

FOR SALE BY ONLINE AUCTION

**Auction Date: 10th February
2026 at 2:30pm**

GIA: 120 SQM (1,292 SQFT)

Former Water Pumping Station

Site Area: 0.04 hectares (0.11 acres)

**Situated Within An Established
Residential Location**

**Suitable For A Variety Of Uses (Subject
To Planning)**

Guide Price : £50,000



FIND ON GOOGLE MAPS



On the Instructions of:



HOGGANFIELD TWP, 31 DINART STREET, GLASGOW, G33 2BU

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shepherd.co.uk**

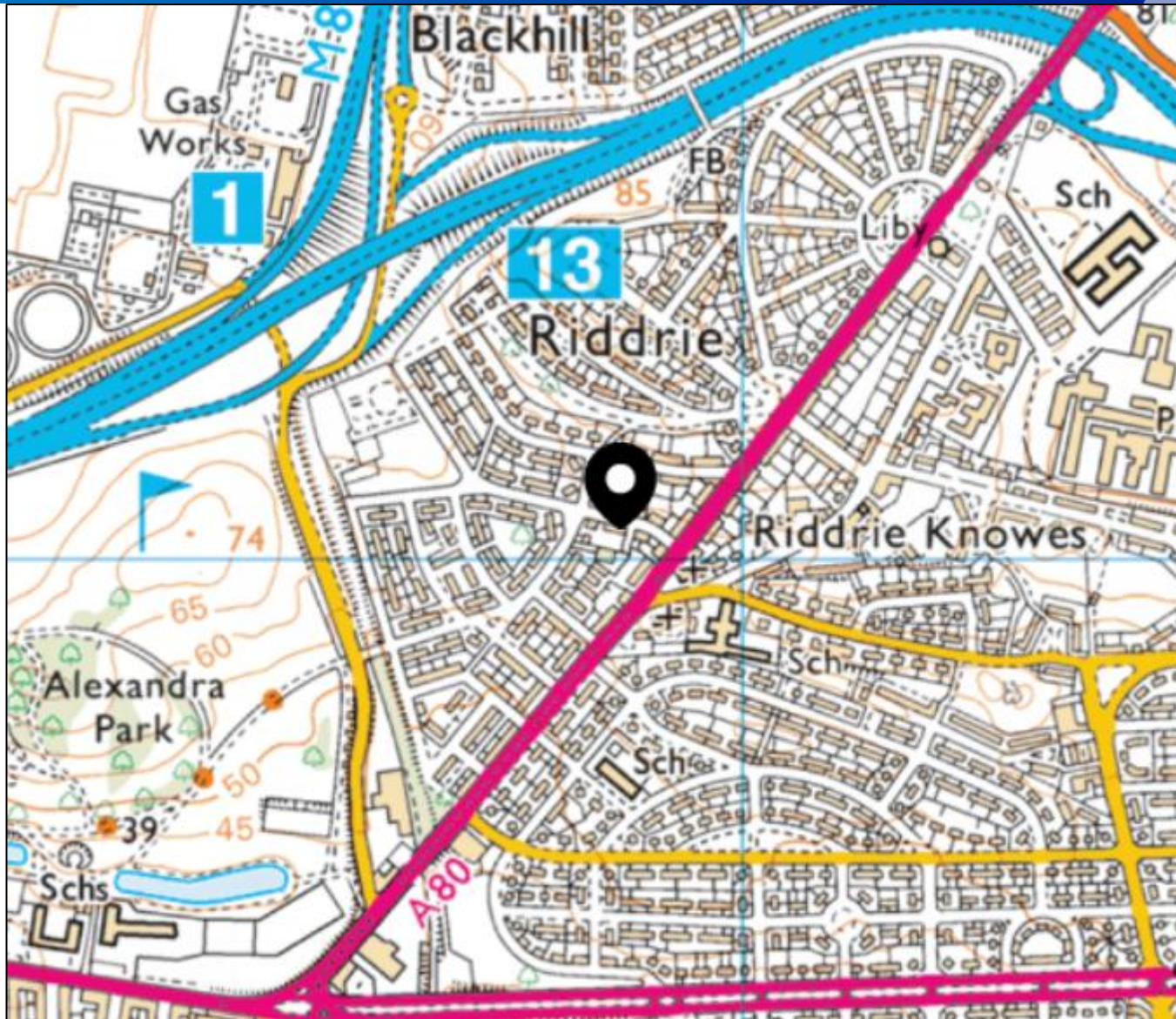
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Location

HOGGANFIELD TWP, 31 DINART STREET, GLASGOW,
G33 2BU



The subjects are located in Riddrie, approximately 4 miles east of Glasgow City Centre.

Riddrie benefits from strong transport links with the M8 motorway located within close proximity, providing easy access into Glasgow City Centre and beyond. Alexandra Parade Railway Station, located approximately 0.9 miles from the subjects also provides frequent services into Glasgow Central Station.

More specifically, the subjects occupy a prominent pitch on the corner of Dinart Street and Don Street. The surrounding area consist of primarily residential dwellings as well as commercial occupiers including Rowans Deli, One-O-One Convenience Store and James Campbell Butchers.



Description

HOGGANFIELD TWP, 31 DINART STREET, GLASGOW,
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The subjects comprise of a standalone premises of brick and block construction, surmounted by a pitched slate roof. The building is contained within a secure site extending to 0.11 Acres (0.04 Hectares). The subjects benefit from direct vehicular access from Dom Street with a separate pedestrian access via Dinart Street.

The site may be suitable for residential development in line with the surrounding area. Any prospective purchaser will need to satisfy themselves with the appropriate planning regulations.

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

Any prospective purchasers should be made aware there is a live sub station on site which is not included within the sale.

ACCOMMODATION

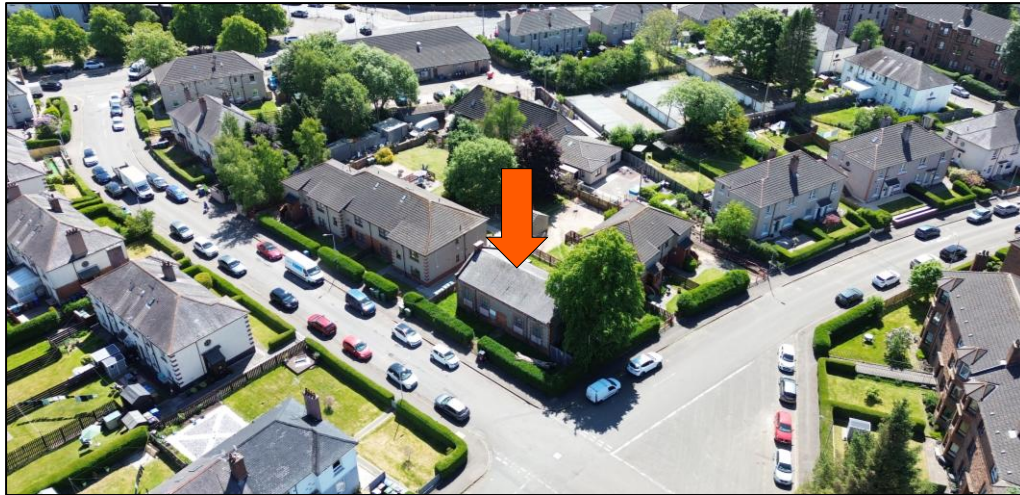
	m ²	ft ²
Accommodation	120	1,292
Total	120	1,292

The above floor areas have been calculated on a Gross Internal Floor Area basis provided by the client in accordance with the RICS Code of Measuring Practice (6th Edition).



Drone Photos

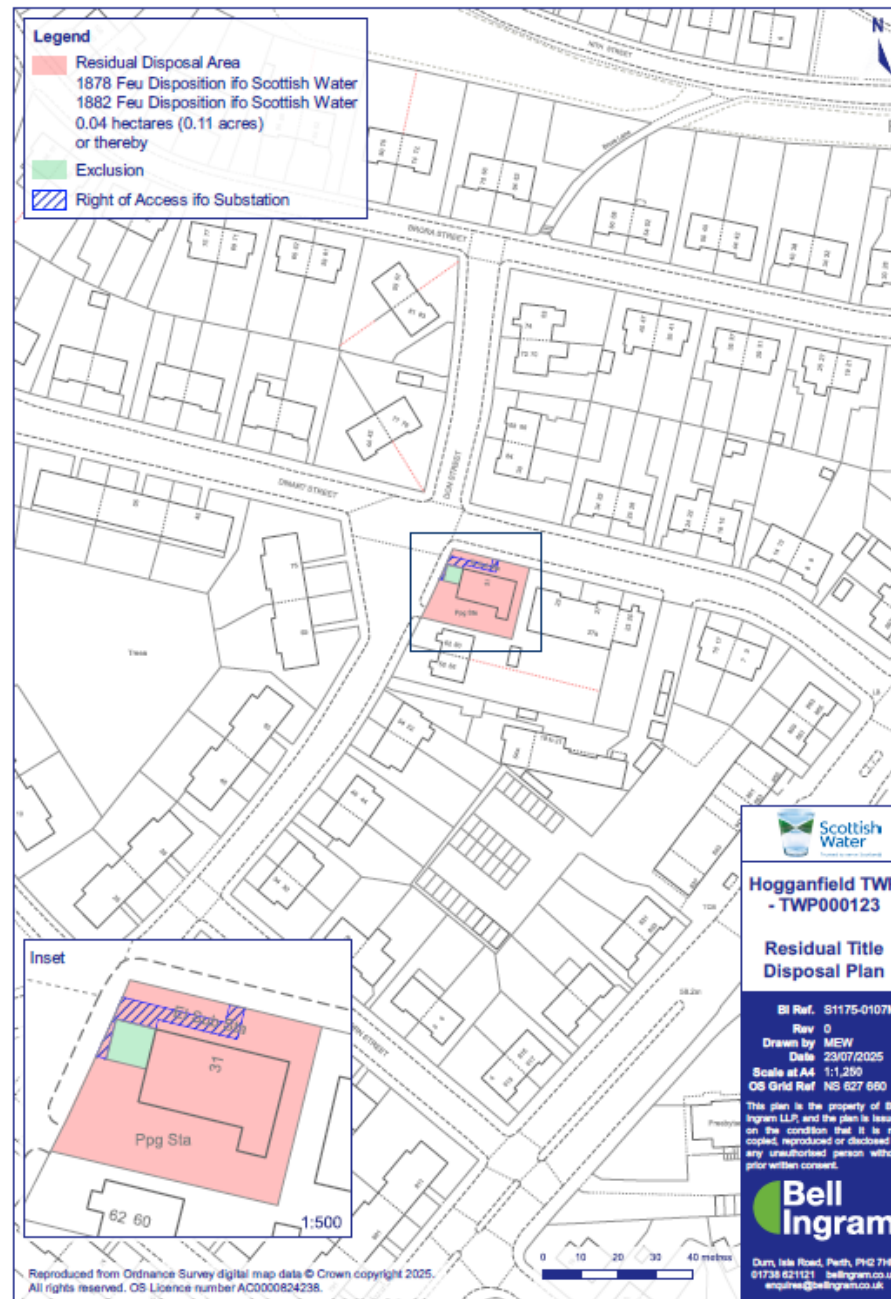
HOGGANFIELD TWP, 31 DINART STREET, GLASGOW,
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Plan

HOGGANFIELD TWP, 31 DINART STREET, GLASGOW,
G33 2BU



For indicative purposes



Auction Date

The auction will be held on 10th February 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

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

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £50,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

Details of the buyer fees associated with the property can be found on the individual property page.

No Resale Clause

Please note the vendors will not permit resale of the property within 12 months from the date of purchase. See legal pack for further information.

Conditions

Please note that the sale of this property will be subject to a 10-year clawback on a sliding scale from 100% in year 1 to 10% in year 10. The vendor will be entitled to any uplift in value should the purchaser obtain planning permission for more desired alternative use.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

N/A

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Calvin Molinari

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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PROPERTY AUCTIONS