

FOR SALE BY ONLINE AUCTION

**Auction Date: 20th August
2026 at 2.30pm**

**Stunning coastal location on North
Queensferry shoreline**

**Site area extends to approx.
1.5 Ha (3.7 Acres)**

**Dilapidated 'B' Listed Building
within extensive grounds**

**Gross Internal Area extends
to 1,100 sq m (11,420 sq ft)
or thereby**

**Significant scope for redevelopment
subject to obtaining appropriate
planning consent**

Guide Price - £300,000

**On behalf of:
Transport
Scotland**



ADMIRAL'S HOUSE, NORTH QUEENSFERRY, FIFE, KY11 1HP

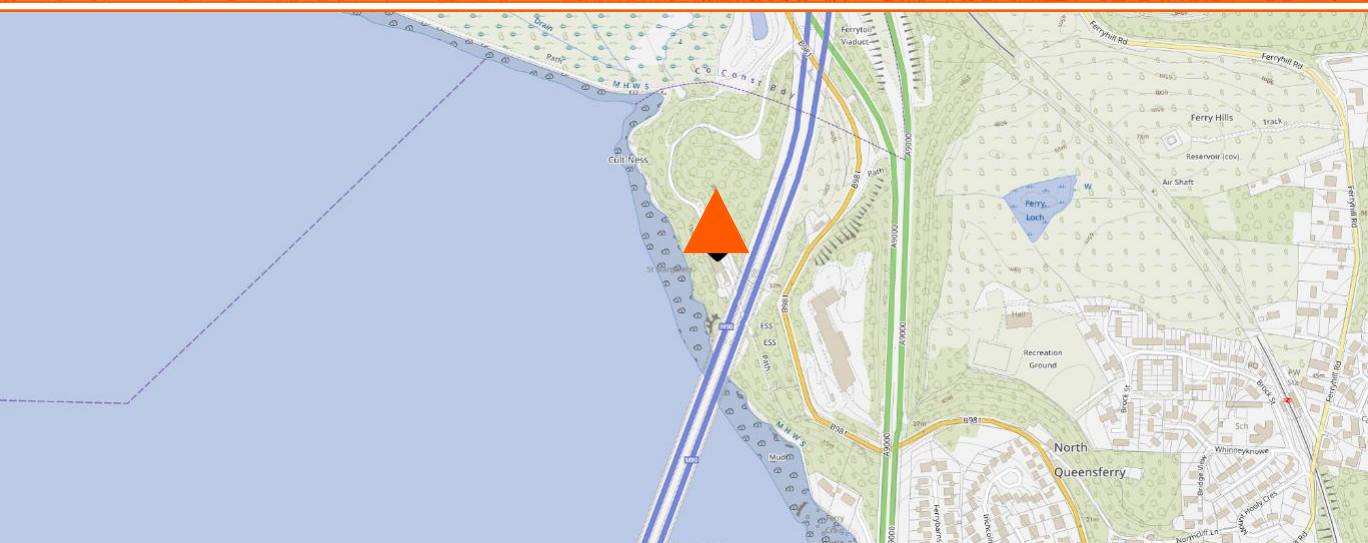
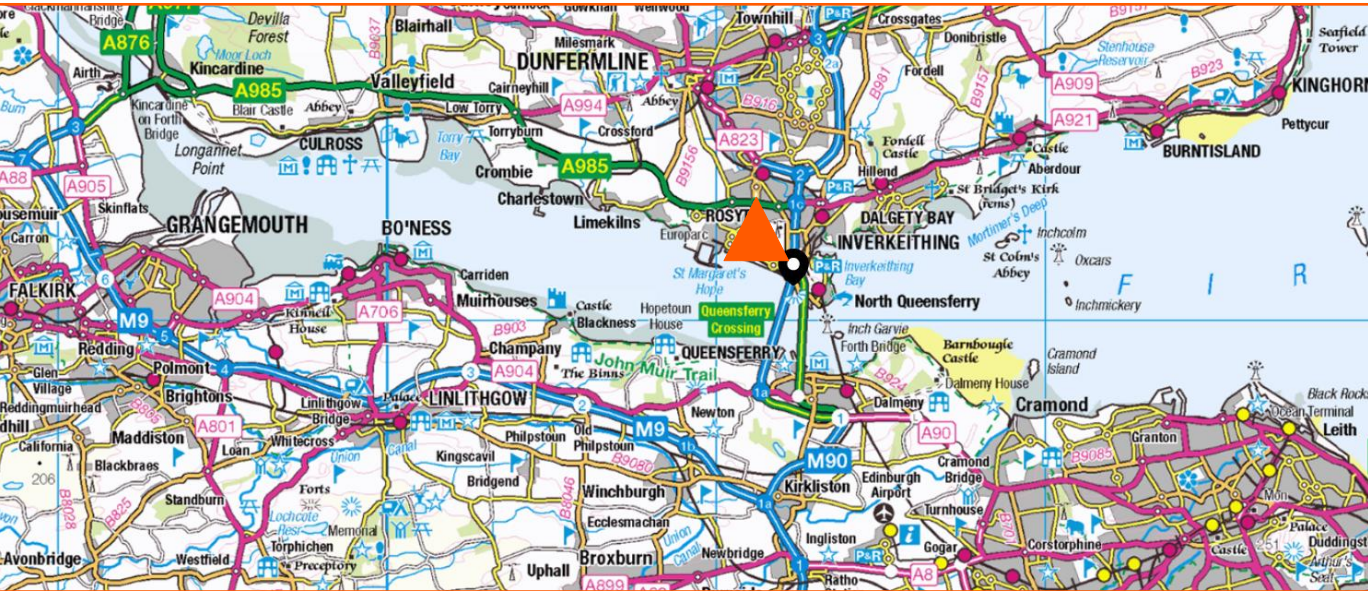
CONTACT: Gavin Russell g.russell@shepherd.co.uk 01382 878005





Location

ADMIRAL'S HOUSE, NORTH QUEENSFERRY



Location

The subjects are located in North Queensferry, a highly accessible and affluent location on the northern shore of the Firth of Forth. The area benefits from excellent connectivity via the Queensferry Crossing, Forth Road Bridge, Forth Rail Bridge and Inverkeithing Railway Station, providing direct links to Edinburgh, Fife and the wider motorway network.

The town provides residents with a peaceful coastal location although also boasts popular attractions on the coastline including Deep Sea World and the Fife Coastal Path.

More specifically, the site is situated off the B981 Rosyth to North Queensferry Road, between Ferry Toll Road and Hope View, approximately 1 mile northwest of North Queensferry town centre within an area known as “St Margarets” and adjacent to Cult Ness.

A private tarmac surfaced road with security gate entrance provides access to the subjects which is surrounded by mature woodland.

There is a radar station located immediately to the east of the subjects under separate ownership. As such the access is shared and we understand has been adopted by the local authority.

The site lies close to the eastern boundary of Rosyth Naval Base, and adjacent to the Queensferry Crossing.



WHAT 3 WORDS



FIND ON GOOGLE MAPS



Site History

ADMIRAL'S HOUSE, NORTH QUEENSFERRY



St Margaret's Hope is a small bay between Rosyth Castle and Long Craig. The site, on a steep hill, overlooks the Forth to the SW. This bay is known to be the place where St Margaret, future wife of King Malcolm of Canmore (1058-93) landed with her brother Edgar Atheling and her sister Catherine in 1069 on her journey to Dunfermline from Orkney.

The land was acquired from the Guildry of Dunfermline in 1825 by Elias Cathcart of Auchindrane, who built the earlier house on the site in or soon after 1829, calling it St Margaret's.

This house, at the core of the present house, was presumably symmetrical, its N half largely intact, its S half absorbed by the 1916 additions.

The house passed to Captain William Elder in 1855 and subsequently to his inheritors; it was later acquired by the Admiralty for the Commander in Chief, Coast of Scotland in 1916, at which time Ernest Newton was employed.

St Margaret's Hope was known as Admiralty House during WWI. It remained the residence of the Rosyth Naval Commander until 1996, when it was handed over to the Scottish Executive.

Ernest Newton (1856-1922) was a major English Arts and Crafts architect and no other Scottish works by him are known to date. The rococo style fireplaces for the drawing room were acquired in 1917 after the house was taken over by the Admiralty.

The Renaissance pediments at the archway were originally from the Wrychts house (wrights houses) built for William Napier (WN) and his wife, Eliza Park (EP) at Bruntsfield, which were demolished in 1800.

Further information and internal photographs (2022):

[St Margaret's Hope, North Queensferry - Archive Photos](#)





Description

ADMIRAL'S HOUSE, NORTH QUEENSFERRY



Description

Admirals House, also known as “St Margarets Hope” and “Admiralty House” comprises a dilapidated ‘B’ listed part single and part two storey structure built of blonde ashlar stone with pitched, slate roofs over. We understand the property was originally built in 1829 and re-modelled circa 1916.

Internally we understand the ground floor accommodation comprises a kitchen with various storage areas and servants’ quarters/offices, four public rooms with the lounge capable of being divided to form two large rooms.

On the upper floor there are 11 bedrooms and 3 bathrooms with a separate stair providing access to the former servants’ quarters.

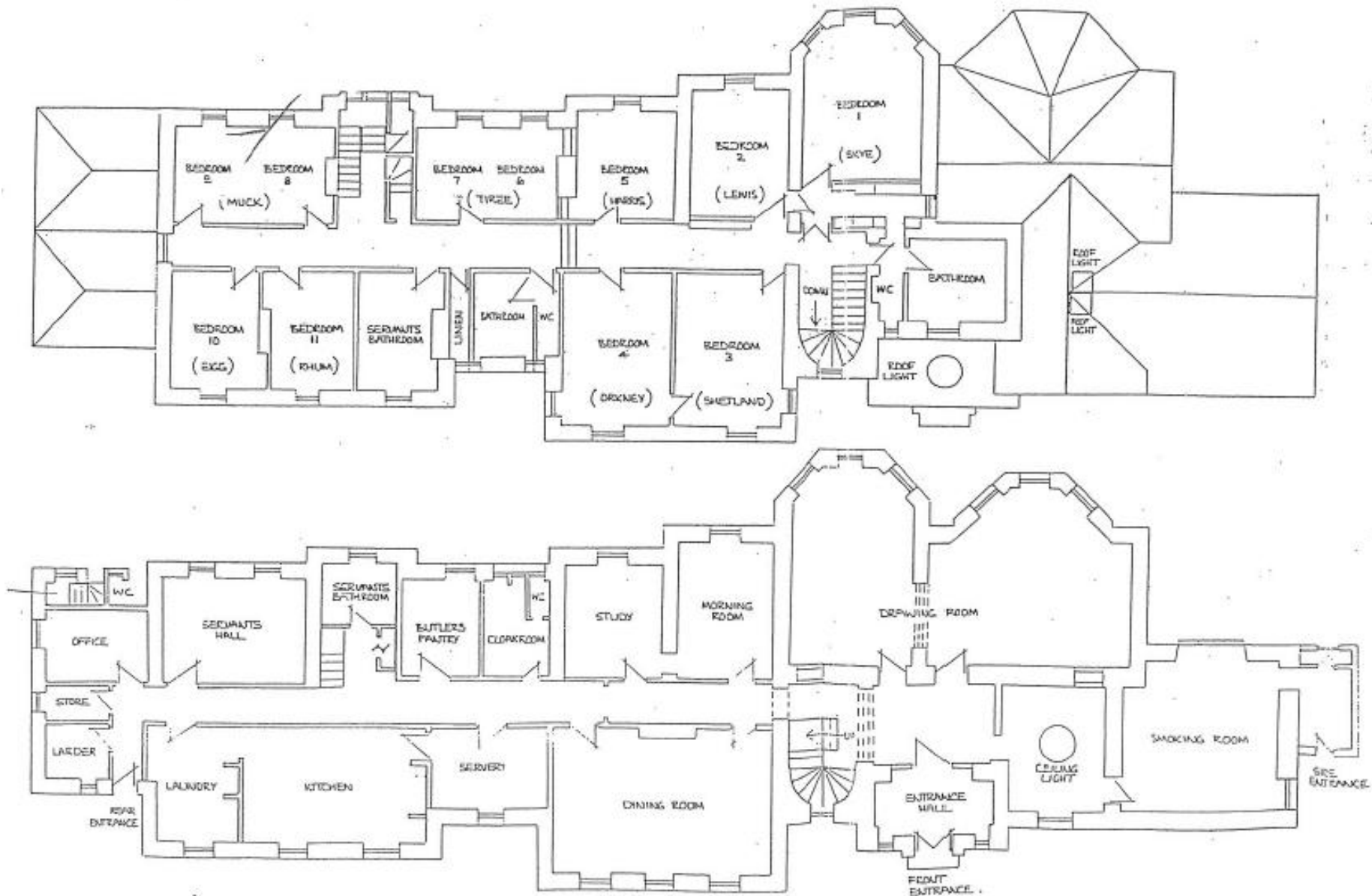
The site extends to approximately 1.5 hectares (3.7 acres), including an area of the foreshore, and forms a prominent feature to the west of the Queensferry Crossing on a steeply sloping hillside, rising from the north bank of the Forth.

The site benefits from an extensive frontage along the shoreline, offering exceptional views across the Firth of Forth.

The combination of the sites coastal position, sizeable plot, and outstanding outlook provides a highly attractive and unique development prospect, subject to Local Authority planning and listed building consent.

Floor Plans

ADMIRALS HOUSE, NORTH QUEENSFERRY



INDICATIVE AND NOT TO SCALE



Description

FLOOR AREA	m ²	ft ²
ADMIRAL'S HOUSE	1,100	11,840

The above floor area, which has been provided to us, is stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Condition

The property has been subject to vandalism and is therefore in poor condition. As such, no internal access can be provided for viewings etc.

Services

It is understood that the property is connected to the usual mains services of water, drainage and electricity.

Please note no certification or warranties are available for the utilities or service connections, and for the avoidance of doubt the building will be sold as seen.

Council Tax

Band H.

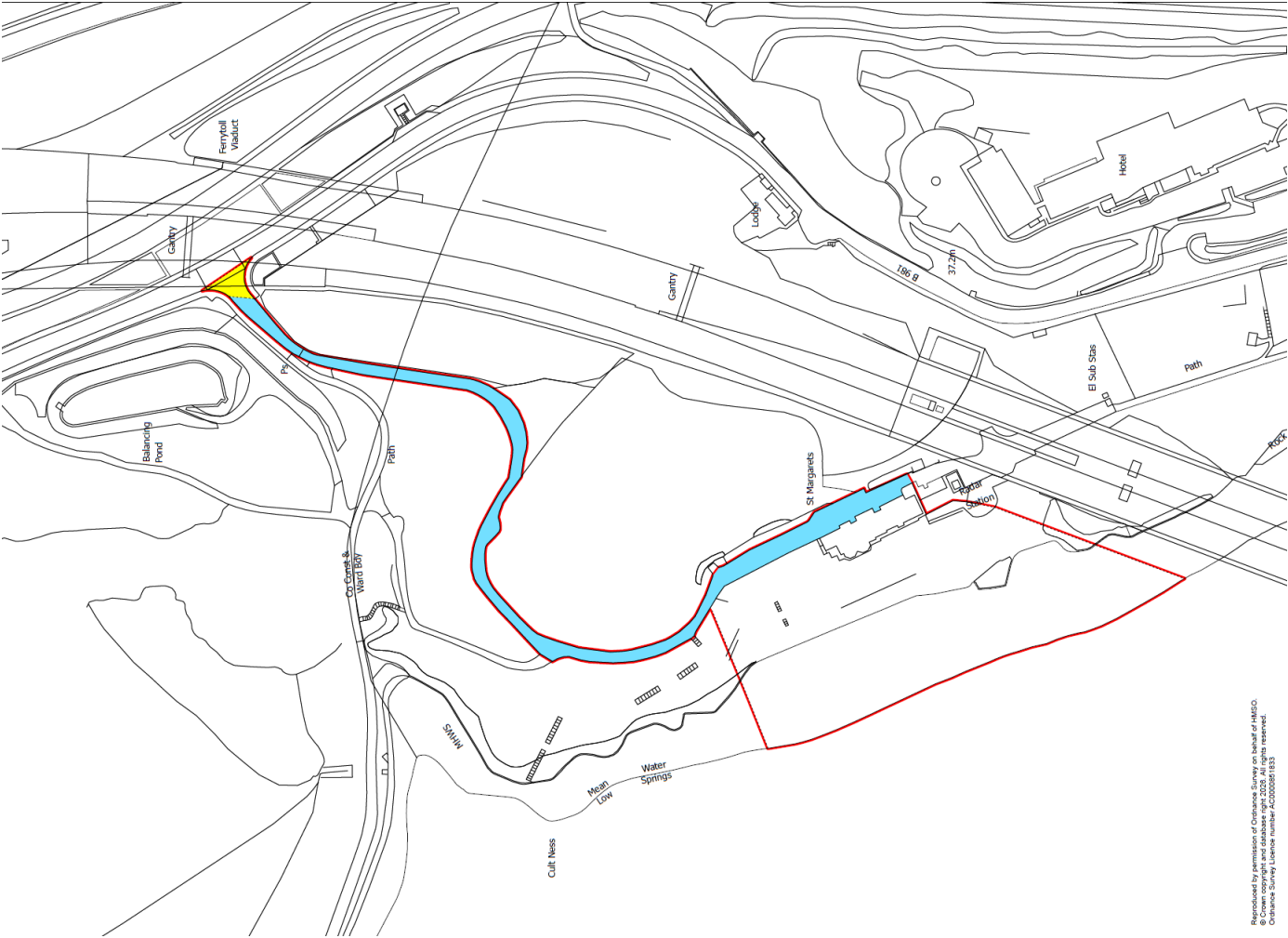
Planning

We assume the property is suitable for Class 4 (Office) and Class 9 (Houses) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (Amended 2023).

The property including boundary walls, walled garden and archway to the drive all form part of the 'B' listed entry which can be viewed at the following link;

[Historic Environment Scotland - B Listed Entry](#)

Interested parties are advised to make their own planning enquiries direct with Fife Council.



Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown copyright and database right 2020. All rights reserved.
Ordnance Survey Licence Number: 100020561/1000

FOR INDICATIVE PURPOSES ONLY





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.

Deposit

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

Reserve Price

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

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

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

Guide Price

The property has a guide price of £300,000.

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

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

Buyer Fees

There are no buyer's fees on this lot.

No Resale Clause

Please note the vendors will not permit resale of the property within 12 months from the date of purchase. See legal pack for further information.

Legal Pack

The legal pack will be available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

See Legal pack.

Get in Touch

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



Gavin Russell

g.russell@shepherd.co.uk

Shepherd Chartered Surveyors

8 Pitreavie Crescent, Dunfermline, KY11 8UU

t: 01383 722337



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)