

FOR SALE BY ONLINE AUCTION

RESIDENTIAL PORTFOLIO

Auction Date: 16.04.2026

**Block of 5 self-contained flats
(2x 1-Bed & 3x 2-Bed)**

**Arranged over lower ground,
ground, first & attic floors**

Vacant possession

**Edge of town centre location with
good neighbourhood amenities and
public transport links**

Guide Price : £150,000



GOOGLE MAPS



WHAT 3 WORDS



2 & 3A-3D HOPE PLACE, DUMFRIES, DG2 9AE

**CONTACT: Fraser Carson | f.carson@shepherd.co.uk
Robert Maxwell | robert.maxwell@shepherd.co.uk | 01387 264333 | shepherd.co.uk**

SHEPHERD
PROPERTY AUCTIONS



Location

2 & 3A-3D HOPE PLACE,
DUMFRIES, DG2 9AE



The property is set within a well-established mixed-use district convenient to Dumfries town centre.

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.

The town occupies a strategic location at the intersection of the A75, A76, and A701 trunk roads. Public transport connections include regular bus services and a railway station on the Glasgow South Western Line.

The town is home to Scotland's first multi-institutional university campus, comprising The University of the West of Scotland, The University of Glasgow and Dumfries & Galloway College, all of which are held within the 85-acre parkland Crichton Estate. In addition, Scotland's Rural College has a nearby campus within short commuting distance.

Hope Place is situated at the junction of Laurieknowe / Galloway Street (A780) and Terregles Street, around a third of a mile southwest of the town centre which lies on the opposite side of the River Nith.

Nearby neighbourhood amenities include a primary school, children's nursery, children's soft play centre & other leisure / fitness premises, cafés & hot-food takeaways, public houses, convenience stores, an ice rink, a football club, salons, a pharmacy, and a church.

On-street parking is available in the general vicinity with public parking around 120 yards to the northeast and accessed off Glasgow Street. There are also several bus stops within short walking distance.



Description

2 & 3A-3D HOPE PLACE,
DUMFRIES, DG2 9AE



The attached Category B listed building is formed by five self-contained flats, arranged over lower ground, ground, first, and attic floors.

We understand the building was originally constructed circa 1840 and is estimated to have been converted into its current configuration around the turn of the 21st century.

The main walls are of red ashlar sandstone construction, surmounted by pitched and slate clad roofs with rear dormer projections.

Externally, the site extends to the footprint of the building together with front steps and enclosures, as well as a rear sunken patio.

The flats extend to the following internal accommodation:

Flat 2 (Own Door – Ground Floor)

Office(Lounge), Kitchen, Office(Bedroom), WC(Bathroom), Stores

Flat 3A (Shared Entrance – Attic Floor)

Lounge, Dining Kitchen, Two Bedrooms, Shower Room & WC

Flat 3B (Shared Entrance – First Floor)

Lounge, Dining Kitchen, Bedroom, Bathroom & WC

Flat 3C (Shared Entrance – Ground & First Floor)

Lounge, Dining Kitchen, Two Bedrooms, Bathroom & WC

Flat 3D (Shared Entrance – Lower Ground Floor)

Lounge, Dining Kitchen, Two Bedrooms, Bathroom & WC, Additional WC

FLOOR AREAS	m ²	ft ²
Flat 2	81	872
Flat 3A	74	797
Flat 3B	81	872
Flat 3C	87	936
Flat 3D	124	1,335

The above floor areas have been calculated from on-site measurements and are stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description

2 & 3A-3D HOPE PLACE,
DUMFRIES, DG2 9AE



Services

The flats are connected to mains supplies of water, gas and electricity. Drainage is into the public sewer.

Space heating and hot water is provided by individual gas-fired boilers serving wall mounted radiators.

A linked fire alarm system has also been installed.

Council Tax / Rateable Value

Flat 2: Current RV - £2,625 / Proposed RV - £2,600
Flat 3A: Band B
Flat 3B: Band B
Flat 3C: Band B
Flat 3D: Current RV - £2,825 / Proposed RV - £2,800

Condition / Home Report

These subjects are affected by outstanding maintenance and repair works. A degree of refurbishment may also be required.

The flats are offered for sale as a single lot and are therefore Home Report exempt.

Planning

The subjects are assumed to be registered for Class 9 (Houses) and Class 4 (Business) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

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



Gallery

2 & 3A-3D HOPE PLACE,
DUMFRIES, DG2 9AE





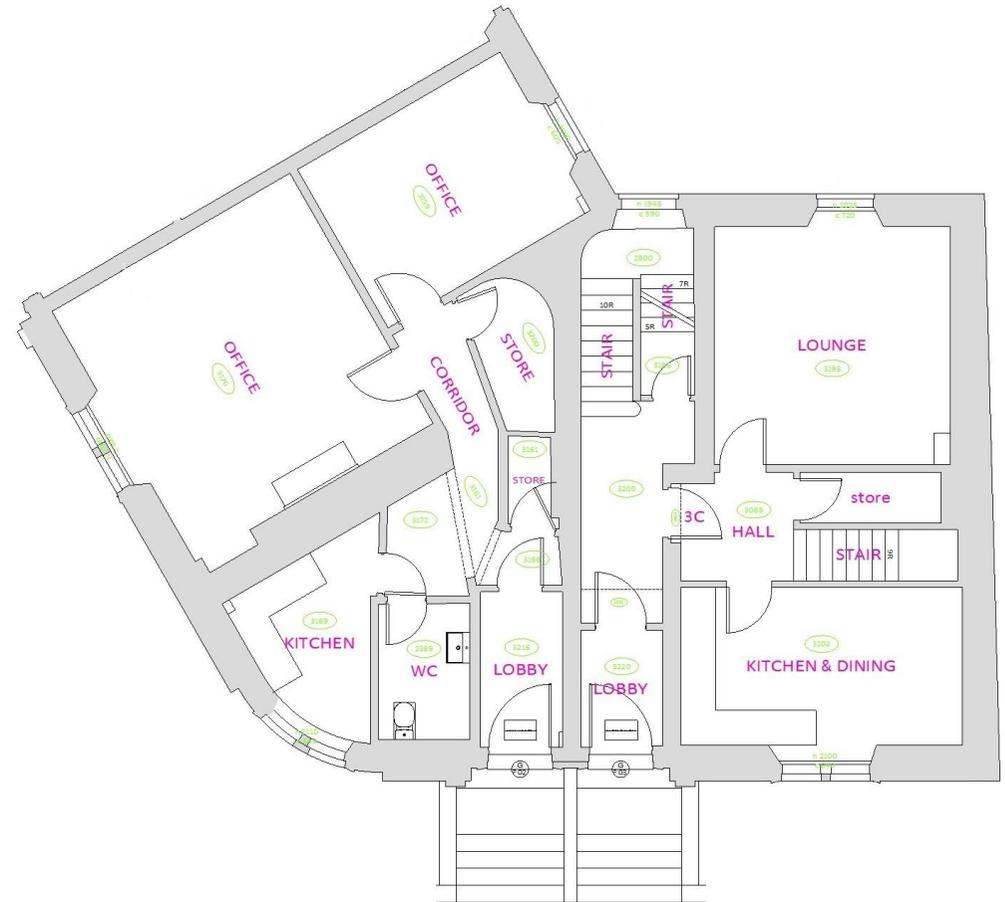
Floorplans

2 & 3A-3D HOPE PLACE,
DUMFRIES, DG2 9AE



Lower Ground Floor

Flat 3D



Ground Floor

Flat 2

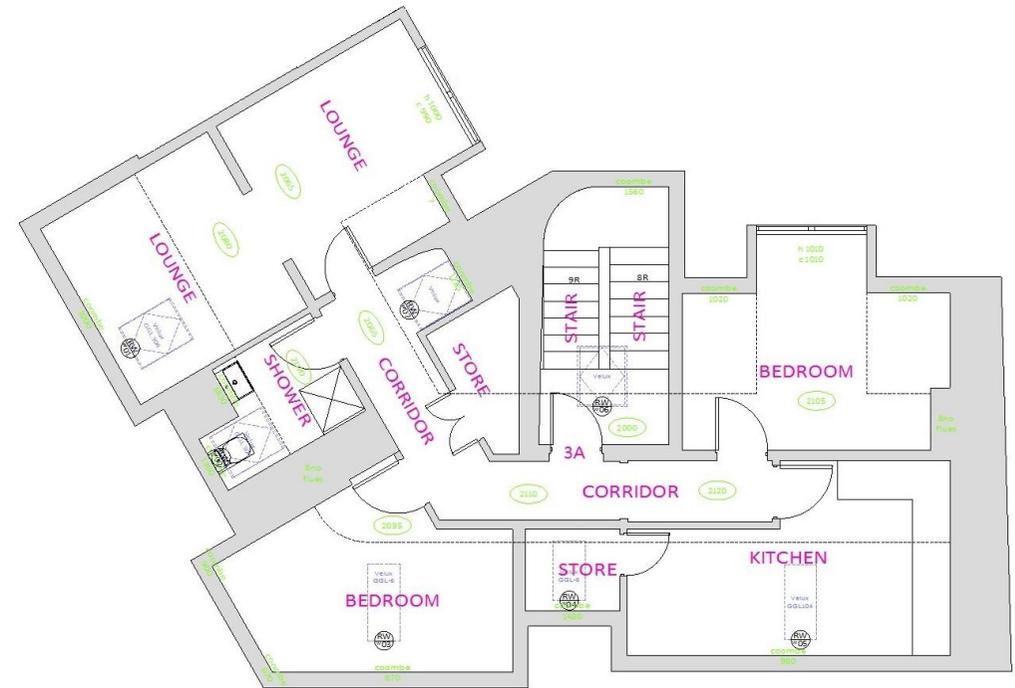
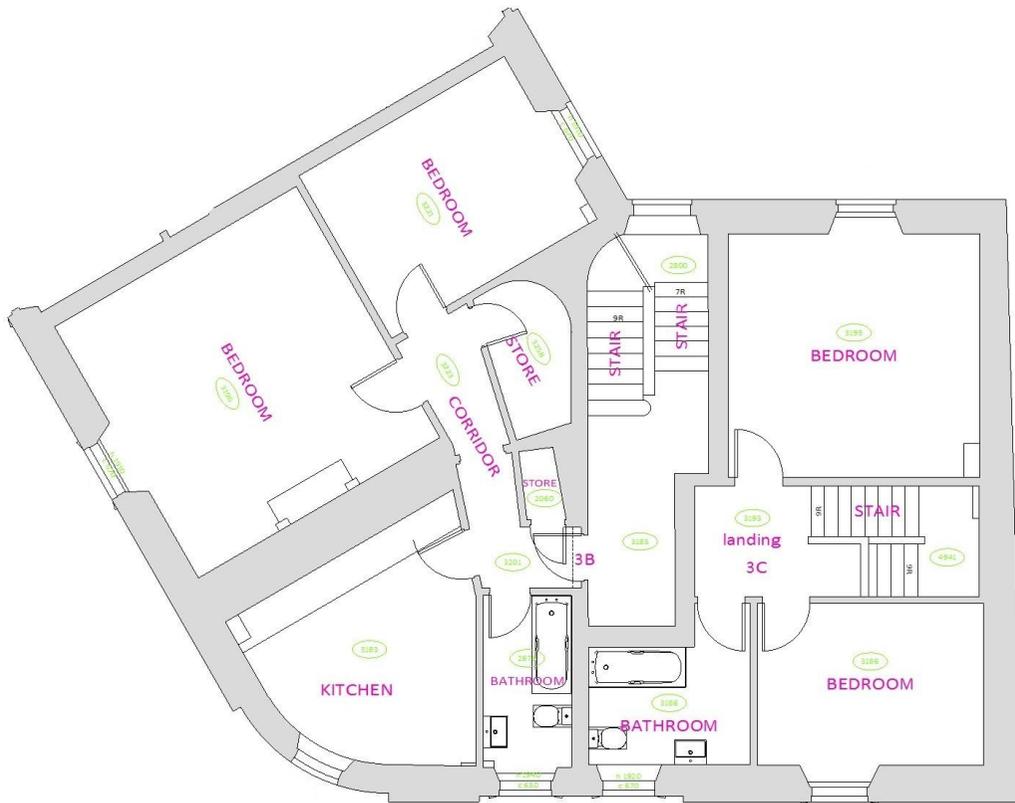
Flat 3C





Floorplans

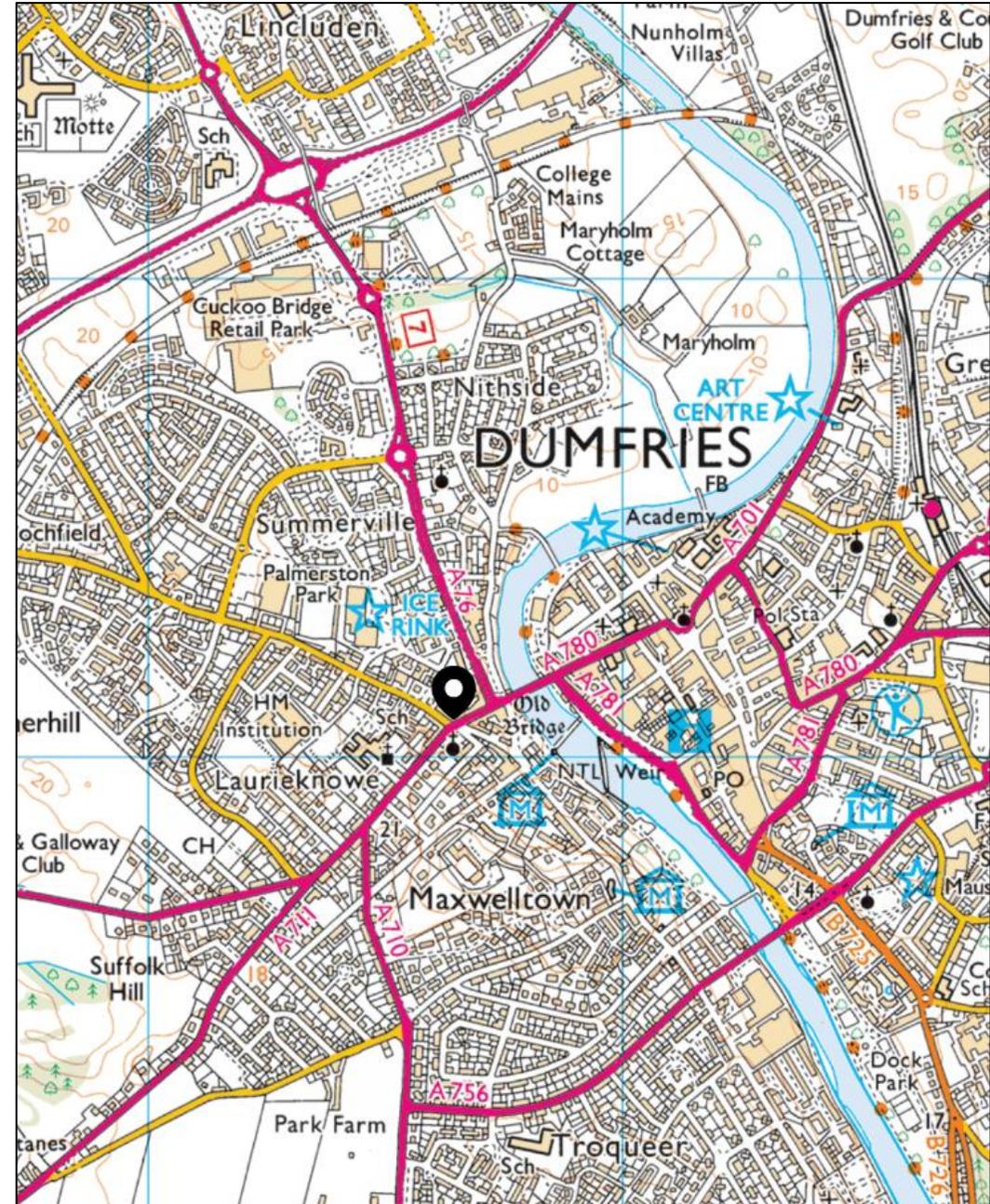
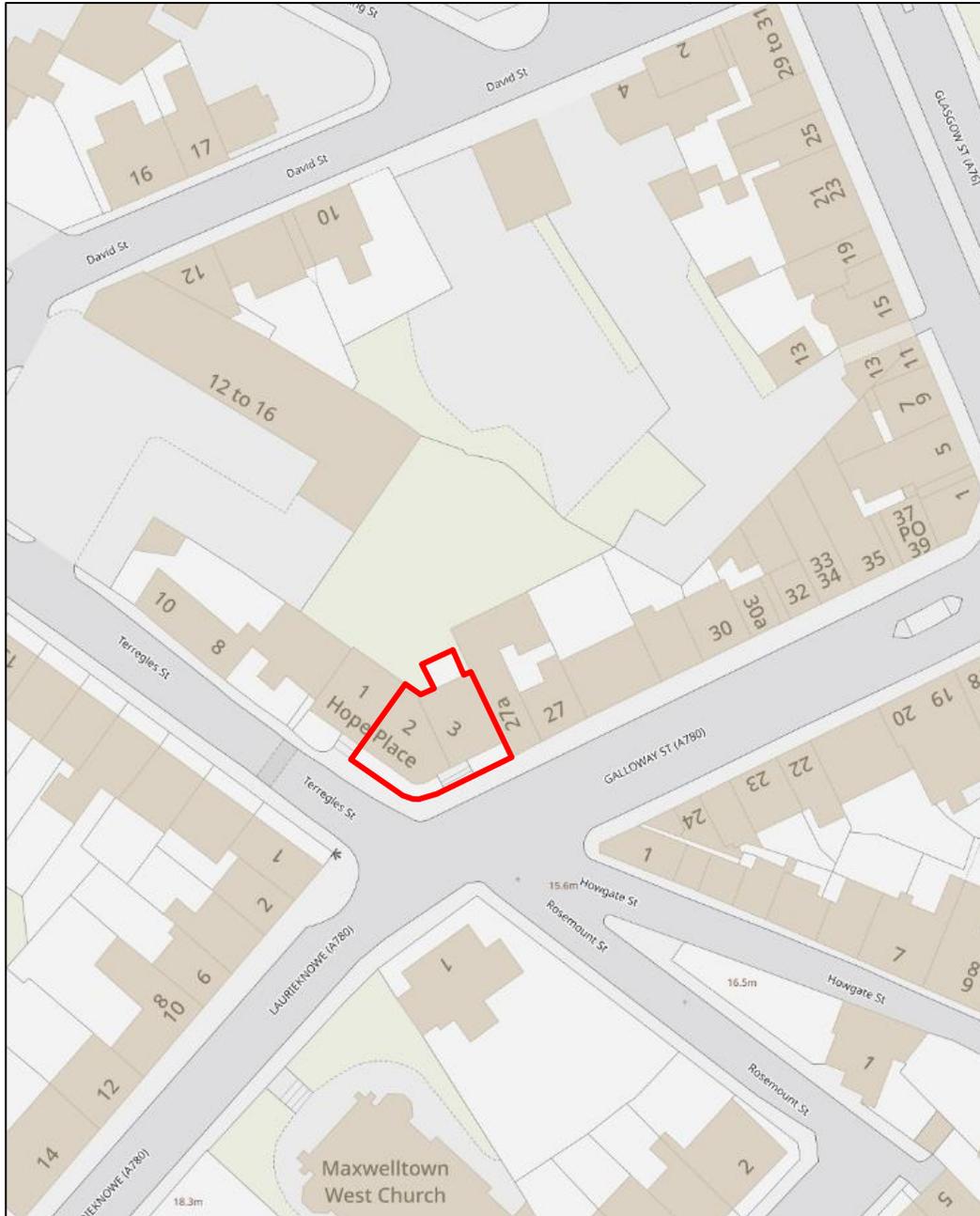
2 & 3A-3D HOPE PLACE,
DUMFRIES, DG2 9AE





Site & Location Plans

2 & 3A-3D HOPE PLACE,
DUMFRIES, DG2 9AE





Auction Date

The auction will be held on Thursday 16th April at 2:30pm.

Registering to Bid

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

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

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

Deposit

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

Reserve Price

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

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of **£150,000**.

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

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

Buyer Fees

The buyer's fee is 1.5% plus VAT, subject to a minimum of £1,500 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate (EPC)

Energy Performance Certificates: Pending

A copy of the EPCs are available upon request.

Get in Touch

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



Fraser Carson

f.carson@shepherd.co.uk



Robert Maxwell

robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors

18 Castle Street, Dumfries, DG1 1DR

t: 01387 264333



ANTI MONEY LAUNDERING REGULATIONS

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

[shepherd.co.uk](https://www.shepherd.co.uk)

