

# FOR SALE BY ONLINE AUCTION

**Auction Date: 20<sup>th</sup>  
August 2026 2:30pm**

**0.4 ACRE PLOT (0.16  
HECTARES)**

**PROMINENT TOWN CENTRE  
LOCATION**

**POTENTIAL FOR FUTURE  
DEVELOPMENT SUBJECT TO  
PLANNING**

**GUIDE PRICE: £65,000**



[CLICK HERE FOR  
LOCATION](#)

**82 SOUTH STREET, BO'NESS, EH51 9HA**

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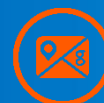
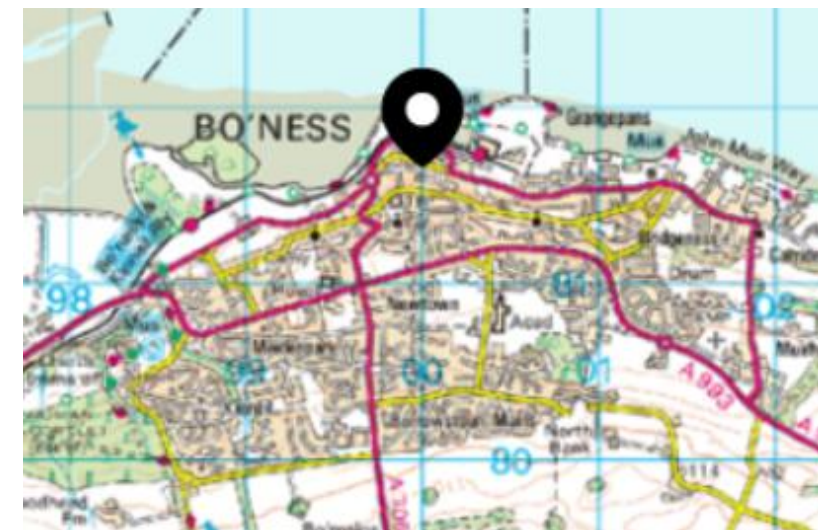




## LOCATION

Bo'ness is a small coastal town in the Central Scotland, and is located within the Falkirk council area. It lies approximately 8 miles east of Falkirk and 20 miles west of Edinburgh. Historically Bo'ness was known for coal mining and transporting trade along the Forth.

More specifically, the subjects are located on South Street at the corner of the junction where Main street meets North Street, in a prominent town centre location. South Street forms one of the main thoroughfares in Bo'ness.



**FOR INDICATIVE PURPOSES ONLY**

## DESCRIPTION

The subjects comprise a site of land for sale 82 South Street, Bo'ness extending to approximately 0.4 acres (0.1 hectares).

The site is rectangular in shape and is currently a mix of grass, forestry and rubble as the previous unit was demolished, which would require clearing. The site has excellent frontage and high visibility from the main road, situated in a prominent roadside location with a high volume of passing traffic.

There is no planning permission currently in place for the site. Accordingly, any purchaser seeking to develop or build on the land would be required to submit an appropriate planning application.

## PLANNING

The site previously had planning permission agreed to build retail units and 11 residential flats in 2015. It is our understanding that the permission has now lapsed.

It is necessary that any interested party to carry out their own investigation and satisfy themselves in this regard.

[Click here to view historic planning application.](#)





# The Details

82 SOUTH STREET,  
BO'NESS, EH51 9HA

## AUCTION DATE

The auction will be held on 20th August 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.

## BUYER FEES

The buyer's fee is 2.4% plus VAT subject to a minimum of £2,400 plus VAT.

## RESERVE PRICE

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

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

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

## GUIDE PRICE

The property has a guide price of £65,000.

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.

## LEGAL PACK

The legal pack is available to view online.

## VAT

See Legal Pack.

## ENERGY PERFORMANCE CERTIFICATE

Not Applicable.

## Get in Touch

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

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## ANTI MONEY LAUNDERING REGULATIONS

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

[shepherd.co.uk](https://www.shepherd.co.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 July 2026

