

FOR SALE BY ONLINE AUCTION

REDEVELOPMENT OPPORTUNITY

Auction Date: 16.04.2026

**Substantial warehouse site accessed
from Port Street & Carlyle's Place
(0.181Ha / 0.45Ac)**

**Previous Planning Permission for
10x flats & office**

**Alternative proposal for
9x townhouses & retention of hall**

**Potential redevelopment
grants available**

Guide Price: £150,000



GOOGLE MAPS



WHAT 3 WORDS



ALBERT HALL, PORT STREET, ANNAN, DG12 6BH

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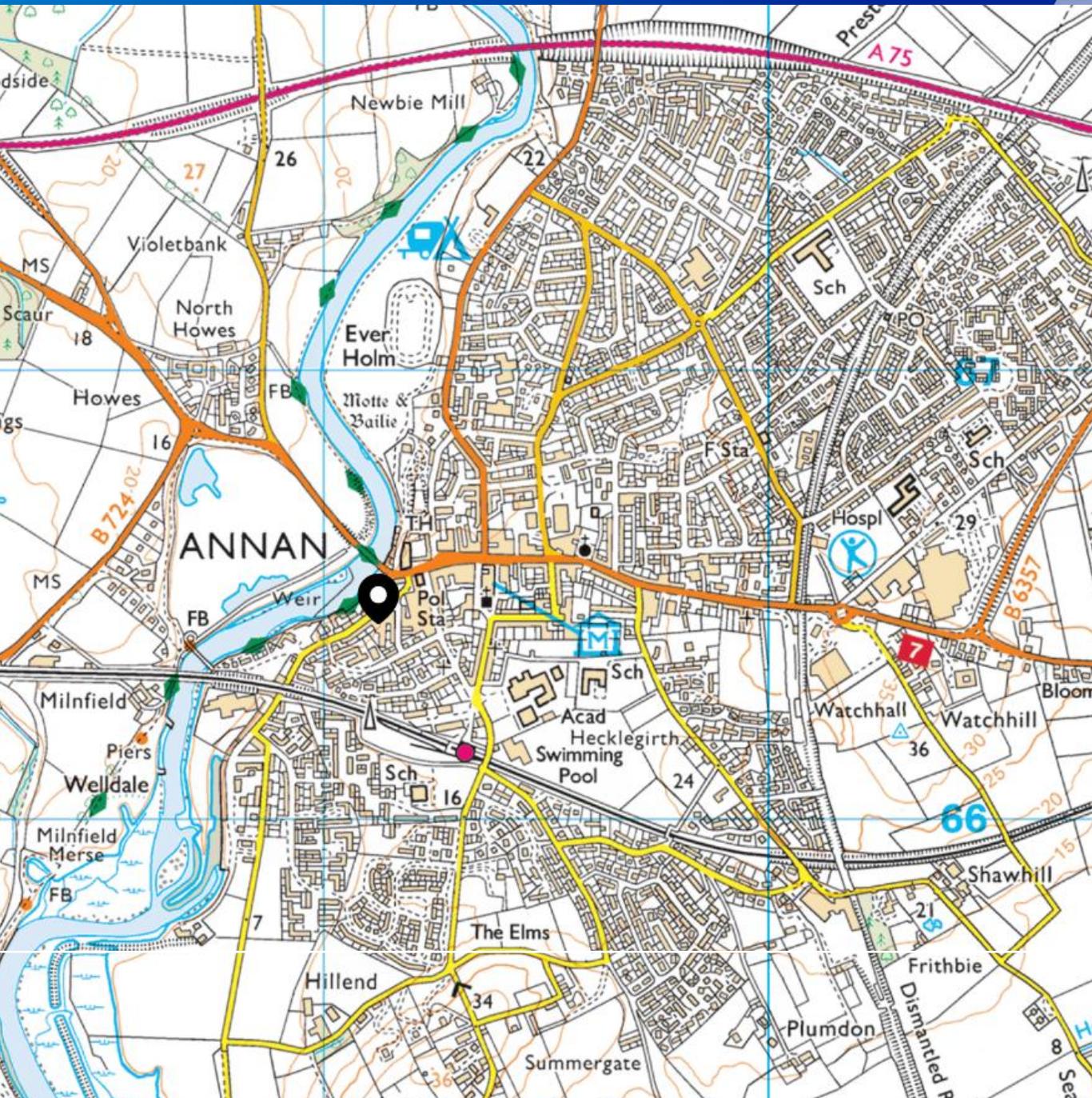
SHEPHERD

PROPERTY AUCTIONS



Location

ALBERT HALL,
PORT STREET, ANNAN, DG12 6BH



The property occupies a convenient and accessible position at the edge of Annan town centre, set in a mixed-use district that benefits from recent and ongoing regeneration projects.

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.

The town is bypassed by the A75 trunk road which connects to the A74(M) / M6 motorway at Gretna, around 9 miles to the east. In addition, the town benefits from a railway station on the Glasgow South Western Line.

The regional capital of Dumfries lies around 15 miles to the west, with the city of Carlisle circa 18 miles to the southeast.

Main amenities include:

- Multiple primary schools & Annan Academy
- Annan Hospital & Greencroft Medical Centre
- Public leisure centre & swimming pool
- National supermarkets
- Galabank Stadium & Annan Rugby Club
- Easy access to various outdoor pursuits & Solway Coast

The subjects lie on the southern side of Port Street and the western side of Carlyle's Place, around 100 yards from the High Street.

The immediate area benefits from ongoing regeneration projects, evidenced by the recent redevelopment of an adjacent site in 2020 providing 27 new homes together with the long-planned major regeneration of Annan Harbour into a maritime heritage centre, event space, leisure lagoon, café, and nature / wildlife haven.



Aerial View

ALBERT HALL,
PORT STREET, ANNAN, DG12 6BH





Description

ALBERT HALL,
PORT STREET, ANNAN, DG12 6BH



The subjects comprise a Category B listed three-storey building together with a range of single storey extensions, offering residential or mixed-use redevelopment potential (STC).

The original building dates from the late 19th century and is of sandstone construction surmounted by a pitched and slate clad roof.

We estimate the original building extends to a Gross Internal Area of circa 260 sq.m. (2,800 sq.ft.) per floor, therefore circa 780 sq.m. (8,400 sq.ft.) in total.

The subsequent extensions appear to have been added during the course of the 20th century and are mostly of brick & block construction under metal truss asbestos clad roofs.

The site extends to the footprint of the buildings together with parcels of land, including a cobbled courtyard off Port Street and the curtilage of a demolished cottage off Carlyle's Place.

We estimate the total site area extends to circa 0.181Ha (0.45Ac) or thereby.

Services

Prospective purchasers are advised to satisfy themselves in this regard.

Rateable Value

Current: £10,700 | Proposed £0

Planning & Grant Funding

We understand the property was previously granted Planning Permission for redevelopment into 10x flats and conversion of the original building into an office in 2005 & 2006 respectively (Ref: 05/P/4/0479 & 06/P/4/0566).

An alternative proposal for 9x townhouses and retention of the original building (see page 6) was prepared circa 2014.

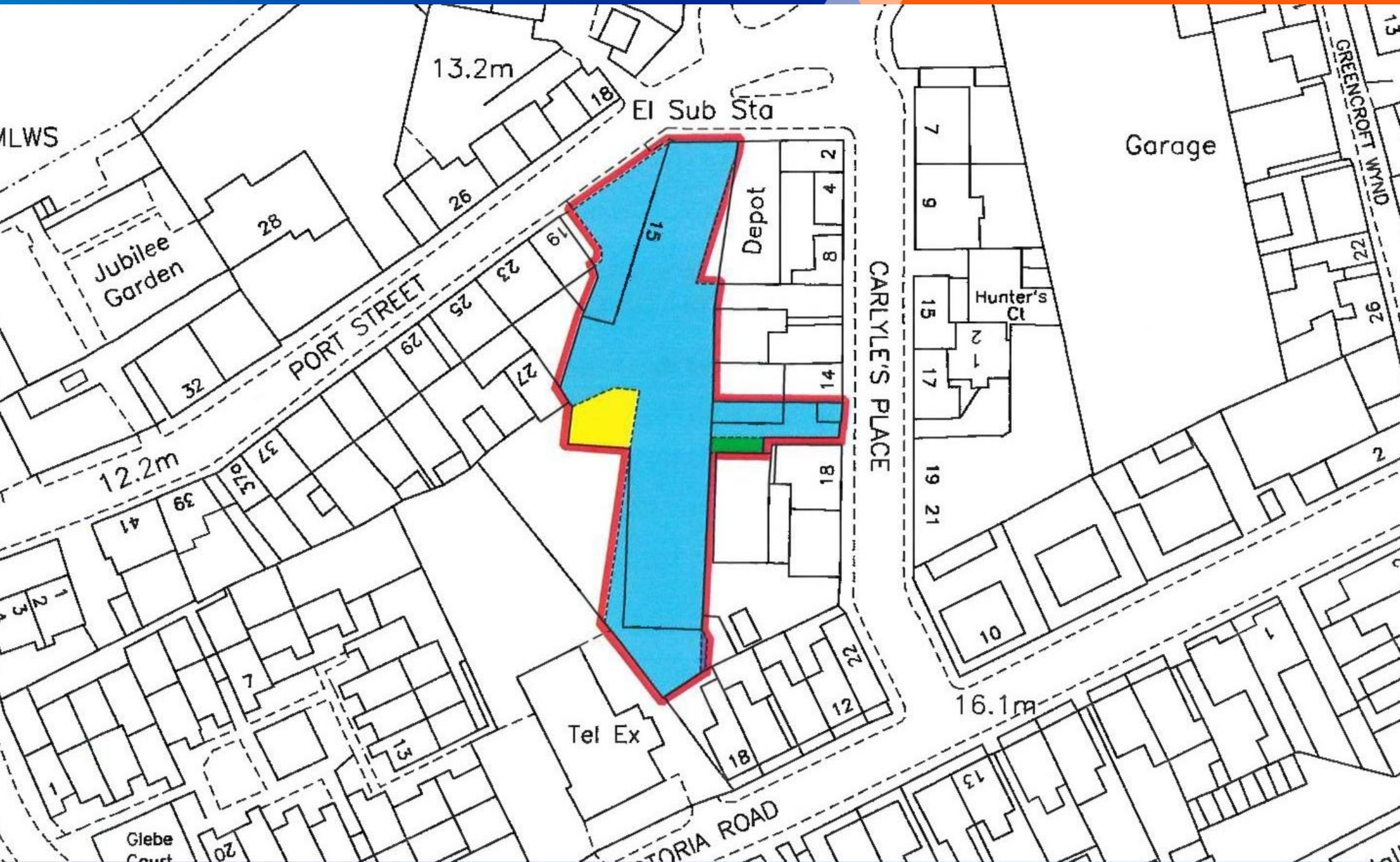
We are advised redevelopment grants are likely to be available to a future developer.

Further information is available upon request.



Title Plan

ALBERT HALL,
PORT STREET, ANNAN, DG12 6BH





Potential Redevelopment Scheme

ALBERT HALL,
PORT STREET, ANNAN, DG12 6BH





Gallery

ALBERT HALL,
PORT STREET, ANNAN, DG12 6BH





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

Not Applicable.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

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

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