pitched slate roof over.

The building dates from 1880 and is Grade A Listed.

Accommodation

The accommodation was most recently in office use but as like a number of these properties conversion to residential use provides a great opportunity.

Ground Floor - 92.42 sq. m. (995 sq. ft.)
 Basement - 80.52 sq. m. (867 sq. ft.)
 First Floor - 96.15 sq. m. (1,035 sq. ft.)
 Attic - 82.66 sq. m. (890 sq. ft.)
 TOTAL - 351.75 sq. m. (3,787 sq. ft.)

Location

Perth, which has a population of approximately 45,000 persons (Source: Perth and Kinross Council), is the principal area of Perth & Kinross District.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90- minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest. Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects are located upon Atholl Crescent which is a recognised residential and office location within the centre of town. The property overlooks the North inch towards the River Tay.

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 £185,000 (plus fees if applicable)**

Investment Opportunity



Features

- Passing Rent £11,000 p.a.
- Lease Duration 13th November 2025 for a period of 5 years with TBO end year 3
- 138.44 sq. m. (1,491 sq. ft.)

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 utilised 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.

Tenancy

The subjects are let to La Vie Cami Pilates Ltd which commenced on the 13th November 2025 for a period of 5 years with a 3rd year tenant only break option. The lease is on a FRI basis subject to a schedule of condition at a passing rent of £11,000pa. The tenant does not have any liability over the basement. Full lease documentation is available within the legal pack.

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)**

Development Opportunity



Features

- 0.16 Hectare (0.4 Acre) Plot
- Prominent town centre location
- Potential for future development subject to planning

Description

The subjects comprise a site of land for sale 82 South Street, Bo'ness extending to approximately 0.16 Hectares (0.4 acres).

The site is rectangular in shape and is currently a mix of grass, forestry and rubble as the previous unit was demolished, which would require clearing. The site has excellent frontage and high visibility from the main road, situated in a prominent roadside location with a high volume of passing traffic.

There is no planning permission currently in place for the site. Accordingly, any purchaser seeking to develop or build on the land would be required to submit an appropriate planning application.

Location

Bo'ness is a small coastal town in the Central Scotland, and is located within the Falkirk council area. It lies approximately 8 miles east of Falkirk and 20 miles west of Edinburgh. Historically Bo'ness was known for coal mining and transporting trade along the Forth.

More specifically, the subjects are located on South Street at the corner of the junction where Main street meets North Street, in a prominent town centre location. South Street forms one of the main thoroughfares in Bo'ness.

Planning

The site previously had planning permission agreed to build retail units and 11 residential flats in 2015. It is our understanding that the permission has now lapsed.

It is necessary that any interested party to carry out their own investigation and satisfy themselves in this regard.



Auction Type

Unconditional Sale - The buyers fee is 2.88% inc VAT(2.4% plus VAT) subject to a minimum of £2,880 inc VAT (£2,400 plus VAT).

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

Office Premises



Features

- Redevelopment opportunity subject to planning
- 193.22 sq. m. (2,107 sq. ft.)
- Site area 0.07 Hectares (0.17 Acres)
- Located within established industrial park

Description

The subjects comprise a two storey, standalone office contained within a wider, 0.17-acre site.

A yard, approximately 0.06 acres, is also accessible to adjacent to the subjects and offers further open storage or parking provision.

Internal access to the property and inspection has not been possible. As such, we are unable to provide any comment in terms of the condition, configuration and make up of the premises. No access will be available for viewings.

Location

Strathaven is an attractive country town within the South Lanarkshire Council area. Strathaven enjoys excellent communication links, being located a short distance from Junction 8 of the M74 motorway, which connects with Central Scotland's main motorway network. In addition, the town of Strathaven lies on the A71 tourist route which runs from the Ayrshire coast to Edinburgh, around 8 miles south of Hamilton.

More specifically, the subjects are contained within the popular Hamilton Road Industrial Estate. The nearby A723 acts as a main arterial route connecting Strathaven to Hamilton. Surrounding occupiers within the estate include; Strathaven Recycling Centre, Fower Coffee and Gordons Strathaven.

Planning

The property was currently utilised as an office contained within Class 4 of the Town and City planning act (1997). Interested parties should make their own enquiries with South Lanarkshire Council Planning Department.

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 £85,000 (plus fees if applicable)**

Cafe/Restaurant Premises



Features

- Town centre location
- Potential for residential development subject to planning consent
- 100% rates relief available
- GIA 79.6 sq. m. (857 sq. ft.)

Description

The subjects comprise a fully fitted café/restaurant contained within an end terraced two storey and attic building.

The property is of stone and brick construction roughcast externally with a combination of pitched slate and flat roof over.

The cafe is accessed via a pedestrian door from the lane, leading into an entrance vestibule and thereafter seating and serving area currently set for around 16 cover. There is a kitchen/preparation facility at either side.

An internal timber staircase provides access to the first floor which incorporates toilet facilities and an open plan seating area currently set for about 10 covers with balcony overlooking the ground floor. An additional stairwell provides a fire escape back to the pedestrian lane.

Location

Cupar which has a population of some 8,500 persons (Source: Fife Council) is one of the principal towns within Fife and is positioned approximately 16 kilometres (10 miles) west of St Andrews, 24 kilometres (15 miles) south east of Dundee and 70 kilometres (44 miles) northwest of Edinburgh.

Cupar is historically a market town and is occupied by a number of local and national businesses. The town sits on the A91 trunk road which links Stirling and St Andrews and benefits from access to the main east coast national rail network linking London and Aberdeen.

The town is home to two primary schools and one secondary school as well as Elmwood College.

The subjects are centrally located within the town and accessed via a pedestrian lane from The Cross.

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



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

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).

First Floor Office



Features

- Suitable for residential conversion subject to obtaining necessary consents
- Central location
- 93.74 sq. m. (1,009 sq. ft.)

Description

The subjects form the first floor of a two storey and attic, traditional granite and slate premises. The premises are accessed via a communal hallway at ground floor level, shared with the attic floor which is currently in residential use.

Accommodation

Internally, the premises provide cellular office accommodation provide 5 separate offices along with a kitchen and single w.c. The premises are generally carpeted, with the walls being wallpapered and strip lighting installed. Heating is provided by a gas fired central heating system.

Location

Fraserburgh is located approximately 42 miles north of Aberdeen. The town serves as a major employment and service centre with the towns economic base being dominated by fishing and its associated businesses and industries. The population of Fraserburgh is approximately 12,500.

The premises themselves are located on the east side of Broad Street between its junctions with Commerce Street and Frithside Street.

There is a range of local and national operators present within the town and include Boots, Card Factory, Santander, Cancer Research, Semi-Chem and Specsavers.

Planning

The subjects have previously been utilised for office use but are considered suitable for residential conversion subject to a purchaser obtaining all necessary statutory consents for such redevelopment. No investigations on obtaining this use have been made.

Rateable Value

The property has a rateable value of £7,400.

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



Auction Type

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

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

Lot 33

Unit 3, 2 Stoneygate Road, Newmilns, KA16 9AJ and 75 Brown Street, Newmilns, KA16 9AD

High Yielding Commercial Investment



Features

- 20 miles from the M74
- 3,858 & 1,013 sq. m. (41,527 & 10,908 sq. ft.)
- Rental income £135,000 per annum
- Net Initial Yield 21.66%
- Low capital rate of £10.93psf

Description

75 Brown Street, Newmilns comprises a substantial, detached industrial warehouse formed by two interconnecting units extending to approximately 41,527 Sq Ft upon a site of 3.44 Acres. The property outlined in blue is let to The Office Crowd on a 10 year lease from February 2025 at £99,000 per annum. There is vacant, part developable yardspace outlined in yellow which could be let in it's current form or fully surfaced and let thereafter.

Unit 3, 2 Stoneygate Road, Newmilns includes a fully refurbished, two storey and attic office property of traditional brick construction extending to approximately 10,908 sq. ft. The property is fully tenanted by sister companies Saxen Ltd and Comfort Seating (UK) Limited, suppliers to the office furniture and office chair sectors throughout the UK, on a 10 year lease from 2025 at £36,000 per annum.

Location

The subjects are set within the centre of the village of Newmilns which has a population of around 3,000 and lies in the East Ayrshire Council area on the A76 around 8 miles east of Kilmarnock.

The village enjoys a limited range of local services and facilities with commercial uses concentrated in and around the Main Street.

Kilmarnock, however, is the main shopping and administrative centre for the East Ayrshire Council area as a whole.

The site is conveniently situated just 0.5 miles from the A71 and 20 miles from the M74 – the main arterial route linking Scotland & England.

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 £595,000 (plus fees if applicable)**

Lot 34

Achnasavil Wood, Carradale, Argyll & Bute PA28 6QJ

Land



Features

- Site area circa 3.48 Hectares (8.6 Acres)
- Redevelopment opportunity subject to planning
- Located within close proximity to Campbeltown
- Adjacent to primary travel route

Description

The total site area extends to approximately 3.48 Hectares (8.6 Acres). The subjects comprise a broadly rectangular shaped site, populated primarily by mature trees & woodland that runs adjacent to the B842. There is currently no dedicated access point to the site, however entry is available at multiple points along the perimeter via the B842.

The configuration of the site would lend itself towards a variety of uses, subject 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.

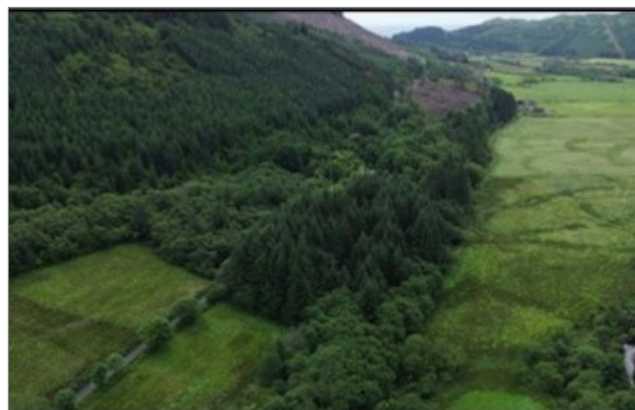
Location

The subjects are situated in Carradale, a short distance from Campbeltown, the principal settlement on the Kintyre Peninsula within the Argyll & Bute Council area.

Carradale benefits from strong transport links with the A83 nearby providing access to the North and Central Belt of Scotland. Campbeltown Ferry Terminal is located approximately 14 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.

The surrounding area is also home to Carradale Primary School, Hotel & Golf Course. These longstanding institutions are further boosted by attractions such as Carradale Bay Holiday Park, which rests on the nearby Carradale Bay Beach, as well as multiple further hospitality locations in the town centre.

More specifically, the subjects occupy a prominent pitch alongside the B842, with nearby occupiers including Auchnasaville and Brackley Farms and multiple residential dwellings.



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 £15,000 (plus fees if applicable)**

Land



Features

- Site area circa 6.88 Hectares (17 Acres)
- Redevelopment opportunity subject to planning
- Located within close proximity to Campbeltown town centre
- Adjacent to primary travel route

Description

The total site area extends to approximately 6.88 Hectares (17 Acres) and is populated primarily by mature trees & woodland, with an approximate 36% Gradient. The subjects comprise an irregular shaped site, bordered to the North, West and South by the B842. There is currently no dedicated access point to the site, however entry is available at multiple points along the perimeter.

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 situated in Carradale, a short distance from Campbeltown, the principal settlement on the Kintyre Peninsula within the Argyll & Bute Council area.

Carradale benefits from strong transport links with the A83 nearby providing access to the North and Central Belt of Scotland. Campbeltown Ferry Terminal is located approximately 14 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.

The surrounding area is also home to Carradale Primary School and Carradale Hotel & Golf Course. These longstanding institutions are further boosted by attractions such as Carradale Bay Holiday Park, which rests on the nearby Carradale Bay Beach, as well as multiple further hospitality locations in the town centre.

More specifically, the subjects occupy a prominent pitch alongside the B842, with nearby occupiers including Dippen Farm, Saddell & Carradale Parish Church and around 25 residential dwellings.



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 £29,000 (plus fees if applicable)**

Lot 36

Plot north of the Old Mill, Sauchieburn, Stirling, Stirlingshire
FK7 9QB

Land



Features

- Planning permission for dwelling
- 0.47 Hectares (1.18 Acres) Plot
- Located south of Stirling
- Excellent development opportunity subject to planning

Description

This 1.18-acre (0.47 Ha) plot, located just a short distance off Chartershall Road, enjoys a prime position in front of Culterhove Farm, offering an exceptionally peaceful and picturesque rural setting.

Location

The subjects are located just south of Stirling in the charming countryside of Sauchieburn.

Sauchieburn is only a short drive from Stirling which offers various train and bus links providing the perfect balance between privacy and convenience.

Sauchieburn is known for being rural yet well connected, bringing a countryside feel with great accessibility to the major cities with Glasgow 25 miles and Edinburgh 35 miles distant respectively via the M9 which runs west of the subjects.

Planning

With Planning Permission in Principle, buyers have the opportunity to design a home of their own (subject to full planning). See reference 23/00411/PPP on the Stirling Council Planning Portal for full details.

It is incumbent upon any interested party to satisfy themselves in this regard.



Auction Type

Unconditional Sale - The buyers fee is 2.88% inc VAT(2.4% plus VAT) subject to a minimum of £2,640 inc VAT (£2,200 plus VAT).

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

Lot 37

72 Dalrymple Street, Girvan, Ayrshire KA26 9BT

Retail Unit



Features

- Busy town centre location
- Upgraded shop front
- No rates payable subject to status
- Approx. area 30.3 sq. m. (326 sq. ft.)

Description

The subjects comprise a retail unit occupying part of the ground floor of a traditional two storey and attic mid terraced tenement property formed in stone and slate.

No access is available to the property and as such we are unable to provide details on internal condition or configuration, however the unit would appear to have been modernised including an attractive shop front.

Internal viewings will not be possible.

Location

The subjects are set within the town of Girvan which has a population of around 7,000 and lies on the Clyde Coast around 20 miles south of Ayr in the South Ayrshire Council area.

Girvan is located on the A77 Stranraer – Ayr trunk route and consequently the town enjoys a steady through traffic in addition it is the main shopping area for surrounding hinterland, Ayr however is the principal shopping and administrative centre for the South Ayrshire Council area as a whole.

The property is located in a prominent location in the heart of Dalrymple Street in Girvan's main retailing area.

Rateable Value

The property has a rateable value of £2,700.

Note

Please note the floor areas quoted have been taken from third party sources, we have not measured the property internally.



Auction Type

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

Being sold on behalf of:

***Guide Price £12,000-£17,000 (plus fees if applicable)**

King's and Lord
Treasurer's Remembrancer



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

4 Bed First Floor HMO Investment



Features

- Gross internal area – 134 sqm (1,422.4 sq. ft.)
- Gateway Site to Granite City & close to RGU.
- £1,275 per month

Description

The subjects comprise a self contained upper flat occupying the first and attic floors of a linked two and a half storey traditional building with the Bridge of Dee Public House occupying the ground floor of the subjects.

Access is by means of an exclusive stone external staircase and gable door.

There is no garage nor car parking space and the subjects have been valued without any garden ground.

Location

The subjects are located on the east side of Holburn Street, in close proximity to its junction with the A90 trunk road, some 2 miles to the south of Aberdeen city centre. Holburn Street forms part of the A9013 which gives direct access from the A90/Anderson Drive into the heart of the city centre from the south and west.

Surrounding occupiers are predominantly residential in nature, however there are a number of retail units directly opposite the subjects.

Commercial occupiers in the vicinity include Boots and Walton Plumbing & Heating.

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).

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

Highly Prominent Retail Unit



Features

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

Description

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

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

Accommodation

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

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

Location

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

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

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

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

Energy Performance Rating To be confirmed.



Auction Type

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

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

FREQUENTLY ASKED QUESTIONS

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

How do I register my interest in a property?

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

Do you have a video tour of the properties?

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

Is it right that I can now attend a viewing?

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

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

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

How do I get hold of the legal pack?

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

Can you email me the legal pack?

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

Can I get any more information on a property?

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

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

Can I get any more photos?

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

How do I bid?

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

Can I get a survey carried out?

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

Can I make an offer without an approved mortgage?

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

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

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

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

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

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

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

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

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

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

A GUIDE TO ADDITIONAL FEES

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

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

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

FOR FURTHER INFORMATION

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

TYPES OF AUCTION SALE EXPLAINED

UNCONDITIONAL SALE

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

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

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

Please note ALL fees and deposits are non-refundable

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

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

TERMS AND CONDITIONS:

1. ABOUT THESE TERMS

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

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

2. INFORMATION ABOUT US AND HOW TO CONTACT US

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

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

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

3. INTERPRETATION

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

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

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

4. UNCONDITIONAL SALE

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

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

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

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

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

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

5. WHAT YOU SHOULD DO BEFORE BIDDING

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

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

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

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

5.2.3 Organise any necessary finance for the purchase;

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

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

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

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

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

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

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

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

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

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

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

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

6. OUR ROLE

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

6.1.1 Prepare the auction catalogue and advertisements for the lots;

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

6.1.3 Receive and hold deposits;

6.1.4 Receive auction fees including a Buyer's Fee;

6.1.5 Receive Reservation Fees;

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

6.1.7 Decline bids for the lot at our discretion;

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

6.1.9 Regulate bidding increments and the order of lots;

6.1.10 Accept remote bids;

6.1.11 Resolve bidding disputes;

6.1.12 Re-offer a lot for sale following bidding

disputes;

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

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

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

6.1.16 Carry out the exchange of contracts;

6.1.17 Repudiate a contract between the seller and buyer;

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

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

6.1.20 Withdraw lots from auction at our discretion.

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

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

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

6.2.1 Receive and hold deposits;

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

6.2.3 Accept your bid for the lot;

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

6.2.5 Repudiate a contract between you and the seller.

7. RESERVE PRICE

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

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

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

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

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

8. GUIDE PRICE

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

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

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

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

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

9. CHECKING FOR UPDATES

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

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

9.3 You can check for updates by:

9.3.1 Checking the webpage for the lot;

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

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

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

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

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

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

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

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

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

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

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

20. PAYMENT

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

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

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

- 20.4 We do not accept cheques.

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

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

21. BETWEEN THE END OF THE AUCTION AND COMPLETION

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

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

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

21.2.2 Must use reasonable endeavours to maintain the policy;

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

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

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

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

delay completion or to refuse to complete.

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

22. PROOF OF IDENTITY AND RESIDENCE

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

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

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

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

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

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

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

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

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

23. CONFLICTS OF INTEREST

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

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

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

again before bidding.

24. WITHDRAWING FROM THE SALE

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

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

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

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

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

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

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

25. CONDITIONS OF SALE

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

26. OUR LIABILITIES

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

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

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

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

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

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

27. JURISDICTION

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

28. RESOLUTION OF COMPLAINTS

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

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

29. DATA PROTECTION

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

Document updated October 2023



One triangle all angles covered

ONLINE / LOCAL / NATIONAL

▲ Aberdeen
01224 202800
▲ 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
▲ Musselburgh
0131 653 3456
▲ Paisley
0141 889 8334
▲ Perth
01738 631631

▲ Peterhead
01779 470766
▲ St Andrews
01334 476469
▲ Saltcoats
01294 464228
▲ Stirling
01786 474476

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