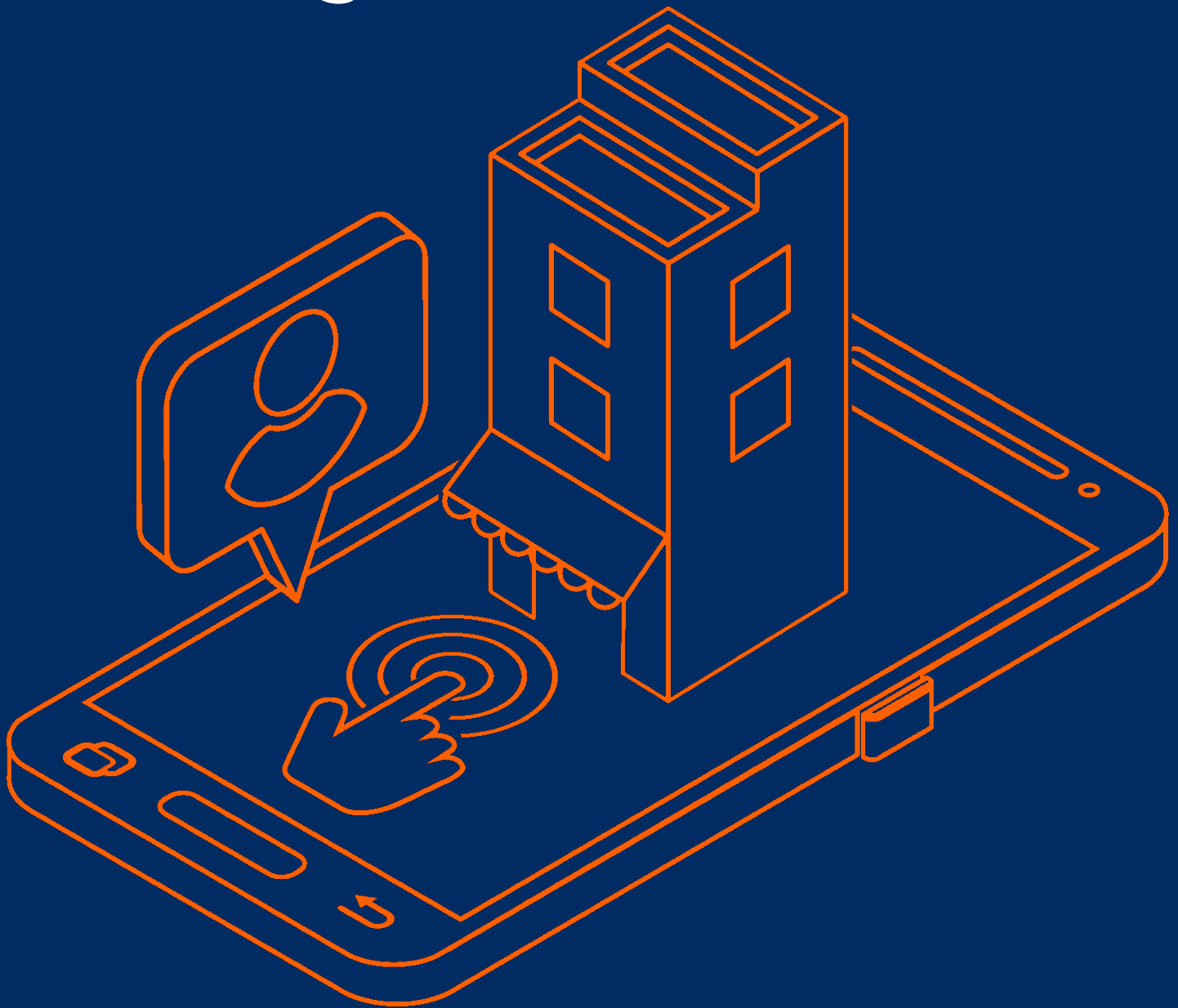


Shepherd Commercial Property Auction Catalogue



**Thursday 16th April 2026
at 02:30 PM**

Broadcast live online with remote bidding only.

0333 016 4000 'option 3'

shepherd.co.uk/commercial-auctions



MESSAGE FROM THE AUCTIONEER



Andrew Parker
Managing Director &
Auctioneer at SDL
Property Auctions



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Managing Partner at
Shepherd Chartered
Surveyors



Kevin Bell
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Arlene Wallace
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Graham Penny
Auctioneer at SDL
Property Auctions



Sarah Miles
Operations Manager
at SDL Property
Auctions

Welcome to the Shepherd Commercial Property Auction April 2026 catalogue

We're pleased to launch our latest auction catalogue of 39 commercial properties and development land located across Scotland going under the hammer in our live-streamed auction on Thursday 16th April.

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 a unique opportunity to acquire a residential/leisure investment site in Laggan, Spean Bridge. Set within a spectacular Highland landscape this lot has a guide price of £999,000

In Annan we have Albert Hall, Port Street comprising a former warehouse site offering potential for redevelopment. The property has a guide price of £150,000.

If you are looking for a new business venture, 65 The Castle, New Cumnock could be for you. The property which includes all equipment such as hot tub and sauna has a guide price of £46,000.

In Aberdeen we have a retail investment at 119 Bon Accord Street. With a passing rent of £6,500 p.a. and let until October 2029, this opportunity has a guide price of £60,000.

Acting on behalf of NHS we have The Cathcart Street, Greenock, a former health centre set over five floors and benefits from a covered car park to the rear. This substantial building has a guide price of £140,000.

7 Atholl Crescent, Perth comprises an entire townhouse building with parking for 6 cars and offering potential for redevelopment stp. The property is being offered for sale with a guide price of £200,000.

In Campbeltown we have a Category "C" Listed building with potential for redevelopment. This town centre property is available at a guide price of £40,000.

Kilimanjaro House, Sauchieburn is a semi-detached two storey house which is currently let at an annual rent of £9,271. The property has a guide price of £120,000.

Finally, in Glasgow we have three units available at Granary Quay. Unit A has a guide price of £42,500, Unit B £45,000 and Unit C £125,000. All units offer scope for use in a continuing retail/office capacity or redevelopment stp.

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 16th April 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 **18th June 2026**

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	Laggan, Spean Bridge, PH34 4EA	£999,000
2	Plot at Main Street, Sauchie, Alloa, Clackmannanshire, FK10 3JX	£20,000
3	77 Dalblair Road, Ayr, Ayrshire, KA7 1UQ	£65,000
4	Aberchirder Library, 111 Main Street, Aberchirder, Huntly, Aberdeenshire, AB54 7TB	£45,000
5	2 & 3A-3D Hope Place, Dumfries, Dumfriesshire, DG2 9AE	£150,00
6	7 Atholl Crescent, Perth, Perthshire, PH1 5NG	£200,000
7	Cemetery Lodge, Constitution Street, Peterhead, Aberdeenshire, AB42 1SD	£50,000
8	65 The Castle, New Cumnock, Cumnock, Ayrshire, KA18 4AG	£46,000
9	Southesk Apartments, Wharf Street, Montrose, Angus, DD10 8BD	£220,000
10	Townhead Institute No 3, 39 Drysdale Street, Alloa, Clackmannanshire, FK10 1JL	£60,000
11	The Cathcart Centre, 128 Cathcart Street, Greenock, Renfrewshire, PA15 1DE	£140,000
12	7 New Bridge Street, Ayr, Ayrshire, KA7 1JX	£42,000
13	Office, Castlehill, Campeltown, Argyll, PA28 6AN	£40,000
14	Albert Hall, Port Street, Annan, Dumfries and Galloway, DG12 6BH	£150,000
15	Land at Midton Road, Prestwick, South Ayrshire, KA9 1PJ	£140,000
16	42 Upperkirkgate, Aberdeen, Aberdeenshire, AB10 1BA	£85,000
17	Prospect Lodge, 7 Mayne Road, Elgin, Moray, IV30 1NY	£295,000 plus VAT
18	Oceans 11, 19 Fowlds Street, Kilmarnock, KA1 3DG	£160,000
19	59 Station Road, Ellon, Aberdeenshire, AB41 9AR	£85,000
20	Club Rooms, Church Street, Annan, Dumfriesshire, DG12 6DS	£37,000

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
21	The Old School, Perry Road, Edzell Woods, Edzell, Angus, DD9 7XL	£150,000
22	Kilimanjaro House, Cultenhove Farm, Sauchieburn, Stirling, Stirlingshire, FK7 9QB	£120,000
23	Plot north of the Old Mill, Sauchieburn, Stirling, Stirlingshire, FK7 9QB	£90,000
24	103-109 Holmscroft Street, Greenock, Renfrewshire, PA16 4DF	£140,000
25	206 Dalrymple Street, Girvan, Ayrshire, KA26 9BQ	£58,000
26	Block C, 17 Hawkhill, Dundee, Angus, DD1 5DL	£380,000
27	119 Bon Accord Street, Aberdeen, AB11 6EH	£60,000
28	5 The Cross, Dalry, Ayrshire, KA24 5AL	£25,000
29	7 The Cross, Dalry, Ayrshire, KA24 5AL	£25,000
30	4 Merchant Street, Peterhead, Aberdeenshire, DB42 1BU	£60,000
31	42 Scott Street, Perth, Perthshire, PH1 5EH	£75,000
32	The Old Mill, Balmuirfield, Dundee, Angus, DD3 0NU	£94,000
33	Barlatch, Milltown of Rothiemay, Huntly, Aberdeenshire, AB54 7NA	£80,000
34	Unit a Granary Quay, Glasgow Harbour Terraces, Glasgow, Lanarkshire, G11 6FB	£42,500
35	Unit B Granary Quay, Glasgow Harbour Terraces, Glasgow, Lanarkshire, G11 6FB	£45,000
36	Unit C Granary Quay, Glasgow Harbour Terraces, Glasgow, Lanarkshire, G11 6FB	£125,000
37	Land West of M90, Dunfermline, Fife, KY11 8ZY	£5,000
38	Land at Hilton Wood, Crossford, Fife, KY12 8PQ	£8,000
39	Land, Dalgety Bay, Dunfermline, Fife, KY11 9XZ	£2,500

Residential and Leisure Investment Opportunity



Features

- Heritable ground rent investment, 3 houses, 1 chalet, restaurant/leisure building
- Spectacular Highland landscape located on Loch Oich at the Great Glen Water Park
- Extensive landholding, circa 12 acres providing development potential
- Chalet rent reviews annually by RPI after Year 5
- Total current gross rents reserved, circa £106,000 per annum, plus maintenance charges and holiday rental income potential from the cottages
- High Yielding investment

Description

The subjects comprise a heritable ground rent investment over 30 chalets, all held on 60 year licence/pitch agreements from around 2019, with annual RPI-linked reviews after year 5. In addition, the property includes three houses comprising Struan Cottage, a detached villa, Oich View and Glen View, a pair of semi-detached bungalows, together with a single A-frame 2 bedroom chalet and a detached restaurant/leisure building. The current income is understood to be in the region of £106,000 per annum, exclusive of service costs. See Legal Pack.

Location

Great Glen Water Park is situated at Laggan, near Spean Bridge, within the Great Glen in the Scottish Highlands. The property occupies an attractive rural setting with easy access to the A82, one of the main trunk roads through the Highlands, providing access north towards Inverness and south towards Fort William and Glasgow. The surrounding area is well known for its outstanding natural beauty and strong appeal as a tourist destination, attracting visitors throughout the year.

Laggan is a small Highland village lying to the north east of Spean Bridge and to the south west of Loch Ness, within an area noted for tourism, outdoor pursuits and passing trade. Spean Bridge provides a range of day to day amenities, with Fort William, located further south, offering a wider range of retail, leisure and professional services. The property is well placed to serve both the local market and the wider visitor economy, benefiting from its position within a popular touring route through the Highlands.

Planning

There is a lapsed Planning Permission (ref. 20/00755/FUL) for the erection of 10 holiday lodges at Great Glen Water Park which provides development potential. There is also space to develop chalets within the grounds at Loch Oich & Loch View, subject to Planning.

Energy Performance Rating To be confirmed.

***Guide Price £999,000 (plus fees if applicable)**



Note

The property offers a significant refurbishment, development and asset management opportunity.

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).

Lot 2

Plot at Main Street, Sauchie, Alloa, Clackmannanshire FK10 3JX

Land



Features

- 0.17 Hectares (0.43 Acres) plot
- Prominent roadside location
- Potential for future development subject to planning

Description

The subjects comprise a site of approximately 0.17 Hectares (0.43 Acres).

The site is approx. rectangular in shape and has a covering of scrubland and semi mature trees. It has a substantial road frontage to Main Street.

Location

Sauchie is one of the main towns in Clackmannanshire Council area 2 miles northeast of Alloa and 3 miles southeast of Tullibody.

Sauchie has excellent transport links to Stirling and Alloa whilst Glasgow and Edinburgh are also accessible via the A907 and A9, the M9 lies around 10 miles to the west. Alloa is the nearest train station and has direct routes to Stirling and Glasgow.

The land is located on Main Street at its junction with Craigview. Main Street is the principal thoroughfare in Sauchie which connects Alloa to the Southwest and Tilllicoultry to the north.

Planning

There is no planning permission currently in place for the site.

The site previously held planning permission for a 3-storey block of 8 apartments. This consent was granted in 2006 and has now lapsed.

Potential purchasers should make direct enquiries to Clackmannanshire Council in this regard.



Auction Type

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

Being sold on behalf of:

***Guide Price £20,000 (plus fees if applicable)**

King's and Lord
Treasurer's Remembrancer



Fully Fitted Hair & Beauty Salon



Features

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

Description

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

Accommodation

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

- Retail Area
- Private Treatment Room
- Kitchen
- WC
- Store

Location

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

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

Surround occupiers include Wallflowers, Ayr Guitar and Strictly Bridal.

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



Auction Type

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

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

Lot 4

Aberchirder Library, 111 Main Street, Aberchirder, Huntly, Aberdeenshire AB54 7TB

Former Library Premises



Features

- Town centre location
- Site area 121 sq. m. (1,302 sq. ft.)
- Gross Internal Floor Area 94.5 sq. m (1,017 sq. ft.) - Exc. attic

Description

The subjects comprise of the former Aberchirder library and are laid out to provide a vestibule, former library space, storage room, kitchenette and WC. There is an external store to the rear.

The main building is an end terraced, single storey and attic property of traditional construction externally rendered with a slate roof over.

Accommodation

Internally, the main building has a concrete floor with carpet coverings to the main library space, storage room, vestibule and kitchenette. The WC has a vinyl floor covering.

The walls and ceilings are plastered and painted and within the storage room there are areas of timber linings to the ceiling and walls. There is a built-in storage cupboard within the storage room.

Location

The subjects are located on the north side of Main Street within the village of Aberchirder which is located approximately 6 miles west of Turriff and 12 miles northwest of Huntly.

Aberchirder benefits from a range of community services and facilities including a primary school, pharmacy, hotel, pub and a selection of shops in the village centre. The property is directly opposite the Co-op.

Planning

The property has planning consent for its former use as a Library.

Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service.

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

Note

The property is being sold without any warranties that any of the services and utilities serving the property and any of the appliances, equipment, facilities and systems (including electrical items) in the property are in working order or any condition.

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



Auction Type

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

Lot 5

2 & 3A-3D Hope Place, Dumfries, Dumfriesshire DG2 9AE

Residential Portfolio



Features

- Block of 5 self-contained flats (2 x 2 bed, 3 x 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

Description

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.

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

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

Location

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.

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.

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



Energy Performance Rating To be confirmed.

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).

Entire Townhouse Building



Features

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

Description

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

The building dates from 1880 and is Grade A Listed.

Accommodation

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

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

Location

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

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

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

Energy Performance Rating To be confirmed.

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



Auction Type

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

Lot 7

Cemetery Lodge Constitution Street, Peterhead, Aberdeenshire AB42 1SD

Residential Development Opportunity



Features

- Centrally located for the town centre
- 135 sq. m. (1,453 sq. ft.)

Description

Cemetery Lodge, Constitution Street, Peterhead, offers an investment project for the experienced property developer.

This substantial pink granite detached Lodge is located within the grounds of the town's Cemetery and within easy walking distance of the town centre and local amenities.

Accommodation

The property provides spacious accommodation with two public rooms on the ground floor along with the kitchen. Upstairs are the bathroom, three bedrooms and study. There is an attractive turning staircase, with decorative wrought iron spindles, along with features such as the window shutters, cornicing and deep wooden skirtings.

At the rear of the house is a triangular shaped walled garden, which is very sheltered and private.

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.

Energy Performance Rating To be confirmed.

Note

Cemetery Lodge and Garden – coloured in pink. Vehicular and Pedestrian Access, shared with the cemetery – coloured in yellow. Use restricted to garden ground. Development on this area will require separate agreement with Aberdeenshire Council – coloured green. Boundary walls to be retained and maintained by Aberdeenshire Council – coloured blue. The property will be sold with a servitude in favour of the Purchaser permitting vehicular/pedestrian access over area of ground in the north-west side of the property and access in the north-east boundary of the building for the purpose of maintenance and repair of the building wall/roof.



Council Tax

The property has a Council Tax banding of B.

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 £50,000 (plus fees if applicable)**

Lot 8

65 The Castle, New Cumnock, Cumnock, Ayrshire KA18 4AG

High Quality Fitted Day Spa



Features

- Turnkey opportunity - fully fitted and ready to trade
- 88.2 sq. m. (950 sq. ft.)
- No rates payable subject to status

Description

The property comprises retail premises modernised and fully fitted as a Day Spa.

Accommodation

The internal accommodation comprises the following:

- Reception Area
- Sauna/Hot Tub
- Two Changing Rooms (including W.C. facilities)
- Two Treatment Rooms
- Kitchen/Tea Prep Area

All of the equipment is included within the subjects of sale.

As the unit is fully fitted trading could begin immediately.

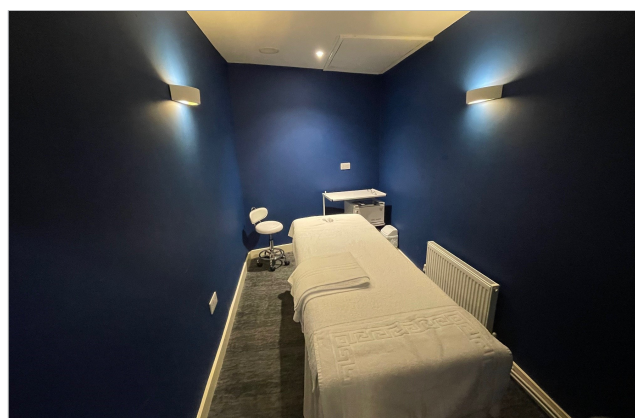
Location

The property is located in New Cumnock in the East Ayrshire Council area around 26 miles south-east of Kilmarnock and with Cumnock around 6 miles to the north-west.

The property is located in the centre of New Cumnock in an area of mixed commercial and residential use with The Castle forming part of the A76 Ayr – Dumfries trunk route which passes through the town.

Ample free on and off street car parking is available in the general area.

Energy Performance Rating To be confirmed.



Auction Type

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

***Guide Price £46,000 (plus fees if applicable)**

Lot 9

Southesk Apartments, Wharf Street, Montrose, Angus DD10 8BD

Residential 3 bed flat with separate letting rooms/air bnb



Features

- Sale due to retirement
- Category "C" Listed property

Description

The letting accommodation is operated solely by the current owner occupier of the public house below.

The accommodation currently comprises a 3 bed first floor flat along with a 1 bed annexe to the rear, a second floor 2 bed flat with private bathroom and a further 2 bedsit rooms with shared bathroom arranged over second and attic floors.

The rooms are only operated on a restricted timescale at present and hence further expansion of this element of the business is possible through extended operating days.

Accommodation

First floor 3 bed flat - 98.00 sq. m. (1,020 sq. ft.)

Guest Rooms (Second/Attic) - 58.31 sq. m. (628 sq. ft.)

Rear Annexe - 52.11 sq. m. (561 sq. ft.)

TOTAL - 208.42 sq. m. (2,209 sq. ft.)

Location

Montrose has a population of circa 13,250 (source: Angus Council) and is one of the principal towns positioned on the northeast Coast of Scotland, approximately 40 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen. Montrose is located within the administrative authority of Angus Council.

The subjects are located on Wharf Street, at the corner junction with Shore Wynd/Apple Wynd and overlooking the Montrose Harbour Area.

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



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 £220,000 (plus fees if applicable)**

Lot 10

Townhead Institute Unit 3, 39 Drysdale Street, Alloa,
Clackmannanshire FK10 1JL

Ground Floor Retail/Office



Features

- Suitable for a variety of uses subject to planning
- High levels of passing traffic
- NIA 83.51 sq. m. (899 sq. ft.)
- May qualify for 100% rates relief under the SBBS scheme

Description

The premises comprise a ground floor retail unit within a two-storey building, with high levels of passing traffic. Thus, benefitting from a prominent roadside location.

Accommodation

The front shop area is currently unfitted, lacking the typical fixtures and fittings. The space features an open plan sales area suited to a variety of businesses.

To the rear, there is a dedicated area featuring a private meeting room, WC, Kitchen and storage space.

This property benefits from roll down security shutters at the shared access entrance which also protect the adjacent unit.

Location

The town of Alloa is located in central Scotland, on the northern banks of the River Forth. It lies approximately 40 miles north-west of Edinburgh and 7 miles east of Stirling, with access via the M9 and A907.

Drysdale Street is a principal thoroughfare running through the town centre, connecting the High Street and Shillinghill at either end. The property is situated on the south side of Drysdale Street in close proximity to the junction with Primrose Street.

Surrounding occupiers include Alloa Post Office, TSB Bank, William Hill, and the Sense Scotland charity shop.

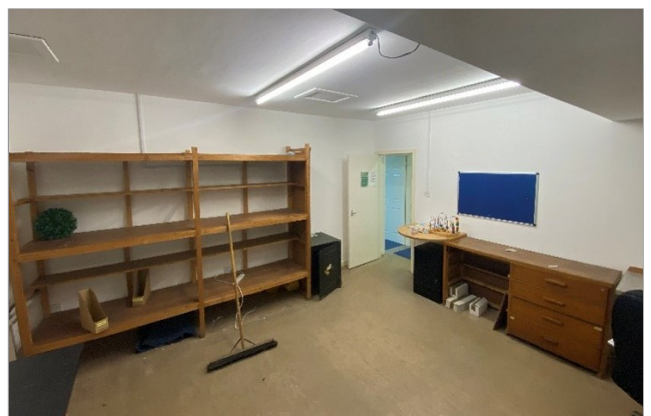
On-street parking is available directly outside the property, as well as on adjacent streets.

Rateable Value

The property has a rateable value of £10,300.

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

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



Auction Type

Unconditional Sale - The buyers fee is 2.4% inc VAT(2% plus VAT) subject to a minimum of £2,760 inc VAT (£2,300 plus VAT).

Lot 11

The Cathcart Centre, 128 Cathcart Street, Greenock, Renfrewshire
PA15 1DE

Redevelopment Opportunity



Features

- GIA 801.51 sq. m. (8,628 sq. ft.)
- Located in the heart of Greenock
- Benefits from a covered car park to the rear
- Suitable for a variety of uses (subject to planning)

Description

The subjects comprise of a self-contained office premises spanning across five floors. The property benefits from numerous pedestrian entrances off Cathcart Street and Duff Street as well as an extensive glazed frontage onto Cathcart Street.

A large car park can be found to the rear of the premises, accessible via Duff Street, suitable for employee and customer parking.

Accommodation

Internally, the premises is presented in line with its previous use as a health centre. Upon entering the subjects, the fit-out consists of a grand double height foyer area with a dedicated stairwell to the rear, offering access to the upper floors. The upper floors consist of a mixture of cellular and open plan office space, benefitting from a suspended tiled ceiling with fluorescent LED lighting incorporated through. Furthermore, each floor is complemented by staff break out areas and W/C facilities.

Basement 103.76 sq. m. (1,117 sq. ft.)
Ground Floor 177.53 sq. m. (1,911 sq. ft.)
Mezzanine 210.42 sq. m. (2,265 sq. ft.)
First Floor 169.04 sq. m. (1,820 sq. ft.)
Second Floor 140.76 sq. m. (1,515 sq. ft.)
TOTAL 801.51 sq. m. (8,628 sq. ft.)

Location

The subjects are located in Greenock, the principal settlement in the Inverclyde Council area situated on Scotland's west coast approximately 25 miles west of Glasgow City Centre.

Energy Performance Rating To be confirmed.



Auction Type

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

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

Highly Prominent Retail Unit



Features

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

Description

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

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

Accommodation

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

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

Location

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

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

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

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

Energy Performance Rating To be confirmed.



Auction Type

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

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

Lot 13

Office, Castlehill, Campbeltown, Argyll PA28 6AN

Category "C" Listed Building



Features

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

Description

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

Accommodation

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

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

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

Location

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

Campbeltown benefits from strong transport links with the A83 providing access to the North and Central Belt of Scotland. Campbeltown Ferry Terminal is located approximately 0.5 miles from the subject property, offering services to Tarbert and Ardrossan. Campbeltown Airport is also located nearby offering flights to and from Glasgow International Airport.

Campbeltown Grammar School acts as Campbeltown's main secondary school and is situated approximately 0.9 mile from the subject property. This is further complimented by two primary schools serving the surrounding area.

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



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

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 £40,000 (plus fees if applicable)**

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

Substantial Warehouse Site



Features

- Access from Port Street & Carlyle's Place
- 0.181 Hectares (0.45 Acres)
- Previous planning permission for 10 flats & office
- Alternative proposal for 9 townhouses & retention of hall
- Potential redevelopment grants available

Description

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.

Accommodation

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.

Location

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.

Planning

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 was prepared circa 2014.

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



Auction Type

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

Lot 15

Land at Midton Road, Prestwick, South Ayrshire KA9 1PJ

Town Centre Development Site



Features

- Located in popular South Ayrshire settlement
- Suited to a variety of uses subject to planning
- Site area approx. 0.12 Hectares (0.30 Acres)

Description

The subjects comprise a cleared town centre development site with the concrete slab for former buildings in situ.

The site is presently unsecured and utilised informally by locals for car parking.

Location

The subjects are located within the town of Prestwick, a vibrant and popular South Ayrshire destination with a resident population of around 15,000.

The site is located on Midton Road immediately west of Prestwick Main Street in an area of predominantly residential use although with town centre bars/restaurants and retailing within a short walking distance, the site specifically is located immediately east of the car park associated with the B & M Bargains Store.

Site Area

The site area is 0.12 Hectares (0.30 Acres)

Planning

The site is identified as being within a predominantly residential area in the South Ayrshire Council Local Development Plan and is considered suitable for a variety of uses subject to planning, interested parties will be required to make their own enquiries of South Ayrshire Council in this regard.



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 £140,000 (plus fees if applicable)**

City Centre Retail Premises



Features

- Potential for alternative uses subject to planning
- Size 129.79 sq. m. (1,397 sq. ft.)

Description

The subjects comprise a retail / professional services premises forming a mid-terraced two storey and attic building with rear extensions. The roof over is pitched and slated incorporating velux windows. Access to the property is via a centrally located recessed pedestrian doorway.

Accommodation

Internally on ground floor level, the subjects provide a reception area and two cellular offices spaces together with a staff kitchen and a single WC. A fixed timber staircase from provides access to the first floor, which is configured at present to provide a range of cellular rooms. Additional usable accommodation is also provided at attic level.

Ground - 37.55 sq. m. (404 sq. ft.)

First - 47.58 sq. m. (512 sq. ft.)

Attic - 44.71 sq. m. (481 sq. ft.)

TOTAL - 129.79 sq. m. (1,397 sq. ft.)

Location

The subjects are located within Aberdeen City Centre, on the north side of Upperkirkgate between its junctions with Flourmill Lane and Broad Street. Upperkirkgate links Schoolhill to the west with Broad Street and Marischal College to the east, and further provides access to The Bon Accord and St Nicholas Shopping Centres. Upperkirkgate also provides access to the Marischal Square Development and forms a busy part of the City Centre.

Surrounding occupiers are predominantly in commercial use to the ground floor, with residential and commercial/offices to upper floors. Commercial occupiers in the Vicinity include Dr Noodles, The Pigs Wings Restaurant, Starbucks and the Kirkgate Bar.

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



Auction Type

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

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

Attractive "B" Listed building over 3 floors



Features

- Most recently operated as a Business Centre providing 12 letting rooms
- Redevelopment potential, may suit a range of uses subject to planning
- Extends to approx. 281 sq. m. (3,029 sq. ft.)
- 10 on site car parking spaces

Description

The property comprises an attractive detached two storey and attic, three bay Georgian "B" Listed building of stone and slate construction, built circa 1827.

The building has most recently been operated as a business centre providing a total of 12 rooms utilised as a mix of offices and therapy suites across all floors. Such uses could continue or alternatively the property may present a redevelopment opportunity, subject to planning.

Accommodation

Lower Ground Floor (5 rooms) - 98.16 sq. m. (1,057 sq. ft.)
 Upper Ground Floor (4 rooms) - 106.61 sq. m. (1,147 sq. ft.)
 First Floor (3 rooms) - 76.61 sq. m. (825 sq. ft.)
 TOTAL - 281.38 sq. m. (3,029 sq. ft.)

Location

Elgin is situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forres, Buckie, Lossiemouth and Keith being classified as secondary settlements. The town is accessed by the A96 trunk road which runs between Aberdeen and Inverness. There is also a railway line between those two cities. Elgin has a population of approximately 23,128 (2011 Census) and is the regional town for Moray, with a primary catchment of approximately 90,000 within a 10-mile radius.

The subjects occupy a prominent location on Mayne Road only a few minutes walk from the main High Street and the town centre. Access to the building is on both Mayne Road and from the rear car park on South Street a very busy thoroughfare which links directly to Hay Street forming part of the main A941.

Planning

The property was formerly operated as a Business Centre and would be suitable for office use. The property may be suitable for a range of other uses, subject to securing the appropriate planning use consent. Potential purchasers should make direct enquiries with Moray Council in this regard.

***Guide Price £295,000 plus VAT (plus fees if applicable)**



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

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).

Retirement sale of long established business



Features

- Consistently profitable
- Scope to develop business further
- Prominent busy town centre location
- 203.9 sq. m. (2,195 sq. ft.)
- Trading business - accounts information available

Description

The subjects comprise bar/restaurant premises occupying the upper floor of a prominent two storey end terrace building.

Oceans 11 is a long established and popular town centre bar/diner.

Our clients have owned the business for over 33 years and have reluctantly decided to sell as they now wish to retire.

Accommodation

Internally the premises are well appointed in a classic style and including a wide range of memorabilia. Seating is provided for around 50 diners including 32 in a raised dining area, there are also additional poseur tables and numerous bar stools around the 3 sided bar.

The property includes a large well appointed commercial kitchen together with modern customer toilets.

The overall accommodation is briefly summarised as follows:

Bar Restaurant Area, Kitchen, Cellarage, Customer W.C. Facilities, Staff Office

Location

The subjects occupy a prominent corner location on the junction of Fowlds Street and Titchfield Street in the heart of Kilmarnock town centre in an area of mixed commercial use.

Kilmarnock is the principal settlement in the East Ayrshire Council area with a resident population of around 46,500.

The town's prime pedestrianised shopping area on King Street is a short distance to the north with the property positioned at a busy road junction.



Energy Performance Rating To be confirmed.

Note

BUSINESS - The business trades from 11am until 12 midnight Monday – Wednesday, 11am until 1am Thursday to Saturday and 12 noon until 12 midnight on Sundays. The current owners operate the business essentially under management, full details of the staff complement and accounts information is included within the legal pack. All equipment is owned outright with the exception of the pool table, fruit machine and one of the juke boxes. **PREMISES LICENCE** - The business holds a premises licence which will be available for transfer to the successful purchaser, see legal pack for further information. **STOCK** - The purchase price excludes stock which will be valued at date of sale.

Auction Type

Unconditional Sale - The buyers fee is 2.1% inc VAT(1.75% plus VAT).

***Guide Price £160,000 (plus fees if applicable)**

Office and Substantial Car Park



Features

- Located within Ellon town centre
- Site area 990 sq. m. (10,656 sq. ft.)
- Gross Internal Floor Area 199 sq. m. (2,142 sq. ft.)

Description

The subjects comprise a one storey and attic traditional stone office building with a pitched slate roof. There is a car park to the rear of the property with a tarmac surface with space for approximately 37 cars, including 2 disabled spaces. Access to the car park is from Station Road at the front of the property.

Accommodation

Internally the property is configured to provide 4 ground floor office rooms with 2 further office rooms on the first floor. WC facilities are provided on both floors, with a small tea preparation area located off the first floor landing. The floors are generally timber with carpet or vinyl covering. The internal walls are plastered with either paint or wallpaper finish. The ceilings are plastered and painted with ceiling mounted fluorescent lighting. Heating is via wall mounted hot water radiators with additional wall mounted electric panel heaters. The windows are double glazed pvc casements.

Location

The property is in Ellon town centre on the south side of Station Road. It is bounded by Station Road to the north, residential and commercial properties to the east, a church to the south, and Union Lane to the west.

Ellon has a population around 10,000 and is the largest settlement in the Formartine area of Aberdeenshire. It is approximately 15 miles north of Aberdeen and 17 miles south of Peterhead.

Ellon benefits from excellent local amenities including hotels, restaurants, shops and supermarkets. Ellon has 3 primary schools, a secondary school and a selection of community facilities.

Planning

The existing building was most recently used as an office and is assumed to be permitted as Class 4 (Offices) Use as per the Town and Country (Scotland) Act 1997 (As Amended 2023). Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service.

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

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



Auction Type

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

Redevelopment Opportunity



Features

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

Description

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

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

Accommodation

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

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

Location

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

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

Planning

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

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

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

Energy Performance Rating To be confirmed.

***Guide Price £37,000 (plus fees if applicable)**



Auction Type

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

Development Opportunity



Features

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

Description

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

Location

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

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

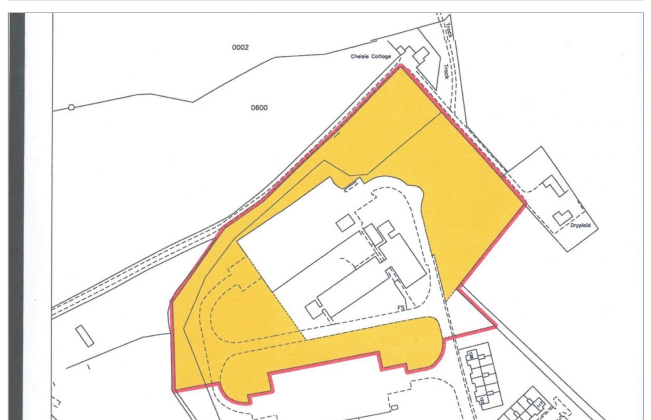
Planning

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

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

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

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



Auction Type

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

Lot 22

Kilimanjaro House, Cultenhove Farm, Sauchieburn, Stirling, Stirlingshire FK7 9QB

Semi-detached Two Storey House



Features

- Situated in the village of Sauchieburn
- Property is currently tenanted
- GIA 169 sq. m. (1,819 sq. ft.)

Description

The subject property comprises a two-storey, semi-detached property located at Cultenhove, Sauchieburn, an area known for its peaceful rural setting.

The subjects are accessed via a shared access road which leads to a private gated entrance.

Surrounding occupiers are primarily of either of an agricultural nature or similar residential use.

Location

The subject property is situated in the village of Sauchieburn in the Stirling Council area.

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

Stirling is in close proximity allowing residents within the village to benefit from the broad range of services and facilities on offer whilst transport links by train and bus are excellent.

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

Tenancy

There is a long-term sitting tenant in occupation providing an annual income of £9,271.00. More information can be found within the legal pack.



Auction Type

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

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

Lot 23

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

Land



Features

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

Description

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

Location

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

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

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

Planning

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

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



Auction Type

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

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

Portfolio of Three Retail Units



Boundary Lines
Are For Indicative

Features

- N/A 186.56 sq. m. (2,008 sq. ft.)
- Located in the heart of Greenock Town Centre
- Suitable for a variety of uses subject to planning
- ERV £24,000 per annum when fully let
- On-street parking available

Description

The subjects comprise a parade of three vacant retail units, ranging from 354 to 561 sqft. Each property benefits from dedicated pedestrian access via Holmscroft Street, secured by a steel roller shutter.

No 103 was formerly used as a hot food takeaway whilst No 105-107 was a cafe. 109 was previously used as a hairdressing salon.

Furthermore, the property benefits from a garage, accessible via a dedicated pedestrian entrance from Holmscroft Street, offering further storage space.

Accommodation

103 Holmscroft Street - 32.89 sq. m. (354 sq. ft.)

105-107 Holmscroft Street - 79.43 sq. m. (855 sq. ft.)

109 Holmscroft Street - 52.12 sq. m. (561 sq. ft.)

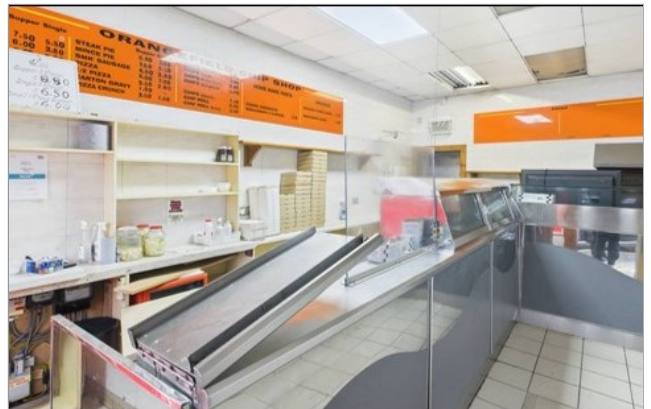
Garage - 22.12 sq. m. (238 sq. ft.)

TOTAL - 186.56 sq. m. (2,008 sq. ft.)

Location

The subjects are situated in Greenock, on the West Coast of Scotland, located approximately 21 miles from Glasgow and held within the Inverclyde Council district.

Greenock benefits from strong transport links with the A8 located nearby providing access to Glasgow City Centre and Scotland's wider motorway network. Greenock Train Station is located approximately 0.2 miles from the subject property, offering frequent services to Glasgow Central Station.



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 £3,600 inc VAT(£3,000 plus VAT).

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

Former Restaurant and Takeaway



Features

- Potential for residential redevelopment subject to planning
- Potential for additional dwelling plot within rear land
- 166.83 sq. m. (1,785 sq. ft.)
- No VAT payable on purchase price

Description

The subjects comprise an end terraced former restaurant/takeaway unit of traditional stone construction surmounted in multi pitched and flat roofs clad in a mixture of tiles, slate and we assume mineral style felt.

Access is via a full width shop front of aluminium single glazed style currently boarded up for security purposes. There is a secondary shop front of timber single glazed leading to the former takeaway section which is also currently boarded up for security purposes.

There are substantial garden grounds to the rear laid in a mixture of grass and concrete. Garden grounds are bound by stone walls incorporating both pedestrian access and double timber vehicle gates. There are two derelict garage structures within the rear garden grounds. The site area is approximately 0.18 Ac/0.07 Ha.

Accommodation

Internal accommodation currently comprises Retail/restaurant area, Takeaway area, Two kitchen areas, Store and W.C's

Location

The subjects are set within the popular coastal town of Girvan which has a population of around 7,000 and lies on the Clyde coast approximately 20 miles south of Ayr.

The property is located on Dalrymple Street/A77, the main arterial route providing transit from Scotland to the ferry port of Cairnryan, offering onward transport to Northern Ireland. Plentiful public car parking is available nearby. Trump Turnberry Resort lies just 9 minutes to the North.

The property is located within a predominately residential area of Dalrymple Street, however commercial occupiers nearby include Montys and Flow & Ebb.

On-street parking is available on Dalrymple Street, Duncan Street and Wesley Road.

Energy Performance Rating To be confirmed.

***Guide Price £58,000 (plus fees if applicable)**



Auction Type

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

High Quality Portfolio of 3 x 4-bedroom Flats



Features

- City Centre location
- Established student hub in close proximity to Dundee University

Description

The subject properties comprise 3 x 4-bedroom flats all with en-suite facilities. The subjects form part of a mid terraced five storey building which accommodates twenty flats forming part of a 115 unit development.

The main walls would appear to be of steel / frame construction externally clad in concrete block and masonry infill with a render finish and facing brick features.

It is understood the properties were constructed in approximately 2006.

Accommodation

Flat C1 (Ground) - 95 sq. m. (1,023 sq. ft.)
 Flat C 13 (Third Floor) - 95 sq. m. (1,023 sq. ft.)
 Flat C 17 (Fourth Floor) - 95 sq. m. (1,023 sq. ft.)
 TOTAL 285 sq. m. (3,069 sq. ft.)

Location

Dundee is located on the east coast of Scotland approximately mid way between Aberdeen (65 miles) to the north and Edinburgh (80 miles) to the south overlooking the Tay Estuary and has a resident population of around 155,000 persons and a catchment of some 235,000 persons. It is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The subjects are situated within a mixed residential and commercial locality within Dundee City where surrounding properties comprise residential units, Dundee University campus and various commercial premises including retail and public houses. The subjects are convenient to most local amenities and public transport facilities.

Planning

The flats are open for occupation by students enrolled in full-time courses at a Higher or Further Education institution located within the Dundee Local Authority area. Outside education term times, the flats may also be occupied by business/conference delegates and tourist visiting the city. Details are available in the Legal Pack.



Energy Performance Rating Flats C1 and C17 - C, Flat C13 - B

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 £380,000 (plus fees if applicable)**

Retail Investment



Features

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

Description

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

Location

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

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

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

Rateable Value

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

Tenancy

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

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

Auction Type

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

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

Ground Floor Retail Unit



Features

- Suitable for owner-occupation
- Modern barbershop fit-out
- Potential for 100% rates relief
- 24.41 sq. m. (263 sq. ft.)

Description

The subjects comprise an end terrace retail unit within a wider building of traditional sandstone construction surmounted in a pitched and slated roof with residential accommodation above.

The shopfront is of timber style incorporating a recessed pedestrian doorway, all protected by an electronic security shutter.

Accommodation

Internally flooring is of concrete overlaid in linoleum. Internal walls are of plasterboard in a painted finish with ceilings of same.

Services are of three phase electricity, water and drainage. Lighting is of modern LED.

Location

Dalry is situated within North Ayrshire, approximately 10 miles north of Irvine on the A737. Dalry has a resident population of around 5,400.

The subjects are located in a prominent town centre location on The Cross, nearby to its intersection with New Street and North Street.

Surrounding occupiers are an interesting mix of residential and commercial occupiers with commercial occupiers including Dalry Parish Church, Abid's Tandoori Takeaway, The Auld Hoose Bar, J & J McCosh Solicitors and Estate Agents and Dalry Library.

There is plentiful public car parking available within The Cross and the surrounding locale.

Dalry is well served by public transport having a railway station with regular services to Glasgow and Ayr.

Energy Performance Rating To be confirmed.



Auction Type

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

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

Ground Floor Retail Unit



Features

- Suitable for owner-occupation or investment purposes
- Plentiful public car parking
- Potential for 100% rates relief
- 19.77 sq. m. (213 sq. ft.)

Description

The subjects comprise a mid terrace retail unit within a wider building of traditional sandstone construction surmounted in a pitched and slated roof with residential accommodation above.

The shop front is of timber style incorporating a recessed pedestrian doorway, all protected by a security shutter.

Accommodation

Flooring is a mixture of concrete and timber construction overlaid in modern LVT and carpet. Internal walls are of plasterboard in a mixture of slatwall and painted finishings with ceilings of plasterboard in painted and textured finishings.

Services are of single phase electricity, water and drainage. Lighting is of LED throughout.

Location

Dalry is situated within North Ayrshire, approximately 10 miles north of Irvine on the A737. Dalry has a resident population of around 5,400.

The subjects are located in a prominent town centre location on The Cross, nearby to its intersection with New Street and North Street.

Surrounding occupiers are an interesting mix of residential and commercial occupiers with commercial occupiers including Dalry Parish Church, Abid's Tandoori Takeaway, The Auld Hoose Bar, J & J McCosh Solicitors and Estate Agents and Dalry Library.

There is plentiful public car parking available within The Cross and the surrounding locale.

Dalry is well served by public transport having a railway station with regular services to Glasgow and Ayr.

Energy Performance Rating To be confirmed.

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



Auction Type

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

Redevelopment Opportunity



Features

- 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 £60,000 (plus fees if applicable)**

Lot 31

42 Scott Street, Perth, Perthshire PH1 5EH

City Centre Office/Retail Accommodation



Features

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

Description

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

Accommodation

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

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

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

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

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

Location

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

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

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

Energy Performance Rating To be confirmed.



Auction Type

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

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

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

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 £94,000 (plus fees if applicable)**

Development Opportunity



Features

- Previous consent for single dwelling
- Total site area 2.15 Hectares (5.32 Acres) or thereby

Description

The subjects comprise an irregularly shaped parcel of land extending to approximately 2.15 hectares (5.32 acres). There are currently no permanent habitable structures on the site; however, an existing planning consent remains in place for the construction of a residential dwelling on the footprint of a former building.

A separate planning consent was also granted for the development of an additional dwelling on the site, although this consent is understood to have since lapsed.

Location

The subjects are situated approximately 1 mile to the southeast of Milltown of Rothiemay in a rural location and are accessed via a private road.

Rothiemay itself is located approx. 8 miles to the north of Huntly and 10 miles to the east of Keith where a range of facilities and amenities can be found.

Planning

Interested Parties can view the previous planning applications on the site via Moray Council Planning Portal which can be found here -

<https://publicaccess.moray.gov.uk/eplanning/> and search using the property address.

Parties should satisfy themselves of any consents the site may still have in place.



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 £80,000 (plus fees if applicable)**

Lot 34

Unit A Granary Quay, Glasgow Harbour Terraces, Glasgow, Lanarkshire G11 6FB

Modern Retail/Office Unit



Features

- NIA 45.0 sq. m. (484 sq. ft.)
- Suitable for a variety of uses subject to planning
- Located within a modern development
- May be eligible for 100% rates relief via Small Business Bonus Scheme

Description

The subject comprises a mid terrace unit within a larger 7 storey modern development with premium residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via Glasgow Harbour Terraces.

The property also benefits from extensive communal parking directly outside the subjects.

Accommodation

Internally, the subjects benefit from a modern fit-out with carpet floor coverings, plastered walls and ceilings and LED spotlights throughout. Two open-plan office spaces are available upon entry, with a partition wall separating the space. W/C facilities and a kitchen/prep area are situated to the rear.

Location

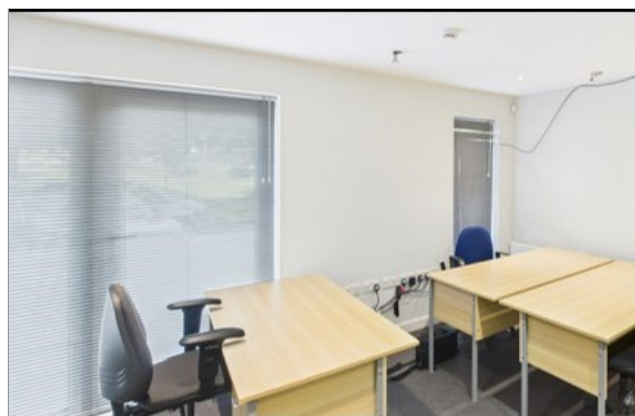
The subjects are located in Partick, approximately 3 miles west of Glasgow City Centre and held within the Glasgow City Council district.

Partick benefits from strong transport links with The Clyde Tunnel located nearby, linking the subject property to the M8 and Scotland's wider motorway network. Partick Train Station is located 0.5 miles from the subject property providing frequent services to Glasgow Central Station, The West of Scotland and Edinburgh Waverley Station.

Glasgow Harbour Terraces has recently benefitted from high levels of investment, with "Dandara Living" and "Glasgow Waters" producing over 600 new apartments, including Granary Quay, on Glasgow Harbour Terraces in 2024. This increase in footfall has benefitted trade in the area significantly.

More specifically, the subjects occupy a prominent position just off Castlebark Street, which acts as one of the primary vehicular thoroughfares connecting the West End to the City Centre. The surrounding area benefits from a blend of commercial operators such as Starbucks, Arnold Clark and Burger King, as well as close proximity to Glasgow's iconic Hydro & SECC.

***Guide Price £42,500 (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 £2,700 inc VAT(£2,250 plus VAT).

Lot 35

Unit B Granary Quay, Glasgow Harbour Terraces, Glasgow, Lanarkshire G11 6FB

Modern Retail/Office Unit



Features

- NIA 40.4 sq. m. (435 sq. ft.)
- Suitable for a variety of uses subject to planning
- Located within a modern development
- May be eligible for 100% rates relief via Small Business Bonus Scheme

Description

The subject comprises a mid terrace unit within a larger 7 storey modern development with premium residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via Glasgow Harbour Terraces. The property also benefits from extensive communal parking directly outside the subjects.

Accommodation

Internally, the subjects benefit from a modern fit-out with carpet floor coverings, plastered walls, ceilings and LED spotlights throughout.

The premises consists of multiple cellular office/meeting spaces with a reception area and office upon entry. The subjects benefit from kitchen/prep and W/C facilities, and a large meeting room to the left-hand side.

Location

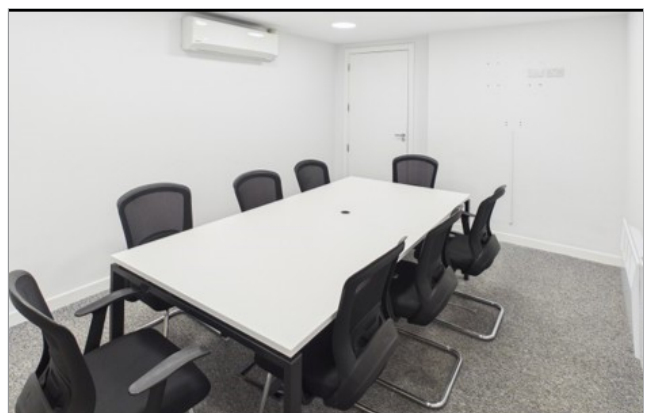
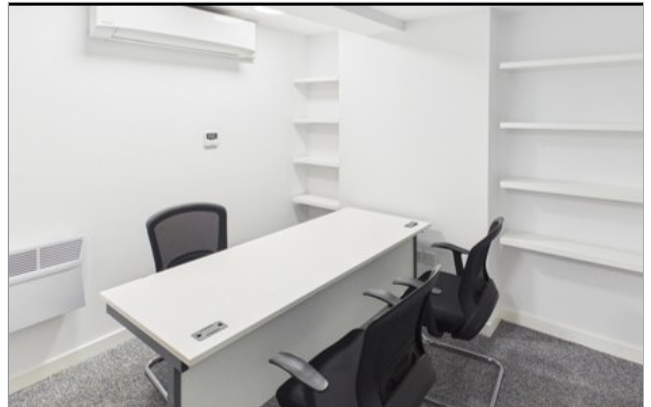
The subjects are located in Partick, approximately 3 miles west of Glasgow City Centre and held within the Glasgow City Council district.

Partick benefits from strong transport links with The Clyde Tunnel located nearby, linking the subject property to the M8 and Scotland's wider motorway network. Partick Train Station is located 0.5 miles from the subject property providing frequent services to Glasgow Central Station, The West of Scotland and Edinburgh Waverley Station.

Glasgow Harbour Terraces has recently benefited from high levels of investment, with "Dandara Living" and "Glasgow Waters" producing over 600 new apartments, including Granary Quay, on Glasgow Harbour Terraces in 2024. This increase in footfall has benefitted trade in the area significantly.

More specifically, the subjects occupy a prominent position just off Castlebark Street, which acts as one of the primary vehicular throughfares connecting the West End to the City Centre. The surrounding area benefits from a blend of commercial operators such as Starbucks, Arnold Clark and Burger King, as well as close proximity to Glasgow's iconic Hydro & SECC.

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



Energy Performance Rating To be confirmed.

Auction Type

Unconditional Sale - The buyers fee is 2.88% inc VAT(2.4% plus VAT) subject to a minimum of £3,300 inc VAT(£2,750 plus VAT).

Lot 36

Unit C Granary Terrace, Glasgow Harbour Terraces, Glasgow, Lanarkshire G11 6FB

Development Opportunity



Features

- GIA 141.7 sq. m. (1,525 sq. ft.)
- Benefits from residential planning permission
- Located within a modern development
- Excellent transport links

Description

The subjects comprise of a mid terrace unit within a larger 7 storey modern development with premium residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via Glasgow Harbour Terraces.

Internally, the subjects are currently presented with a white box fit out.

The property also benefits from extensive communal on-street parking immediately outside the subjects.

Location

The subjects are located in Partick, approximately 3 miles west of Glasgow City Centre and held within the Glasgow City Council district.

Partick benefits from strong transport links with The Clyde Tunnel located nearby, linking the subject property to the M8 and Scotland's wider motorway network. Partick Train Station is located 0.5 miles from the subject property providing frequent services to Glasgow Central Station, The West of Scotland and Edinburgh Waverley Station.

Glasgow Harbour Terraces has recently benefitted from high levels of investment, with "Dandara Living" and "Glasgow Waters" producing over 600 new apartments, including Granary Quay, on Glasgow Harbour Terraces in 2024. This increase in footfall has benefitted trade in the area significantly.

More specifically, the subjects occupy a prominent position just off Castlebark Street, which acts as one of the primary vehicular throughfares connecting the West End to the City Centre. The surrounding area benefits from a blend of commercial operators such as Starbucks, Arnold Clark and Burger King, as well as close proximity to Glasgow's iconic Hydro & SECC.

Planning

The subjects have recently been granted Planning Permission for two residential dwellings. Further details can be found within the Legal Pack or in Glasgow City Council Planning Portal (REF: 23/02010/FUL).

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

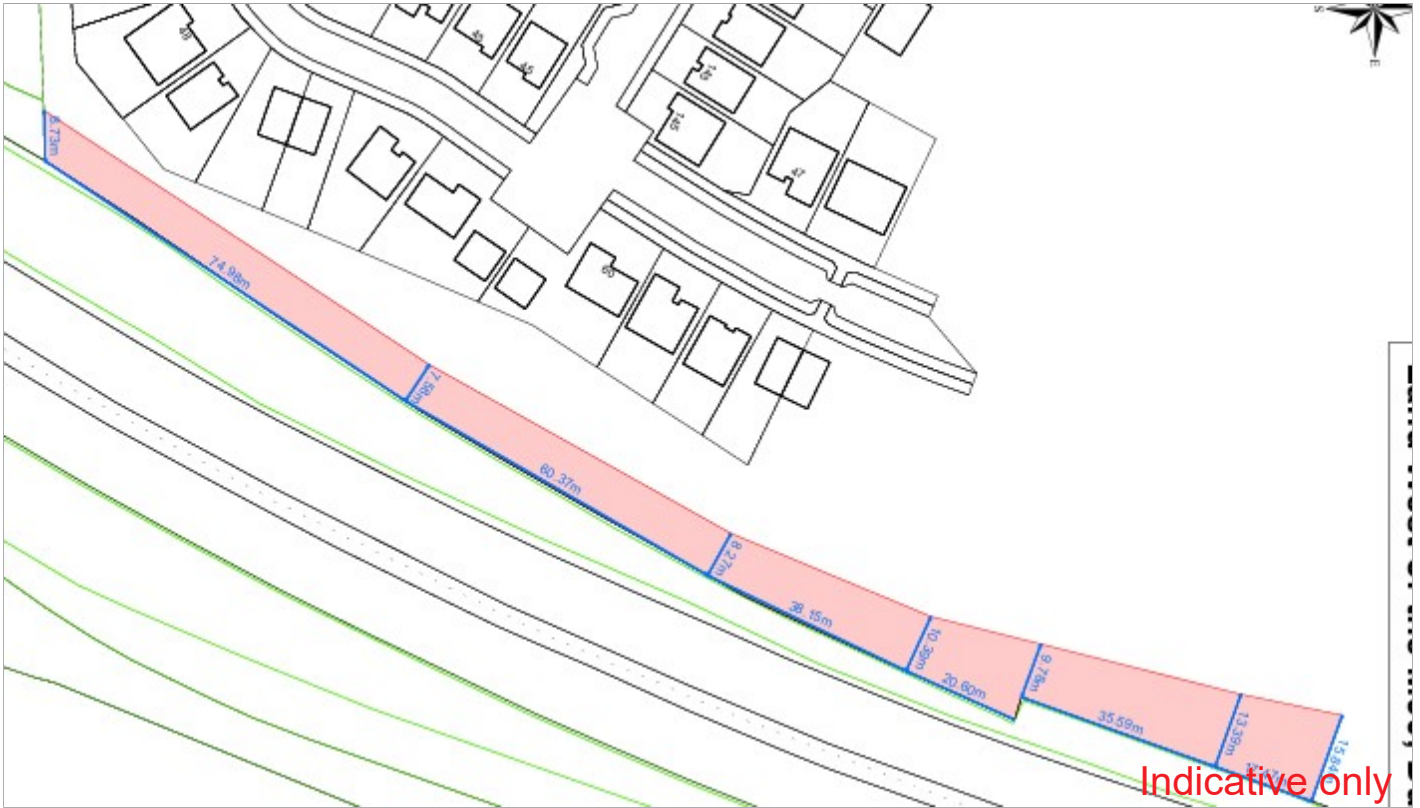


Energy Performance Rating To be confirmed.

Auction Type

Unconditional Sale - The buyers fee is 2.88% inc VAT(2.4% plus VAT) subject to a minimum of £4,200 inc VAT(£3,500 plus VAT).

Land



Features

- Located off the M90 motorway
- Total site area approx. 0.23 Hectares (0.58 Acres)

Description

The subjects comprise a thin strip of land located adjacent to the M90. The total site area extends to approximately 0.233 Hectares (0.58 Acres).

We would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to this disposal prior to purchase. The information provided is indicative only.

Location

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000.

The town occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 motorway.

Dunfermline has experienced significant levels of economic expansion over the course of the last 20 years with the most significant project being the development of the Dunfermline Eastern Expansion Zone which provides a mixture of residential, leisure and business uses.

Auction Type

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

***Guide Price £5,000 (plus fees if applicable)**

Land



Features

- Potential development land
- Site subject to Tree Preservation Order
- Site area approx. 0.976 Hectares (2.41 Acres)

Description

The subjects comprise an irregular shaped site which would lend itself to a variety of uses subject to planning.

The site is covered in a mixture of vegetation and woodland.

We would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to this disposal prior to purchase. The information provided is indicative only.

Location

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000.

The subjects are located within the village of Crossford, which lies approximately 2 miles west of Dunfermline in an area known as Hilton Wood.

The total site area extends to approximately 0.976 Hectares (2.41 Acres) or thereby. The subjects exclude the area shaded in green on the title plan. Please refer to the legal pack for further information.

Note

Please note that the site is subject to a Tree Preservation Order (TPO Number W0027) and as such any pruning or removal will require prior consent via the local planning authority at Fife Council.

Auction Type

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

***Guide Price £8,000 (plus fees if applicable)**

Lot 39

Land, Dalgety Bay, Dunfermline, Fife KY11 9XZ

Land



Features

- Located on the coast of Dalgety Bay
- Total site area approx. 0.898 Hectares (2.22 Acres)

Description

The subjects comprise an irregular shaped site extending to approximately 0.898 Hectares (2.22 Acres) or thereby which sits to the south of "The Bridges" and Lumsdaine Drive. Please refer to the legal pack for further information.

We would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to this disposal prior to purchase. The information provided is indicative only.

Location

Dalgety Bay is a town in Fife situated approximately five miles to the southeast of Dunfermline and one mile east of Inverkeithing.

The town has a resident population now estimated to be in the region of 10,000 and is ideally positioned to benefit from good road links being approximately two miles to the east of the Admiralty Junction of the M90 with the Forth Bridges also in close proximity.

Dalgety Bay also benefits from a mainline railway station on the Fife Circle route with regular services to and from Edinburgh to the south, Dundee, and Aberdeen to the north and the rest of the principal towns within Fife.

Auction Type

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

***Guide Price £2,500 (plus fees if applicable)**

FREQUENTLY ASKED QUESTIONS

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

How do I register my interest in a property?

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

Do you have a video tour of the properties?

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

Is it right that I can now attend a viewing?

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

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

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

How do I get hold of the legal pack?

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

Can you email me the legal pack?

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

Can I get any more information on a property?

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

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

Can I get any more photos?

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

How do I bid?

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

Can I get a survey carried out?

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

Can I make an offer without an approved mortgage?

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

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

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

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

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

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

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

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

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

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

A GUIDE TO ADDITIONAL FEES

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

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

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

FOR FURTHER INFORMATION

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

TYPES OF AUCTION SALE EXPLAINED

UNCONDITIONAL SALE

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

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

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

Please note ALL fees and deposits are non-refundable

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

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

TERMS AND CONDITIONS:

1. ABOUT THESE TERMS

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

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

2. INFORMATION ABOUT US AND HOW TO CONTACT US

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

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

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

3. INTERPRETATION

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

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

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

4. UNCONDITIONAL SALE

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

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

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

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

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

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

5. WHAT YOU SHOULD DO BEFORE BIDDING

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

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

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

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

5.2.3 Organise any necessary finance for the purchase;

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

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

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

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

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

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

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

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

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

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

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

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

6. OUR ROLE

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

6.1.1 Prepare the auction catalogue and advertisements for the lots;

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

6.1.3 Receive and hold deposits;

6.1.4 Receive auction fees including a Buyer's Fee;

6.1.5 Receive Reservation Fees;

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

6.1.7 Decline bids for the lot at our discretion;

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

6.1.9 Regulate bidding increments and the order of lots;

6.1.10 Accept remote bids;

6.1.11 Resolve bidding disputes;

6.1.12 Re-offer a lot for sale following bidding

disputes;

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

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

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

6.1.16 Carry out the exchange of contracts;

6.1.17 Repudiate a contract between the seller and buyer;

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

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

6.1.20 Withdraw lots from auction at our discretion.

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

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

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

6.2.1 Receive and hold deposits;

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

6.2.3 Accept your bid for the lot;

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

6.2.5 Repudiate a contract between you and the seller.

7. RESERVE PRICE

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

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

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

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

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

8. GUIDE PRICE

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

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

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

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

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

9. CHECKING FOR UPDATES

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

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

9.3 You can check for updates by:

9.3.1 Checking the webpage for the lot;

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

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- 9.3.3 Checking any late announcements and addendum documents; and
- 9.3.4 Listening carefully to the auctioneer introducing the auction and the property.
- 9.4 When you bid, you are taken to have read any late amendments, addendums, or updates even if you have not done so. You are deemed to have full knowledge of any changes made to the information provided about the lot (including the legal pack).
- 9.5 The auctioneer will make announcements at the start of the auction and it is important that you listen carefully (as well as taking the steps listed in 9.3). After the initial announcements, the auction will proceed without delay and the auctioneer will not describe the properties in detail nor read out the special conditions or amendments.
- 10. TAX**
- 10.1 Stamp Duty Land Tax, Land and Buildings Transaction Tax, VAT, or other charges may apply to some sales. These costs will not be confirmed in the legal pack.
- 10.2 It is your responsibility to make your own enquiries and seek appropriate advice as to the possible tax consequences of the sale before you bid.
- 10.3 If you withdraw from the sale after you have won the lot because of tax consequences, you will lose any deposits or fees paid and the seller may take legal action against you.
- 11. THE LOT**
- 11.1 All the statements contained in particulars of sale or descriptions of the lots in documentation or given by our employees or agents are made without responsibility and you must not rely on them as statements or representations of fact. They do not represent any warranties whatsoever in relation to the lots. You must satisfy yourself as to the accuracy of the particulars before bidding.
- 11.2 Any suggested rental incomes and yields may be subject to any necessary energy efficiency improvements. Properties sold subject to tenancy require an EPC rating of D or higher. From 31st March 2025, properties sold subject to tenancy will need to be at least EPC band C. If the particulars of sale state that the property is suitable for investment it will be for the buyer to ensure that the relevant EPC requirements are met.
- 11.3 The lot is sold subject to any tenancies disclosed in the legal pack or lot description.
- 11.4 The lot is sold subject to any special conditions set out in the property description or associated documentation but otherwise is sold with vacant possession on completion.
- 11.5 All measurements quoted in descriptions of the lot are approximate. You must verify the measurements yourself by visiting the property and/or commissioning a professional report or survey.
- 11.6 All location plans published in the particulars of sale are subject to copyright and are only provided to enable prospective purchasers to locate the property. The plans are not to scale and are not intended to depict the interest to be sold. The boundary lines and numbers on the plans or photographs are provided only to allow purchasers to locate the lot and do not depict the interest to be sold. You must visit the lot and commission the relevant searches and reports.
- 11.7 When you bid on a lot you are deemed to have relied only upon your own knowledge or the advice of your own professionals or advisors, and not on the particulars of sale or description or photographs of the lot.
- 11.8 All Ordnance Survey maps are reproduced with the sanction of the Controller of HM Stationery Office (Crown Copyright Reserved Licence No LIG0183).
- 11.9 The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have not been tested by us or by the seller. Before you bid on a property, you must undertake your own investigations, reports and surveys to clarify the suitability and condition of any such services.
- 11.10 The lot is also sold subject to the following, whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents provided or from the legal pack or would have been obvious had you acted as a prudent buyer:
- 11.10.1 Matters registered or capable of registration as local land charges;
- 11.10.2 Matters registered or capable of registration by any competent authority or under the provisions of any statute;
- 11.10.3 Notices, orders, demands, proposals, and requirements of any competent authority;
- 11.10.4 Charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways, or public health;
- 11.10.5 Rights, easements, quasi-easements, and wayleaves;
- 11.10.6 Outgoings and other liabilities;
- 11.10.7 Any overriding interest
- 11.10.8 Matters that ought to be disclosed by the searches and enquires 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 us 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

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- 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

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|-------------------------------|---------------------------------|-------------------------------|---------------------------------------|--|---------------------------------|------------------------------|
| ▲ Aberdeen
01224 202800 | ▲ Dumbarton
01389 731682 | ▲ Edinburgh
0131 557 9300 | ▲ Glasgow Commercial
0141 331 2807 | ▲ Lanarkshire Commercial
01698 897548 | ▲ Montrose
01674 676768 | ▲ Peterhead
01779 470766 |
| ▲ Ayr
01292 267987 | ▲ Dumfries
01387 264333 | ▲ Elgin
01343 553939 | ▲ Glasgow South
0141 649 8020 | ▲ Inverness
01463 712239 | ▲ Motherwell
01698 252229 | ▲ St Andrews
01334 476469 |
| ▲ Coatbridge
01236 436561 | ▲ Dundee
01382 220699 | ▲ Falkirk
01324 635 999 | ▲ Glasgow West End
0141 353 2080 | ▲ Kilmarnock
01563 520318 | ▲ M usselburgh
0131 653 3456 | ▲ Saltcoats
01294 464228 |
| ▲ Cumbernauld
01236 780000 | ▲ Dunfermline
01383 731841 | ▲ Fraserburgh
01346 517456 | ▲ Greenock
01475 730717 | ▲ Kirkcaldy
01592 205442 | ▲ Paisley
0141 889 8334 | ▲ Stirling
01786 474476 |
| ▲ Dalkeith
0131 663 2780 | ▲ East Kilbride
01355 248535 | ▲ Galashiels
01896 750150 | ▲ Hamilton
01698 534288 | ▲ Livingston
01506 416777 | ▲ Perth
01738 631631 | |

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