

Shepherd Commercial Property Auction Catalogue



**Thursday 19th June 2025
at 02:30 PM**

Broadcast live online with remote bidding only.

0333 016 4000 'option 3'

shepherd.co.uk/commercial-auctions



MESSAGE FROM THE AUCTIONEER



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Welcome to the Shepherd Commercial Property Auction June 2025 catalogue

We're pleased to launch our latest auction catalogue of 26 commercial properties and development land located across Scotland going under the hammer in our live-streamed auction on Thursday 19th June.

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 the former Macduff Town Hall in Banffshire. With potential for redevelopment subject to planning this lot has a guide price of £25,000.

In Balemartine on the Isle of Tiree we have a plot of land offering a unique development opportunity, This 0.0138 acre plot has a guide price of £20,000.

In a busy central location in Dumfries is a former tourist information headquarters suited to a variety of uses subject to planning. This purpose built property is available with a guide price of £190,000.

Acting on behalf of Scottish Water we are delighted to offer sites in three locations. A former water treatment works at Dodburn, Hawick (guide price £32,500 plus VAT), former water pumping station in Dinart Street, Glasgow (guide price £50,000) and a former operational site in Ballachulish with a new guide price of £40,000.

A former bank in Leven on a pedestrianised street has a guide price of £85,000 plus VAT.

If owning a secluded reservoir and woodland appeals then Den of Ogil near Glenogil might be for you. This rarely available opportunity which has planning consent for a recreational cabin and includes sporting rights is for sale with a guide price of £119,000.

Selling on behalf of the King's and Lord Treasurer's Remembrancer we have a mid terrace three storey villa in Tallant Terrace, Glasgow. The property has a guide price of £90,000. In Annan is a former dwellinghouse offering potential for redevelopment with a guide price of £25,000.

In Aberdeen we are offering a substantial city centre development opportunity of 8,250 sq. m. which previously had planning consent for a 255 bed hotel. Guide Price £600,000 plus VAT.

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 19th June 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 21st August 2025

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

[shepherd.co.uk/commercial-auctions](https://www.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	Former Macduff Town Hall, 17 Shore Street, Macduff, Banffshire, AB44 1UB	£25,000
2	Land at Muirhead Farm, Newmilns, Ayrshire, KA16 9LS	£18,000
3	40 High Street, Leven, Fife, KY8 4NA	£85,000 plus VAT
4	45 Tallant Terrace, Glasgow, Lanarkshire, G15 7PB	£90,000
5	Dodburn, Priestthaugh Road, Hawick, Scottish Borders, TD9 0PG	£32,500 plus VAT
6	14 Broad Street, Fraserburgh, Aberdeenshire, AB43 9AH	£100,000 plus VAT
7	324-328 Brandon Street, Motherwell, ML1 1XA	£60,000
8	85A & 89 High Street, Banchory, Aberdeenshire, AB31 5XT	£65,000
9	7 St Catherine Street, Cupar, Fife, KY15 4LS	£75,000
10	Milton House, Milton Avenue, Dunoon, Argyll, PA23 7DU	£100,000
11	54-70 Schoolhill & The Clarke Building, Harriet Street, Aberdeen, Aberdeenshire, AB10 1JQ	£600,000 plus VAT
12	3 Greencroft Wynd, Annan, Dumfriesshire, DG12 6BG	£25,000
13	Off Brecklet Road, Brecklet, Ballachulish, Argyll, PH49 4JG	£40,000

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
14	4 Merchant Street, Peterhead, Aberdeenshire, AB42 1BU	£70,000
15	11 High Street, Hawick, Roxburghshire, TD9 9BZ	£60,000
16	64 Whitesands, Dumfries, Dumfriesshire, DG1 2RS	£190,000
17	Land at Balemartine, Isle of Tiree, Argyllshire, PA77 6UA	£20,000
18	8-12 Queen Street, Peterhead, Aberdeenshire, AB42 1TS	£90,000
19	Den of Ogil Reservoir and Woods, Near Glenogil, Angus, DD8 3UB	£119,000
20	43 Buccleuch Street, Dumfries, Dumfriesshire, DG1 2AB	£90,000
21	2-4 Bridge Street, Aberdeen, Aberdeenshire, AB11 6JJ	£95,000 plus VAT
22	176 Irish Street, Dumfries, Dumfriesshire, DG1 2NJ	£35,000
23	The Old Mill, Balmuirfield, Dundee, Angus, DD3 0NU	£99,000
24	Hogganfield TWP, 31 Dinart Street, Glasgow, G33 2BU	£50,000
25	Retail Development, Hills of Banchory, Banchory, Aberdeenshire, AB31 5BQ	£125,000 plus VAT
26	77 Buccleuch Street, Dumfries, Dumfriesshire, DG1 2AB	£140,000

Lot 1

Former Macduff Town Hall, 17 Shore Street, Macduff, Banffshire AB44 1UB

Former Town Hall



Features

- GIA 1,000 sq. m. (10,764 sq. ft.)
- Site area 600 sq. m. (6,458 sq. ft.)
- Prominent town centre location
- Potential redevelopment opportunity

Description

The Former Macduff Town Hall was built in 1884 and has been Category B listed by Historic Environment Scotland. The building is detached and occupies most of the site, which slopes upwards from Shore Street to the rear of the property on Church Street.

The front elevation on Shore Street has 3 storeys, and the rear elevation on Church Street is single storey. Its front elevation is of whinstone construction with ashlar dressings, while the side and rear elevations are granite rubble construction.

Accommodation

Internally, the subjects provide open plan space on each floor. Flooring throughout is generally timber with a mixture of floor coverings and walls are generally plastered and painted. Lighting is by way of a mixture of pendant and fluorescent lights and heating is via wall mounted gas fired hot water radiators and electric panel radiators.

Ground Floor - 212 sq. m. (2,282 sq. ft.)

First Floor - 591 sq. m. (6,361 sq. ft.)

Second Floor - 197 sq. m. (2,120 sq. ft.)

Location

The subjects can be found within the town of Macduff which is located on the north coast of Aberdeenshire approximately 40 miles north of Aberdeen. Macduff has a population of approximately 3,800 and is separated from the neighbouring town of Banff by the river Deveron.

The subjects are located on Shore Street, directly facing Macduff West Harbour and in between its junctions with Institution Street and Hutcheon Street. It is bounded on the north by Shore Street, on the west by the site of the former Highland Haven hotel, on the south by Church Street, and on the east by residential properties.

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



Auction Type

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

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

Lot 2

Land at Muirhead Farm Newmilns, Ayrshire KA16 9LS

Agricultural Land with Dilapidated Building



Features

- Rural setting south of Newmilns/Darvel
- Site area approx. 1.8 Hectares (4.6 Acres)

Description

The subjects comprise agricultural land lying to the north of the unclassified access road and accessed via a gate together with a small fenced off area which encloses a single storey derelict outbuilding of brick construction with corrugated metal roof covering.

The land is gently sloping finished in grass and scrub with partly defined boundaries, it is considered suitable for mixed agriculture and has an LCA classification of 4.1.

An indicative Location Plan and Site Plan are included within our marketing particulars, we estimate the site are to be approx. 1.8 hectares (4.6 Acres).

Location

The land is located a short distance south of Newmilns in a rural setting accessed via an unclassified road.

Newmilns is located in the East Ayrshire Council area with a resident population of around 3,000 being located on the A71 with Kilmarnock being around 8 miles to the west.



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 £18,000 (plus fees if applicable)**

Former Bank Premises



Features

- Prominent pedestrianised town centre location
- Flexible large open plan space formerly banking hall
- Potential suitable for a variety of uses
- Gross Area 185 sq. m. (2,000 sq. ft.)

Description

The subjects comprise the ground floor of a former banking hall contained within a larger three storey building of stone/brick construction.

Accommodation

Internally the accommodation comprises an open plan layout with additional private offices, walk in safes, storage and toilet facilities.

The walls are plastered, the ceiling is fitted with suspended tiles and flooring is of suspended timber and solid construction.

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.

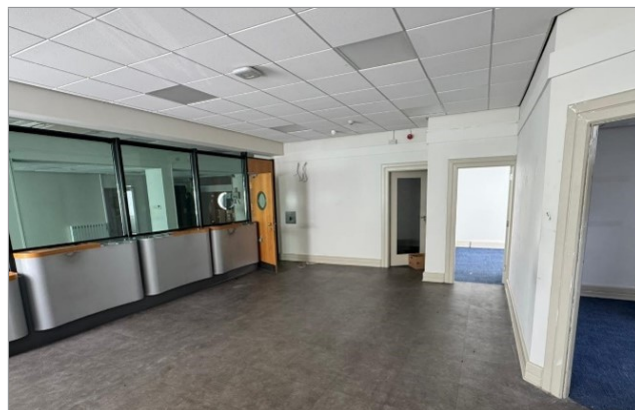
The town of Leven has also benefited from the recent opening of a railway station and link and as such provides good transport, shopping and educational facilities.

The subjects are located the pedestrianised section of High Street comprising a mix of commercial and retail uses.

Rateable Value

The property has a rateable value of £17,900.

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 £2,100 inc VAT (£1,750 plus VAT).

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

Lot 4

45 Tallant Terrace, Glasgow, Lanarkshire G15 7PB

Mid Terrace Three Storey Villa



Features

- Located within the area of Drumchapel
- Family home in popular location
- Good transport links
- Selection of local amenities nearby

Description

The property comprises a mid-terraced three storey former Local Authority villa constructed circa 1960. The accommodation is arranged around ground, first and second floors and is configured as follows.

Ground Floor: Lounge and Kitchen

First Floor: Two Bedrooms and Bathroom

Second Floor: Two Bedrooms

The subjects have garden areas to front and rear.

The property is elevated from street level and accessed via a short flight of stairs from Tallant Terrace.

Internal viewings are not possible.

Location

The subjects are located within the popular Drumchapel district to the north-west of Glasgow with a local population of circa 13,000 persons.

The A82 is located 1.5 miles from the subjects providing direct access to Glasgow and nearby connections to the M8 motorway.

The area benefits from strong transport links, with Drumchapel Railway Station being less than one mile from the property, offering direct services to Glasgow city centre. In addition, there are multiple bus routes operating on Kinfauns Drive and Great Western Road.

Colquhoun Park Primary School and Drumchapel High School are located less than one mile from the subjects.

Great Western Retail Park is situated a short distance from the subjects and is home to several retailers, including Starbucks, McDonald's, B&Q and The Range.

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



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

Auction Type

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

Being sold on behalf of:

King's and Lord
Treasurer's Remembrancer



Lot 5

Dodburn, Priestthaugh Road, Hawick, Scottish Borders TD9 0PG

Former Water Treatment Works



Features

- 5 buildings, settlement & filter tanks
- Site area approx. 0.93 Ha (2.3 Acres)
- Pipe standoff 4.5m either side, live pipe within disposal area
- Servitude right of vehicular & pedestrian access

Description

The subjects accommodate for Dodburn Water Treatment Works, and accessed via a single track road. There are five buildings positioned on the site and surrounded by a 2m perimeter fence, topped with three strands of barbed wire. The mesh gates are secure by a chain and padlock.

It is understood that surface water from the surrounding land enters the on-site tanks and flows through the isolated network. Investigations have confirmed that this water is not connected to or entering Scottish Waters operational network. The water ingress is localised and related to natural surface water.

On site, there is a settlement tank of concrete and brick construction as well as five slow sand filter tanks of concrete construction. There is a chamber located outwith the boundary of the site.

Location

Hawick is situated on the A7 trunk road approximately 50 miles south of Edinburgh in the heart of the borders. It is one of the largest towns in the Scottish Borders and has a population of 13,500 residents.

More specifically, the subjects are positioned within a very rural location, approximately 6 miles south of Hawick and accessed via Priestthaugh Road.

Access is defined in the title as being from the public road adjacent to the chlorine dosing building (Priestthaugh Road) to the title area. Part of the title area includes a large section of the access road.

Note

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.



Auction Type

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

Being sold on behalf of:



***Guide Price £32,500 plus VAT (plus fees if applicable)**

Retail Premises



Features

- Located in Fraserburgh town centre
- Available with Vacant Possession
- Suited for a range of commercial uses
- Partial rates relief to qualifying occupiers
- 200.65 sq. m. (2,160 sq. ft.)

Description

The subjects comprise a ground floor retail unit set within a two storey and attic building of traditional construction. The rear most section of the property features a single storey extension with a flat roof over. The premises benefits from a single glazed frontage, with pedestrian access via an aluminium framed recessed doorway.

Accommodation

Internally, the subjects comprise a large open plan sales and services area to the front of the premises, with a storage area to the rear. The retailing portion of the property comprises flooring of a wooden style laminate overlay, with ceilings being suspended acoustic tiles. Natural lighting is provided via the premises frontage, with artificial lighting via LED panels mounted to the suspended ceiling. The rear portion of the premises provides ample accommodation used at present as storage. W.C facilities and a staff tea prep are located within this rear section. Heating is provided via storage heaters.

Retail - 135.15 sq. m. (1,455 sq. ft.), Storage - 65.49 sq. m. (705 sq. ft.)

Location

The property is centrally located within the popular coastal town of Fraserburgh, which lies 42 miles north of Aberdeen. The town serves as a major employment and service centre, with the towns economic base dominated by fishing and its associated businesses and industries.

The subjects themselves are situated on the west side of Broad Street between the junctions for Mid Street and the High Street. In close proximity is Saltoun Square which provides ample parking for customers. This location serves as part of Fraserburgh's main commercial throughfare and features national and local occupiers alike.

Surrounding occupiers include Iceland, Superdrug, Bruce of the Broch (Butchers), Specsavers, The Card Factory and Boots.

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

***Guide Price £100,000 plus VAT (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).

Office Accommodation



Features

- NIA 164.44 sq. m. (1,770 sq. ft.)
- Located in the heart of Motherwell town centre
- Suitable for residential conversion subject to planning
- Within close proximity to public transport links

Description

The subjects comprise of an office suite spanning across first and attic level, forming part of a larger 2 story mixed use development. The property benefits from a dedicated pedestrian entrance off Brandon Street.

Accommodation

Internally, on first floor level, the subjects consist of four large spacious rooms, a kitchen prep area as well as male and female W/C facilities. The premises also provides an attic which can be accessed via a dedicated stairwell on the first floor. The subjects are suitable for a variety of uses including residential conversion subject to obtaining the appropriate consent.

First Floor - 81.28 sq. m. ((874 sq. ft.)

Attic - 83.33 sq. m. (896 sq. ft.)

Location

The subjects are located in Motherwell, forming part of the South Lanarkshire Council District. Motherwell lies approximately 17 miles to the east of Glasgow and 37 miles from Edinburgh.

Motherwell benefits from excellent transport links with the M74 motorway providing access to Glasgow and the north of England. Motherwell Railway Station is located approximately 0.6 miles from the subjects and provides frequent services into Glasgow Central Station as well as being situated on the route to London Euston. The surrounding area is also well-served by numerous bus routes providing connectivity to Bellshill, Hamilton and Uddingston.

More specifically, the subjects occupy a prominent pitch on Brandon Street, acting as one of the main vehicular thoroughfares in Motherwell. The surrounding area consists of a blend of residential and commercial occupiers including Weir Hair Design, Hemmings Homes and Ness Gallagher Solicitors. Motherwell Shopping Centre is also located within the surrounding area and provides access to national retailers such as Primark, Boots and B&M Store.

***Guide Price £60,000 (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 £2,760 inc VAT(£2,300 plus VAT).

Lot 8

85A & 89 High Street, Banchory, Aberdeenshire AB31 5XT

Two neighbouring retail units



Features

- Located within Banchory town centre
- No 85a - 48.19 sq. m. (518 sq. ft.)
- No 89 - 39.06 sq. m. (420 sq. ft.)

Description

The subjects are currently configured to provide two retail premises that are capable of being combined.

Accommodation

85a High Street has a small frontage and internally comprises of a long retail unit split into a front and back room which then widens to give a large back shop split currently into three separate rooms, a store space and WC. The floors are a mix of timber and solid and walls/ceilings are plasterboard and papered/painted. Artificial light is provided via low voltage spotlights.

89 High Street forms a more conventionally laid out retail unit which benefits from a large retail frontage and open retail space. The floors are a mix of timber and solid and walls and ceilings are plasterboard and painted. Steps up give access to a narrow store/back shop area and single WC. Good levels of natural light are provided to the retail space and artificial light is via low voltage spotlights.

Location

The subjects are situated within the popular Deeside town of Banchory which is located some 17 miles west of Aberdeen. More specifically, the subjects themselves are located on the north side of High Street at its junction with Arbeadie Terrace to the eastern periphery of the town centre.

The subjects benefit from a central location with quick access to the road network and to the local amenities contained within the town and good visibility. Other commercial occupiers within the vicinity include Banchory Cycle and Deeside Kilts.

Rateable Value

85A High Street - £4,500

89 High Street - £4,600

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 £65,000 (plus fees if applicable)**

Development Opportunity



Features

- Office/Residential conversion opportunity
- Refurbished first, second and basement floors within town centre building
- Previously in office use and suitable for continuation of this use
- Potential for conversion to residential subject to planning

Description

The subjects comprise the first, second and basement floors within a substantial mid-terraced town centre building. The building is understood to date from 1817 and in Category "B" listed, forming part of a Georgian terrace.

The property benefitted from the Cupar Conservation Area Regeneration Townscape Heritage Initiative project (2014-2019). Extensive work to restore and preserve the frontage were undertaken using traditional materials and skills under the auspices of Fife Historic Building Trust. General refurbishment to interiors and roofing supervised by Conservation accredited Architects, completed in 2018.

The property is accessed via a shared entrance to the front elevation with internal stair providing access to the first and second floor. In addition to the above there is a large basement store which can be separately accessed externally. There is a servitude allowing the occupiers of the ground floor to use the w.c. facilities on the first floor of the building.

Accommodation

First Floor - 5 offices, storage and toilet facilities 109.07 sq. m. (1,174 sq. ft.)

Second Floor - 6 offices, kitchen and toilet facilities 96.27 sq. m. (1,025 sq. ft.)

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 subjects are centrally located on St Catherine Street in a mixed residential/commercial location a short distance from Crossgate and Bonnygate the main retail areas within the town.

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



Energy Performance Rating To be confirmed.

Auction Type

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

Office Premises with Large Car Park - Development Potential



Features

- Prominent & historic building on substantial site
- Suited to alternative use subject to planning - residential or boutique hotel
- NIA 238.87 sq. m. (2,571 sq. ft.)
- GIA 316.38 sq. m. (3,405 sq. ft.)

Description

The subjects comprise a substantial and distinctive Category B-Listed villa used until recently as office premises for the local authority.

The building is of stone construction dating back to the mid Nineteenth Century formed primarily in stone and slate and incorporating a wealth of attractive architectural detailing.

The subjects occupy an open, irregular shaped and relatively flat site which includes a tar based car park capable of accommodating around 30 vehicles together with landscaped areas.

Location

The property is situated on a predominantly commercial area on a prominent, position on the north side of Milton Avenue where the road meets Ferry Brae to the east and Royal Crescent to the west. Ferry Brae leads directly towards Argyll Street to the southeast, which is the main commercial and retailing street within Dunoon.

The property also lies a relatively short walking distance to the northwest of the ferry terminal serving Gourock – Dunoon at Pier Esplanade. There is dedicated car parking is available to the front, side and rear of the property and in surrounding streets with the main vehicular accessibility available from Royal Crescent.

Dunoon is the main settlement on the Cowal Peninsula in the south of Argyll and Bute and has a resident population of around 8,250. It is accessible by both road and ferry with ferry crossings being from Greenock and Gourock.

A rail link is available from both Gourock and Greenock to Glasgow whilst the M8 motorway provides a direct link to the Scottish motorway network and Central Belt.

Site Area

We estimate the site area to be approx. 0.32 Ha (0.79 Acres),

Accommodation

Ground Floor - Six Offices, Male and Female W.C.'s, Storage, Staff Area/Kitchen

First Floor - Five Offices, W.C., Server Area

Attic - Storage

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

Planning

The property comprises a former local authority office although may be suited to alternative use subject to planning.

The building was constructed originally as a private dwellinghouse, it would lend itself for conversion back to this use either a large family home or sub-division into flats.

Taking into account the large site area and nature of the building it would also be suited for conversion to a boutique hotel.

Interested parties should make their own enquiries with Argyll & Bute Council Planning Department planning.bandc@argyll-bute.gov.uk.

Rateable Value

The property has a rateable value of £15,900.

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 £100,000 (plus fees if applicable)**

Lot 11

54-70 Schoolhill & The Clarke Building, Harriet Street, Aberdeen, Aberdeenshire AB10 1JQ

Unique Development Opportunity



Features

- Substantial premises extending to 8,250 sq. m. (88,794 sq. ft.)
- Central location close to Aberdeen Art Gallery His Majesty's Theatre & Union Terrace Gardens
- Suitable for a variety of uses subject to planning

Description

The subjects comprise two substantial buildings occupying a central location within Aberdeen City Centre.

Accommodation

SCHOOLHILL BUILDING

The Schoolhill building comprises a substantial, grade B listed, 4-storey property of red and grey granite external finish under pitch and slate roofs. The property was formally used as a student union, residential accommodation and ground floor retail unit. The premises benefit from a lift accessing all floors.

THE CLARKE BUILDING

The Clarke building comprises a substantial building of modern blockwork construction arranged over basement, ground and five upper levels.

The Clarke Building is situated along Harriet Street, directly adjacent to the Bon Accord Shopping Centre. The building was most recently used as an educational facility and therefore comprises a series of teaching rooms, with lift access to all floors.

There is an open courtyard, accessed from Harriet Street with previous plans for a boutique hotel connecting both buildings

Location

Aberdeen is Scotland's third largest city with a population of around 220,000 and a regional catchment of 500,000. The city is recognised as the Energy Capital of Europe. The city is also a recognised business destination with excellent academic and research capabilities, benefitting from two highly regarded universities.

The subjects occupy a prominent, City Centre location and accordingly benefits from excellent local facilities to include the adjacent Bon Accord Shopping Centre, Robert Gordons College, Cowdray Hall, The Art Gallery, His Majesty's Theatre and the recently upgraded Union Terrace Gardens.



Planning

Conditional planning permission was granted in 2015 for a change of use to the buildings to form a 255-bed boutique hotel including a restaurant, bar, function suite, meeting spaces and a gym. Full details of the historic permission can be found on Aberdeen City Planning Portal under reference 150513.

Architects Halliday Fraser Munro prepared an alternative feasibility study which shows potential to create the following 85 residential unit & retail conversion.

The subjects lend themselves to alternative uses such as Residential, Built to Rent, Student, Educational, Hospitality, Retail and Health Use subject to planning.

Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,500 inc VAT(£2,083.33 plus VAT).

***Guide Price £600,000 plus VAT (plus fees if applicable)**

Lot 12

3 Greencroft Wynd, Annan, Dumfriesshire DG12 6BG

Redevelopment Opportunity



Features

- Two storey end-terraced former dwellinghouse
- Central mixed use district benefitting from ongoing regeneration project

Description

The subjects comprise a two storey end-terraced former dwellinghouse with potential for reinstatement as a single dwelling or possible redevelopment into multiple flats.

The walls are of sandstone construction, with a pointed / roughcast finish, surmounted by a pitched and slated roof.

Access into the property is not available at present, therefore we cannot provide comment on the internal accommodation.

The site extends to the footprint of the building only.

In addition, we understand the Title includes two former outdoor lavatories, however, we note those have now been incorporated within an extension to a neighbouring property. See legal pack for further information.

Location

The property is set within an established mixed-use district, attached to the rear of commercial premises fronting the High Street.

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.

Site Area

From reference to online mapping software, we estimate the subjects to have a gross floor area of 80 sq. m. (860 sq. ft.).



Council Tax

The property is assessed within Council Tax Band A.

Auction Type

Unconditional Sale - There is no buyer's fee on this lot.

Being sold on behalf of:

King's and Lord
Treasurer's Remembrancer



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

Former Scottish Water Sites with Building



Features

- 4 No redundant Scottish Water sites located south of Ballachulish
- Includes detached masonry & slate building extending to 266.5 sq. m. (2,868 sq. ft.)
- Collectively the sites extend to a total site area of approximately 0.73 Acres
- Scenic area with forest walks and close to the towering mountains of famous Glencoe
- Only 15 miles from Fort William the gateway to Ben Nevis

Description

Site 1, Ballachulish WTW comprises an unfenced site within an area of forestry with a single storey block-built building harled externally under a pitched slate clad roof. The building extends to circa 266.5 m². There is a tank set into the ground immediately to the south of the building and a further tank type structure in the ground to the north-west of the building. The area of this site extends to approx. 0.57 Acres (0.23 Hectares).

Site 2, Ballachulish CWT comprises a regularly shaped area fenced with a timber post and wire fence with a space for a gate missing). There is a large concrete tank set into the ground with 5 raised SS covers. The site slopes down at the north end which is approx. 100m from the Ballachulish WTW site. The total area of this site extends to circa 0.163 Acres (0.066 Hectares).

Site 3, Ballachulish Collecting Tank comprises a fenced area (shared with Allt Sochaich intake) over a footpath up the east side of the Allt Sochaich burn. The asset sits immediately inside a timber post and rail fence to the left of the personnel gate. Infrastructure within the site consists of a concrete tank set into the ground with a metal access cover (securely padlocked). In one corner, a valve key and the cast iron vent are visible with the rest of the site covered with grass and stone. The site extends to circa 0.014 Acres (0.006 Hectares).

Site 4, Allt Sochaich Intake comprises a fenced area (shared with Ballachulish Collecting Tank) over a footpath up the east side of the Allt Sochaich burn. The footpath extends for circa 50m then there is a section of metal grid track with metal handrails over the rocks which form part of the burn (circa 8m long). This leads to the intake chamber beside a concrete weir with metal lip. The weir is approx. 5m across and 2m high. The intake site is fenced with a concrete post and wire fence over the burn. The Site extends to circa 0.016 Acres (0.007 hectares).

Location

The sites are located within a forestry setting to the south of the village of Ballachulish approximately 13 miles south of Fort William.

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



Note

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.

Auction Type

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

Being sold on behalf of:



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 £70,000 (plus fees if applicable)**

Lot 15

11 High Street, Hawick, Roxburghshire TD9 9BZ

Office/Retail Premises



Features

- Located in the heart of Hawick
- Premises extends to 128 sq. m. (1,378 sq. ft.)
- Free parking adjacent to the property
- Suitable for a variety of uses subject to obtaining the necessary consents

Description

The subjects comprise a retail/office premises arranged over the ground & basement floors of a three storey and basement stone built mid terraced property.

Accommodation

Internally, the accommodation comprises of a reception area, office space & two meeting rooms on the ground floor with storage space & male and female WC facilities at basement level. Previously a bank, the property benefits from class 1A consent and would be suitable for retail or office use or alternatively restaurant use subject to consents.

Ground Floor - 103 sq. m. (1,109 sq. ft.)

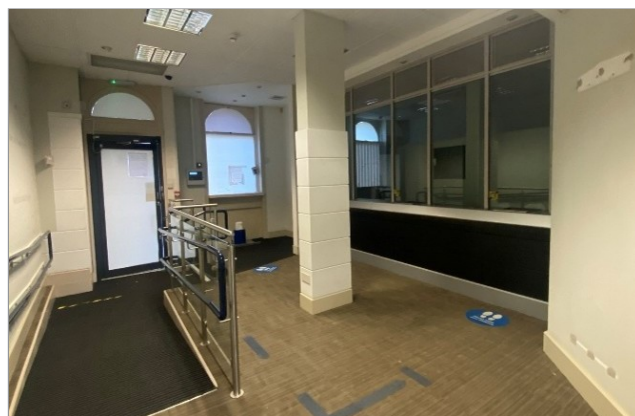
Basement - 25 sq. m. (269 sq. ft.)

Location

Hawick is situated on the A7 trunk road approximately 50 miles south of Edinburgh in the heart of the Borders. It is one of the largest towns in the Scottish Borders with its main commercial facilities centred around the High Street within which the subject premises is located. The property is situated within the main retailing thoroughfare of the town on the north west side of the High Street which benefits from a high volume of passing traffic.

Occupiers in close proximity include a mixture of local and national traders including; The Bank of Scotland, Oxfam, and, Geo. & Jas. Oliver Solicitors.

Energy Performance Rating To be confirmed.



Auction Type

Unconditional Sale - The buyers fee is 3.6% inc VAT(3% plus VAT) subject to a minimum of £2,880 inc VAT(£2,400 plus VAT).

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

Former Tourist Board Headquarters



Features

- Modern purpose-built property
- Private courtyard
- Waterfront position
- Scope for alternative commercial use and residential conversion etc

Description

The subjects comprise a bespoke three storey end-terraced building constructed circa 1997 as a regional tourist board headquarters and tourist information centre.

Accommodation

The internal layout reflects the previous use as a tourist information centre with upper floor offices, including a former 'Tourist Trail' and audio-visual theatre.

Ground Floor - Front Reception / Sales Area, Former 'Tourist Trail' Corridor, Audio-Visual Theatre, Rear Reception / Sales Area, Store, Plant Room, Ladies, Gents and Accessible Toilets. 319.53 sq. m. (3,439 sq. ft.)

First Floor - Three Offices, Meeting Room, Kitchen, Stores, and Toilet. 92.98 sq. m. (1,001 sq. ft.)

Second Floor - Four Offices and Toilet. 92.98 sq. m. (1,001 sq. ft.)

TOTAL NIA 505.49 sq. m. (5,441 sq. ft.)

The accommodation is finished to a high standard throughout with carpet / vinyl floor coverings, painted walls & ceilings, fitted display furniture and feature lighting.

Several interior walls appear to be demountable partitions therefore offering scope for future alterations to suit individual occupational requirements.

Location

The property is set within the waterfront trading area of Whitesands around 100 yards from the pedestrianised High Street.

Dumfries is a former Royal Burgh and historic town, with a population of around 33,000, and is the largest settlement within the Dumfries & Galloway region of southwest Scotland, which possesses rolling countryside, a spectacular coastline and an array of bustling towns and villages.

***Guide Price £190,000 (plus fees if applicable)**



Energy Performance Rating To be confirmed.

Planning

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

The building is however well suited to a variety of commercial uses and residential conversion, subject to Local Authority consents.

Rateable Value

The property has a rateable value of £37,900.

Auction Type

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

Lot 17

Land at Balemartine, Isle of Tiree, Argyllshire PA77 6UA

Land



Features

- Unique development opportunity (subject to planning)
- Situated in village of Balemartine
- Plot extends to approx. 56 sq. m.

Description

The site offers an exciting opportunity for redevelopment (subject to planning), in the sought after settlement of Balemartine.

Set in a peaceful rural environment, the site enjoys open outlooks and is ideally positioned close to Tiree's renowned beaches and beautiful natural landscapes. This is an excellent prospect for those seeking a unique opportunity in one of Scotland's most picturesque island locations.

The plot extends to approximately 56 SqM (0.0056 Hectares / 0.0138 Acres).

Location

The subjects are located on the Isle of Tiree. The Isle of Tiree is the most westerly isle of the Inner Hebrides and is home to around 650 people. It is a popular tourist destination due to its fair weather and scenery. There are large events on the island each year including the Tiree Wave Classic which is a large surf competition attracting global competitors and the Tiree Music Festival.

More specifically, the property in Balemartine, a traditional crofting community on Tiree's southwest coast. The area benefits from expansive open views and close proximity to beautiful beaches, ideal for outdoor activities such as walking, surfing, and wildlife watching. Accessed by quiet single-track roads, the setting provides both privacy and tranquillity, making it an attractive location for a range of uses.



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 £20,000 (plus fees if applicable)**

Lot 18

8-12 Queen Street, Peterhead, Aberdeenshire AB42 1TS

Retail/Office Premises



Features

- Two inter-connected units
- Arranged over ground, first and attic floors
- NIA 265.80 sq. m. (2,861 sq. ft.)

Description

The subjects comprise two interconnected mid-terraced traditional properties comprising retail at ground floor and offices at upper levels. There is a change in level between the properties.

The buildings are both of two storey and attic mid-terraced design that have been extended to the rear. Access into the property is via three pedestrian doors to the front elevation and there is also a fire escape door to the rear into common garden ground.

Accommodation

8 Queen Street has a timber and carpeted floors, plasterboard walls and ceilings and fluorescent strip lighting. This area is split to give a front shop along with two separate internal office areas, one with a WC off.

10 Queen Street has laminate floors, plasterboard and painted walls and an acoustic tile ceiling with inset LED panel lights. A pedestrian door from this area gives access down into a small rear storage area.

A door from Number 10 gives access to a stairwell serving the upper levels. Each building provides office accommodation at first floor and storage/staff accommodation at attic level.

Location

The property can be found within the coastal town of Peterhead, which stands around 33 miles north of Aberdeen and represents one of Aberdeenshire's principle service and employment centres. The town has a varied economic base with major employment opportunities being in fishing, onshore support for the oil industry, manufacturing, food processing, textiles and the service industries. The population is understood to stand at around 18,000.

The subjects are located on the north side of Queen Street close to its junction with Backgate and Back Street. The ground floors within the surrounding area is predominantly retail or commercial with the upper levels being a mixture of residential and offices uses. On-street car parking is available within the immediate vicinity

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



Energy Performance Rating To be confirmed.

Rateable Value

The property has a rateable value of £19,750.

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).

Reservoir and Woodland



Features

- Approved site for off-grid cabin
- Potential for holiday lodge
- Rare opportunity to purchase a secluded reservoir
- Sporting rights included

Description

This beautiful and tranquil reservoir was formed in 1880 by the construction of two embankment dams and was previously used to supply the public in Forfar and the surrounding area with water. Today, no water is taken from the reservoir, and it has become a haven for wildlife and leisure.

The length of the reservoir makes it ideal for recreational activities such as water skiing, sailing, kayaking, wild swimming and paddleboarding.

In addition, there is a healthy population of trout and pike to fish for. Situated on the northern bank runs a strip of highly attractive mixed amenity woodland which thrives with biodiversity including rabbits, roe deer, badgers, foxes as well as many plants and insects.

This woodland could be used for the construction of further cabins/huts subject to approval from the authority.

Location

The property is peacefully and privately situated approximately 1.5 miles south of Glenogil in Angus. Forfar is close by 10 miles south and Brechin some 12 miles east.

Site Area

Site area 13.82 Hectares (34.15 Acres)

Planning

Planning permission has been granted under reference 23/00523/FULL for the creation of a recreational cabin with wooden decked area, boat mooring and composting toilet. Additional information on the application is available upon request or via the Angus Council planning Department website. The property is well located and suited for the development of further chalets or similar buildings and there is high demand for holiday accommodation in the area; however, this is subject to planning consent. Interested parties should satisfy themselves with regards to services and planning consent for development of the cabin.



Note

SPORTING RIGHTS - Sporting rights are included, and as previously mentioned, the reservoir is well suited to fishing. The right of angling for trout by two rods from the reservoir bank or from a rod-fishing boat has been granted to Dundee City Council, subject to the following conditions: - They are bound to restock the trout every 5 years (at a minimum) in order to replace the number of fish caught and removed over that period. - They are bound to supervise and maintain fishing in and up on the reservoir and to control those making use of the facilities, as well as the size of fish caught and taken. - A boathouse should be provided and maintained by them if this is deemed necessary to provide reasonable fishing facilities in and upon the reservoir. - We understand that none of these rights have been exercised for many years.

Auction Type

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

***Guide Price £119,000 (plus fees if applicable)**

Part Let Townhouse Investment



Features

- Lower Ground Floor Salon (let to the Hair Studio)
- Ground Floor Office (let to Thompsons Solicitors)
- Vacant First & Attic Floors with scope for residential conversion (stc)
- Private car park - 6 tandem spaces

Description

The subjects comprise a three-storey and attic floor Georgian townhouse with private parking.

The mid-terraced building is of traditional sandstone construction, with a painted / pointed external finish, surmounted by a pitched and slated roof with dormer projection to the front.

The property currently provides a lower-ground floor salon, ground floor office and vacant interconnecting upper floors, all of which are self-contained.

The ground floor office and vacant upper floors are accessed via a shared entrance vestibule, however, the lower-ground floor salon is accessed directly from the public footpath, via an external stone staircase.

There is a large surfaced car park at the rear which is accessed from Mews Lane and can accommodate up to six vehicles in tandem. A rear external door at lower-ground floor level leads directly onto the car park.

Accommodation

Lower-Ground Floor (Salon)- Front & Rear Salon Rooms, Kitchen, Store & Toilet
Ground Floor (Office) - Reception Office, Private Office, Staff Room & Toilet
First Floor (Vacant) - Three Offices & Toilet
Attic Floor (Vacant) - Two Stores

Rateable Value

Lower-Ground Floor: £4,250
Ground Floor: £6,600
First & Attic Floors: £5,400

Each individual unit therefore qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Energy Performance Rating To be confirmed.

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



Tenancy

The lower-ground floor is let to a private tenant, trading as 'The Hair Studio'. The ground floor is let to Thompsons Solicitors

Both tenancies have been arranged on a Licence to Occupy basis, allowing month-to-month occupation and termination by either party upon provision of six months prior notice.

Each tenant is liable for the internal repair and maintenance of their own unit as well as the associated windows, whilst the landlord remains liable for the main building fabric and services.

The Hair Studio took occupation on 1st April 2011 with the licence due to expire at the end of July 2025. We understand the passing rent is £4,800 per annum.

Thompsons Solicitors have been in occupation since 1st November 2021 and we are advised the passing rent is £6,000 per annum.

The current combined passing rent is therefore £10,800 per annum, estimated rental value (ERV) is £15,600 per annum.

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).

Former City Centre Restaurant suitable for redevelopment



Features

- Prominent corner building
- Previously had planning for conversion to 12 flats granted in 2019
- Located over first, second and third floors
- GIA 643 sq. m. (6,921 sq. ft.)

Description

2-4 Bridge Street is a grade 'C' listed building situated in the center of Aberdeen on the corner of Union Street and Bridge Street, overlooking Union Terrace gardens and the historic Denburn Valley.

The building is 3 storey and attic with and is of a granite construction with a slated mansard roof over.

The property is accessed from a ground floor entrance with access to the remaining floors via a spiral staircase which provides access to first, second and third floor. There is also a fire escape stair located at the rear of the property.

Internally, the flooring is predominately of a suspended timber design overlaid in a mixture of finishes with the walls and ceilings being a mix of plasterboard and lath and plaster.

Accommodation

Ground Floor - 26 sq. m. (280 sq. ft.)
 First Floor - 214 sq. m. (2,303 sq. ft.)
 Second Floor - 210 sq. m. (2,260 sq. ft.)
 Third Floor - 193 sq. m. (2,077 sq. ft.)

Location

The subjects can be found on a prominent corner location in Aberdeen City Centre on the corner of Bridge Street and Union Street.

More specifically, the subjects are located on the west side of Bridge Street with the surrounding area being predominantly commercial in nature and includes occupiers such as Barclays, Santander, Sally Beauty and Greggs.

The property is also just a short distance away from the Trinity Centre and Union Square in addition to the Bus and Railways stations.



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

Planning

The subjects previously had planning permission which has now lapsed for the conversion to create 12 residential flats. The application can be found using the reference 181272/DPP on the Aberdeen City Council Planning Portal .

Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £3,600 inc VAT (£3,000 plus VAT).

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

Two Storey Retail/Office Premises



Features

- Easily accessible town centre position
- Gas-fired central heating system
- NIA 73.27 sq. m. (788 sq. ft.)
- Suited to alternative commercial uses & scope for partial conversion stc

Description

The subjects comprise an entire mid-terraced building, arranged over ground and first floors. The building is of traditional stone / brick construction, surmounted by a pitched and slated roof.

The property has a painted render external finish, together with an attractive sandstone sales frontage incorporating large, double-glazed display windows. Windows are of double-glazed uPVC and single-glazed timber sash design.

Accommodation

The ground floor accommodation is fully open-plan, whilst the first floor presently offers two offices and a toilet facility. A fixed timber staircase provides access to the first floor, which is also served by a rear fire exit onto Greyfriars' Street.

Ground Floor - 40.72 sq. m. (438 sq. ft.)

First Floor - 32.55 sq. m. (350 sq. ft.)

Location

The property benefits from regular footfall and passing traffic, fronting one of the key auxiliary access routes within Dumfries town centre.

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

The property is set on the eastern side of Irish Street and lies between the main thoroughfare of Buccleuch Street and the pedestrianised retail area that extends along Friars Vennel.

The subjects also lie within 150 yards of the High Street and the Burns Statue bus stance / taxi rank.

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



Planning

We understand the property is registered as having a Class 1A (Shops, financial, professional and other services) use class, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

However, the property is well suited to alternative commercial use, or possibly partial residential conversion, subject to Local Authority consents.

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

Rateable Value

The property has a rateable value of £3,750.

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Auction Type

Unconditional Sale - The buyers fee is 1.8% inc VAT(1.5% plus VAT) subject to a minimum of £2,100 inc VAT(£1,750 plus VAT).

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

Prime Development Opportunity



Features

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

Description

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

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

Location

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

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

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

Planning

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



Auction Type

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

***Guide Price £99,000 (plus fees if applicable)**

Former Water Pumping Station



Features

- GIA 120 sq. m. (1,292 sq. ft.)
- Site area 0.05 Hectares (0.12 Acres)
- Situated within an established residential location
- Suitable for a variety of uses subject to planning

Description

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 0.12 Acres (0.05 Hectares). The subjects benefit from direct vehicular access from Don Street with a separate pedestrian access via Dinart Street.

The site may be suitable for alternative uses subject to the relevant planning permission. 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. We have not been made aware of any lease agreement currently being in place.

Location

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.

Note

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 a higher value alternative use.

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



Auction Type

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

Being sold on behalf of:



Scottish Water
Trusted to serve Scotland

Development Opportunity



Features

- Two sites ready for commercial development
- Situated at the heart of the Hill of Banchory
- Site area 0.48 acres

Description

The opportunity comprises of two sites ready for development and suitable for a variety of uses falling under Class 1 and 2 (now Class 1A) and Class 3 use to include:

- > Retail
- > Food and Drink
- > Nursery (subject to planning)
- > Leisure (subject to planning)

Unit A provides a broadly level site fronting onto Hill of Banchory South and Provost Webster Road between the Co-Op and Deeside Dance Centre.

Unit C is a regular shaped, sloping site between adjacent to the Co-op/ Co-op car park.

The sites extend as follows: Site A – 0.07 ha (0.18 acres), Site C – 0.12 ha (0.30 acres) - Total – 0.19 ha (0.48 acres)

The above site areas have been calculated using online mapping software and will require to be verified.

Location

The subjects are located within the popular Deeside town of Banchory approximately 17 miles west of Aberdeen. The town serves as one of the main service and employment centres in the area with a population of approximately 8,000 persons.

The subjects themselves are located within The Hill of Banchory Development, which has seen a significant amount of both commercial and residential developments recently. The area is easily accessible from all directions and is near to the A93, which is the main route from Aberdeen to Ballater. The subjects are further located in close proximity to the Banchory Sports Village & Swimming pool, the Hill of Banchory Primary School and Banchory Business Centres 1 and 2 along with residential developments.

The subjects are located immediately adjacent to a Co-op convenience store further enhancing the area.

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



Planning

The subjects are included in a Planning Application APP/2018/0257 for the Erection of 3 Retail/Commercial Units (Class 1, 2 and 3) including Car Parking

Further information on the planning applications can be found at:

<https://upa.aberdeenshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,500 inc VAT(£2,083.33 plus VAT).

Fully Let Town Centre Investment Opportunity



Features

- Ground & lower ground floor office
- Fully furnished 3 bed first & attic floor maisonette
- Private parking to rear (2 spaces)
- Passing rent £16,540 per annum

Description

The subjects comprise a Category B listed Georgian townhouse with private parking.

The three storey and attic mid-terraced building is of traditional red sandstone construction, surmounted by a pitched and slated roof.

The property provides a self-contained office and an upper floor maisonette, accessed via a shared vestibule.

There are two private parking spaces at the rear of the building, accessed from Meuse Lane.

Accommodation

Ground Floor - Reception Office, Two Private Offices, & Toilet
Lower Ground Floor - Office, Staff Room, Stores, & Toilet

Total NIA 74.71 sq. m. (804 sq. ft.)

Maisonette - Ground Floor Entrance Hall, First Floor Lounge, Dining Room, Bedroom, & Kitchen, Attic Floor Two Bedrooms & Bathroom

Total GIA 103.52 sq. m. (1,115 sq. ft.)

Location

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

The building occupies a visible roadside position on the northern side of Buccleuch Street, which is one of the main traffic thoroughfares into the town centre,

Rateable Value

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

Energy Performance Rating To be confirmed.

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



Council Tax

The property is assessed within Council Tax Band C.

Tenancy

The office is let on a Full Repairing & Insuring (FRI) basis, subject to a schedule of condition.

The lease commenced on 15th August 2022 and expires on 14th August 2027.

The maisonette is let on a standard Scottish Private Residential Tenancy agreement.

The current passing rent is £16,540 per annum, split as follows:

Office £7,000 per annum
Maisonette £9,540 per annum (£795 pcm)

However, the office lease allows for an upwards only rent review on 15th August 2025.

Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,100 inc VAT (£1,750 plus VAT).

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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