

FOR SALE BY ONLINE AUCTION

**AUCTION DATE: 18th
JUNE 2026 2:30pm**

Prime Development
Opportunity

Potential for Alternative Use
Subject to Planning

Schemes for Flats / Hotel /
Student Accommodation

NIA: 4,178 SqM / 44,972 SqFt

GUIDE PRICE: £595,000



[CLICK HERE FOR LOCATION](#)



**Pre-Planning
Application Submitted**

For Indicative Purposes Only

22-40 PORT STREET / 2-12 DUMBARTON ROAD, STIRLING, FK8 2LD

CONTACT: Steve W Barnett BLE FRICS s.barnett@shepherd.co.uk 0141 331 2807 - 07720 466 018
Alasdair McConnell MA (Hons) MRICS a.mcconnell@shepherd.co.uk 01786 450 438 - 07393 803 404


SHEPHERD
PROPERTY AUCTIONS



Location

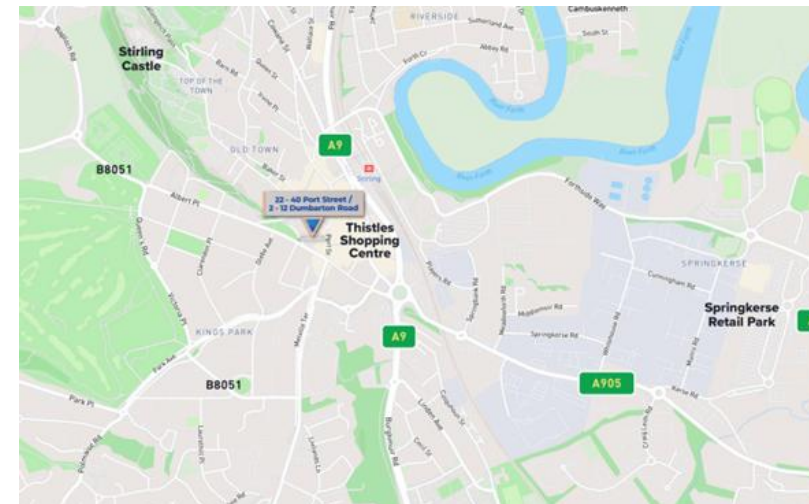
22-40 PORT STREET / 2-12 DUMBARTON ROAD,
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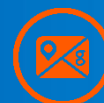
LOCATION

Stirling is positioned at the heart of Central Scotland, lying approximately 36 miles north-west of Edinburgh and 26 miles north-east of Glasgow. The city serves a local population of around 40,000 residents and benefits from a strong student presence, as well as a wealth of popular tourist destinations.

The property occupies a prime position on the west side of the fully pedestrianised Port Street, directly opposite Marks & Spencer and The Thistles Shopping Centre. This location forms part of Stirling’s key retail hub, attracting major high street brands including Marks & Spencer, Next, H&M, Primark and other national retailers.



Prime Development Opportunity



[CLICK HERE FOR GOOGLE MAPS](#)



Description

22-40 PORT STREET / 2-12 DUMBARTON ROAD,
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DESCRIPTION

The subjects comprise a five-storey building arranged over part ground, first, second, third, and fourth floors. This description relates solely to the upper floors, which are currently utilised as a mix of office and storage space. The building is accessed via ground floor.

These upper floors are well-configured, benefit from good natural light, and are in sound condition throughout. The building enjoys prominent frontage onto Port Street and provides efficient vertical circulation. Servicing access is available to the rear via Dumbarton Road.

DEVELOPMENT OPPORTUNITY

The upper floors offer significant potential for alternative uses including student accommodation, residential, hospitality, or leisure (subject to securing the necessary planning permissions).

Given the current layout of the property, there is potential to extend the fourth floor to create additional floor space and accommodate more rooms, as illustrated in the potential schemes overleaf.

KEY FEATURES

- Floors 1 to 4: Office and Storage Use
- Pre-planning application submitted for change of use
- Prominent Port Street Frontage
- Rear Servicing Access via Dumbarton Road
- Suitable for Sub-Division
- Floor Plans Available on Request



PLANNING

Pre-planning applications have been lodged to explore three potential redevelopment options for the site: student accommodation, hotel and residential use, demonstrating the property's flexibility and strong development potential.

The proposed student accommodation scheme would comprise 114 rooms arranged over four storeys, designed to provide modern, purpose-built accommodation in a highly accessible location.

Alternatively, the residential proposal provides 48 self-contained flats, creating a substantial private housing development.

The hotel option envisages a 120-bedroom scheme, offering the opportunity to deliver significant hospitality presence within the area.

The ground floor has recently been granted planning permission for subdivision into three units, two of which are currently under offer to national occupiers. This is expected to further enhance the vibrancy and appeal of the immediate area.

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. We have provided potential scheme for re-development, however it is incumbent on any purchased to carry out their own due diligence.



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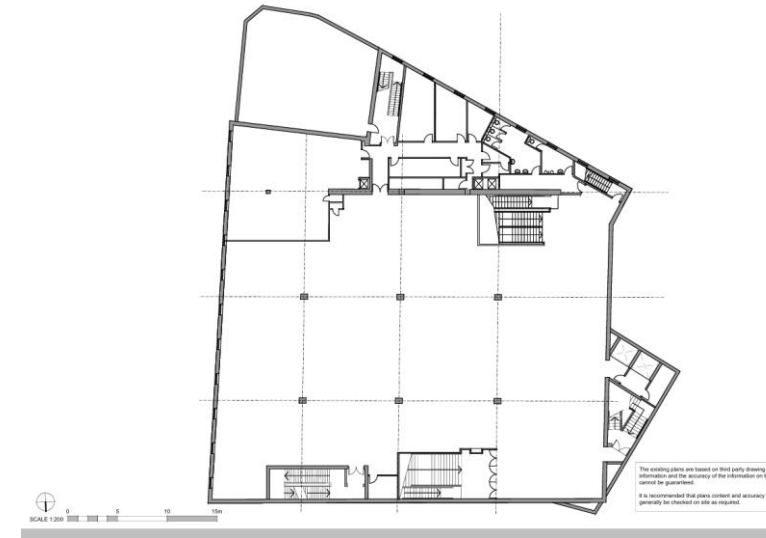




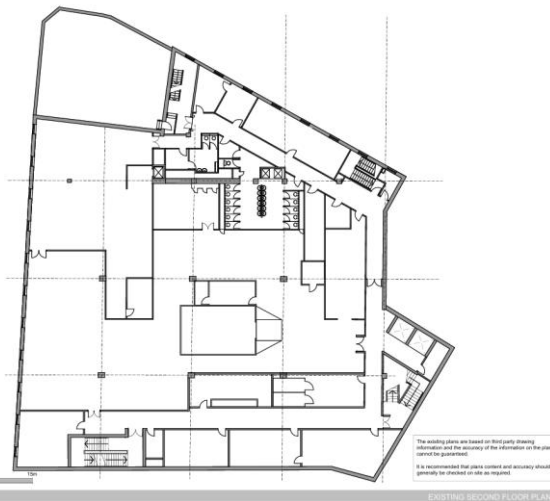
Existing Floor Plans

22-40 PORT STREET / 2-12 DUMBARTON ROAD,
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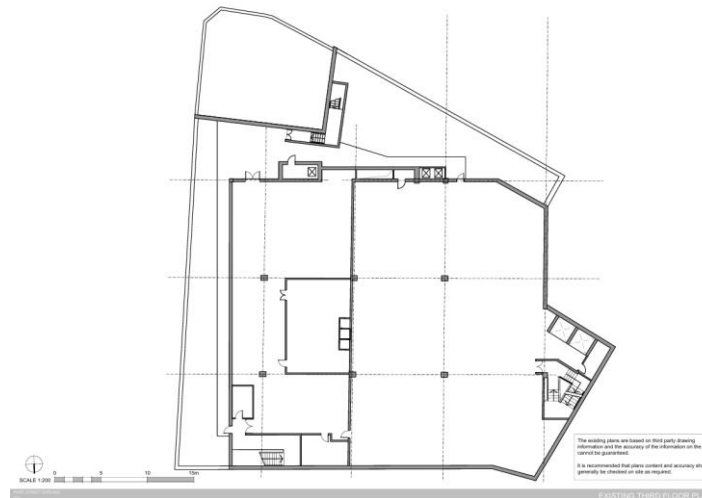
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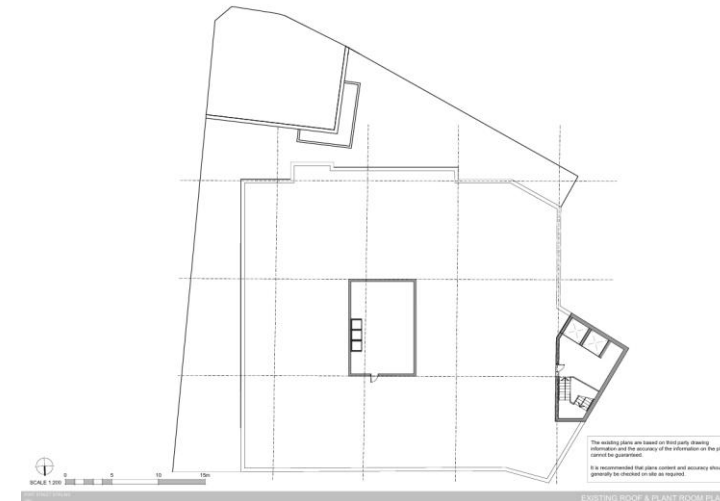
First Floor



Second Floor



Third Floor



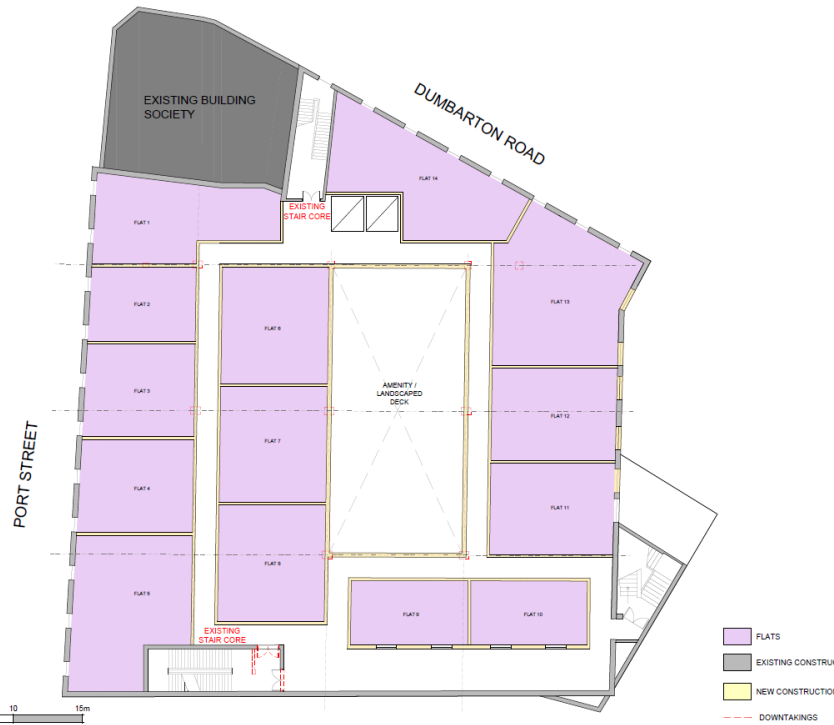
Fourth Floor



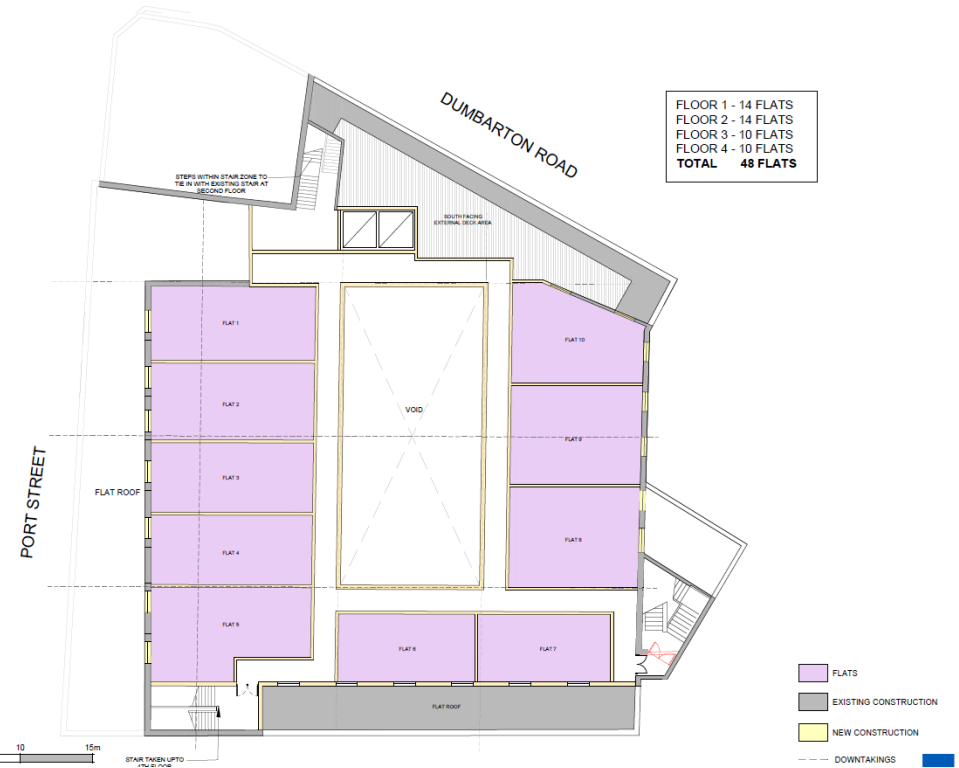
Proposed Scheme 1 – Flats

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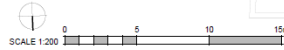
First & Second
Floor



Third & Forth
Floor

FLOOR 1 - 14 FLATS
FLOOR 2 - 14 FLATS
FLOOR 3 - 10 FLATS
FLOOR 4 - 10 FLATS
TOTAL 48 FLATS

- FLATS
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- DOWNTAKINGS



- FLATS
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- DOWNTAKINGS
-



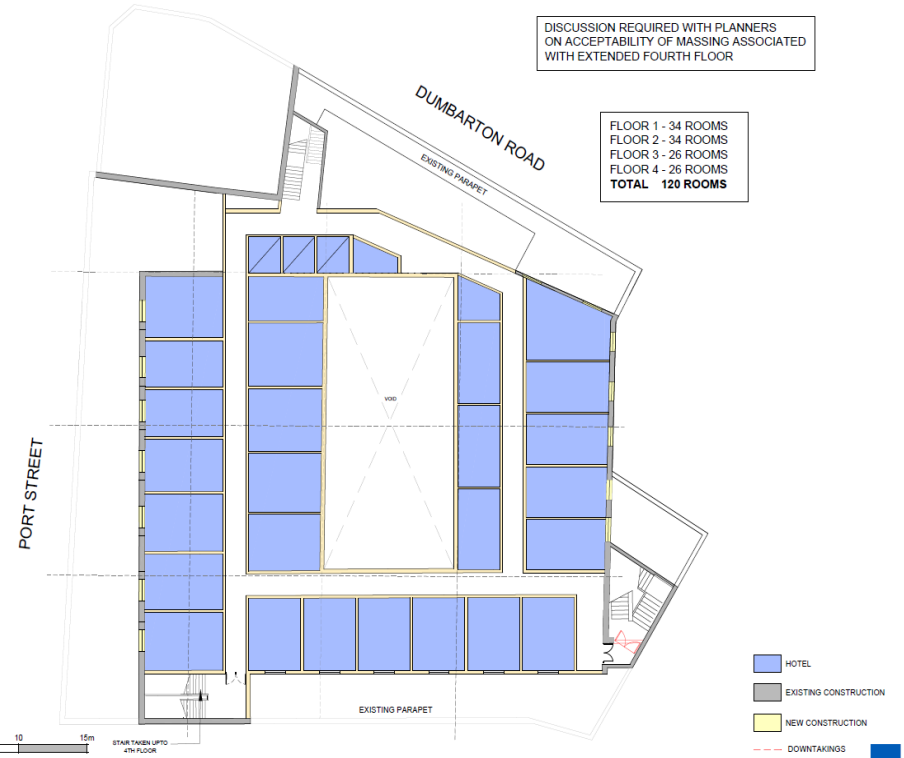
Proposed Scheme 2 – Hotel

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First & Second Floor



Third & Fourth Floor



Proposed Scheme 3 – Student Accommodation

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First Floor



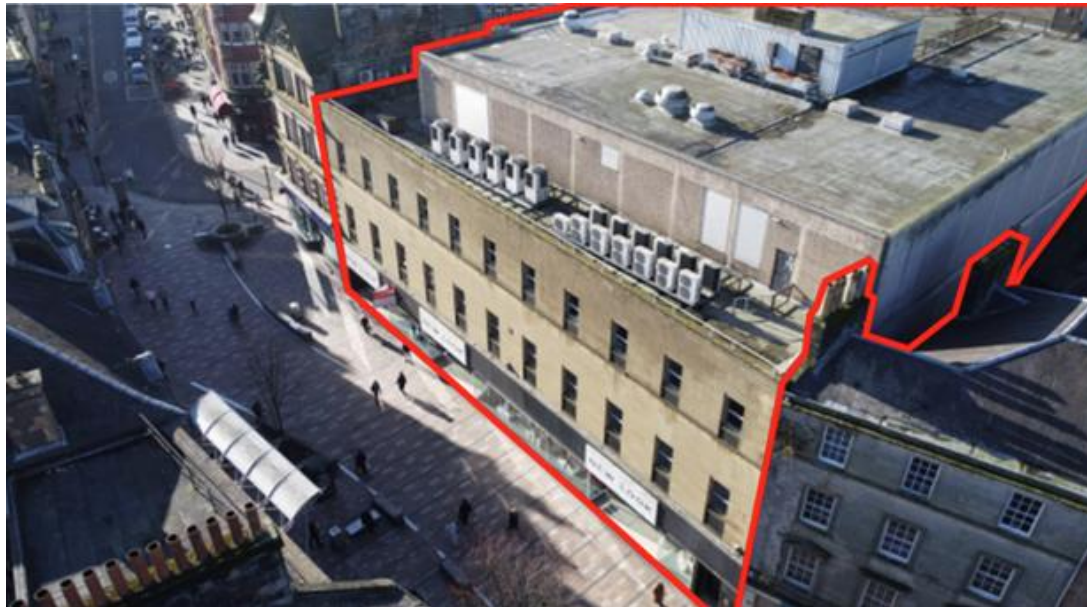
Second Floor



Proposed Scheme

22-40 PORT STREET / 2-12 DUMBARTON ROAD,
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NORTH-EAST VIEW EXISTING



NORTH-EAST VIEW PROPOSED





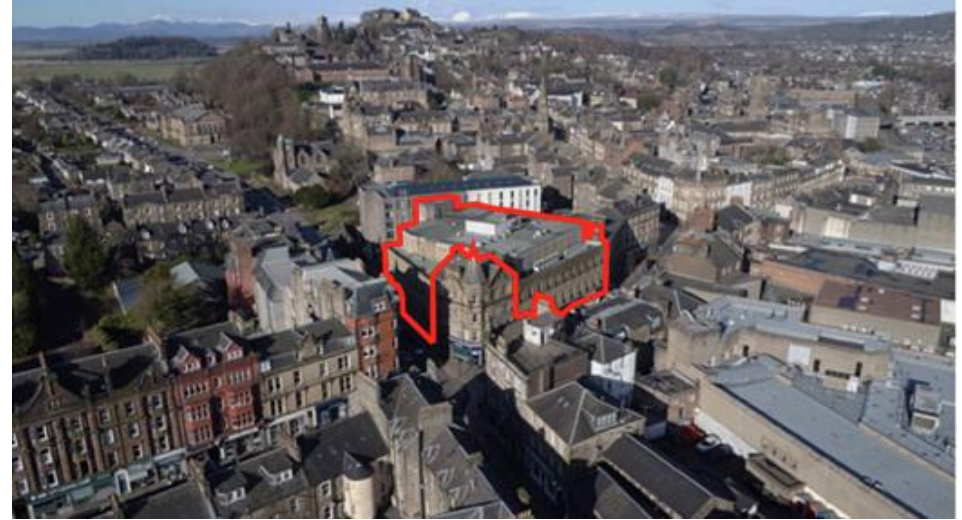
Proposed Scheme

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SOUTH-WEST VIEW EXISTING



SOUTH-EAST VIEW EXISTING



SOUTH-WEST VIEW PROPOSED



SOUTH-EAST VIEW PROPOSED





AUCTION DATE

The auction will be held on 18th June 2026 at 2.30pm.

REGISTERING TO BID

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

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

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

RESERVE PRICE

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

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

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

ACCOMMODATION

ACCOMODATION	SqM	SqFt
First Floor	1,495	16,092
Second Floor	1,483	15,963
Third Floor	1,095	11,786
Fourth Floor	105	1,131
TOTAL	4,178	44,972

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

GUIDE PRICE

The property has a guide price of **£595,000**.

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

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

DEPOSIT

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

BUYER FEES

The buyer's fee is 2.0% plus VAT subject to a minimum of £2,083.33 plus VAT.

LEGAL PACK

The legal pack is available to view online.

VAT

See Legal Pack.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at £84,500; however, this figure includes the ground floor retail element and will therefore require separate assessment. The rate of poundage for 2026/2027 is 53.5p to the pound for properties with rateable values between £51,001 to £100,000. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE MAY 2026

Get in Touch

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

Steve W Barnett BLE FRICS

E: s.barnett@shepherd.co.uk

M: 07720 466 018

T: 0141 331 2807



Alasdair McConnell MA (Hons) MRICS

E: a.mcconnell@shepherd.co.uk

M: 07393 803 404

T: 01786 450 438



Shepherd Chartered Surveyors

11 Gladstone Place, Stirling, FK8 2NN

T: 01786 450 438



ANTI MONEY LAUNDERING REGULATIONS

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

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PROPERTY AUCTIONS