

FOR SALE BY ONLINE AUCTION

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

**Convenient location on outskirts of
North Queensferry**

**Site area extends to approx.
0.11 acres (0.047 Ha) or thereby**

**Dilapidated 'B' Listed Building upon
prominent roadside private site**

**Gross Area extends to approx.
90 sqm (969 sq. ft) or thereby**

**Full refurbishment and
modernisation required**

Guide Price: £25,000

On behalf of:
**Transport
Scotland**



GATE LODGE, NORTH QUEENSFERRY, FIFE, KY11 1HP

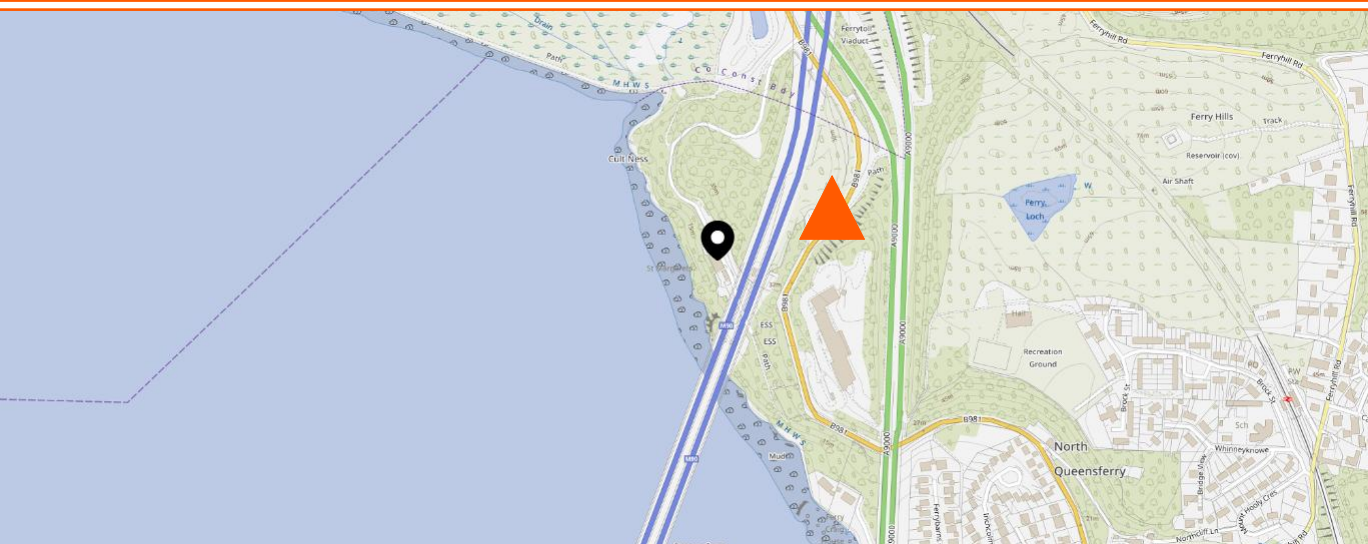
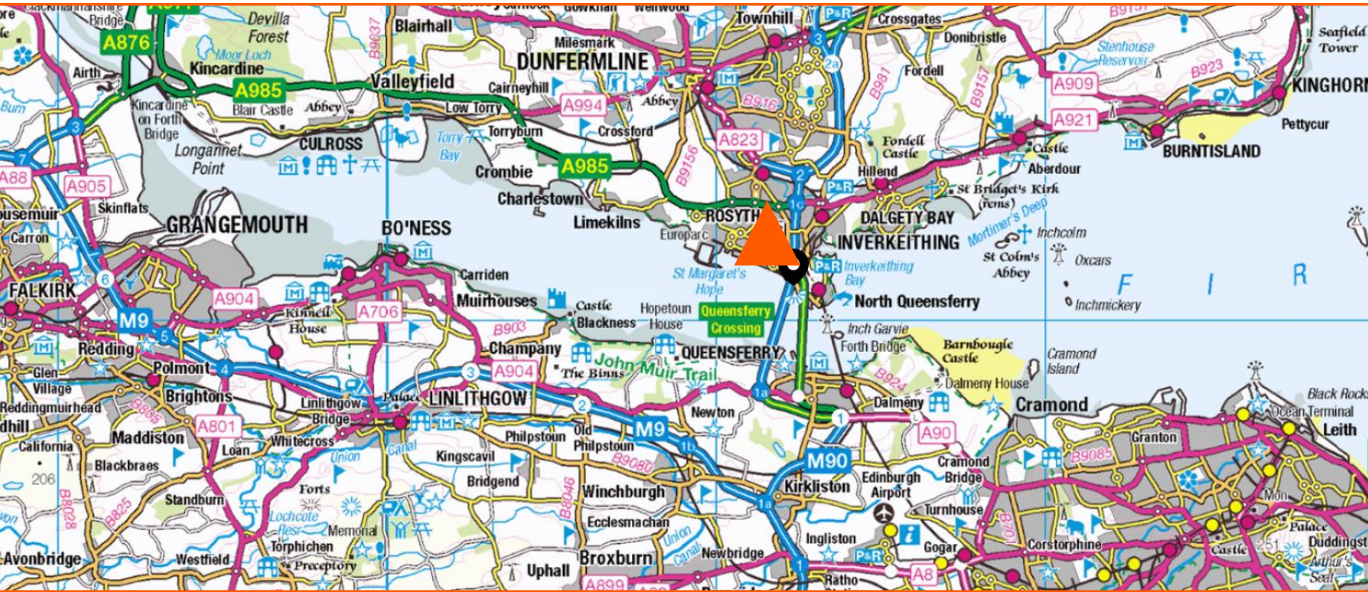
CONTACT: Gavin Russell g.russell@shepherd.co.uk 01382 878005





Location

GATE LODGE, 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 on the west side of Hope View (B981) which forms the main Rosyth to North Queensferry Road, approximately 1 mile northwest of North Queensferry town centre.

The site lies adjacent to the M90 Queensferry Crossing with access via the Rosyth junction a short distance to the north.



WHAT 3 WORDS FIND ON GOOGLE MAPS



Description

GATE LODGE, NORTH QUEENSFERRY



Description

The subjects comprise the dilapidated former lodge house for Admiral's House / St Margarets Hope.

The property is a part two storey and part single storey dwelling house built of stone and brick with a rendered finish. The roofs over are pitched and laid in slate.

The site benefits from a tarmac surfaced private parking area, ornate iron gated entrance and stone boundary wall with iron railings. There is a dropped kerb onto the main road.

It is understood that the maintenance of roads and footpaths ex-adverso the property are the responsibility of the local authority.

Please note the house has not been occupied for many years, and little maintenance has been undertaken.

We understand the accommodation includes 3 rooms at ground floor with 2 bedrooms and a bathroom on the upper level.



Description

GATE LODGE, NORTH QUEENSFERRY

FLOOR AREA	m ²	ft ²
GATE LODGE	90	969

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 gas, 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 C.

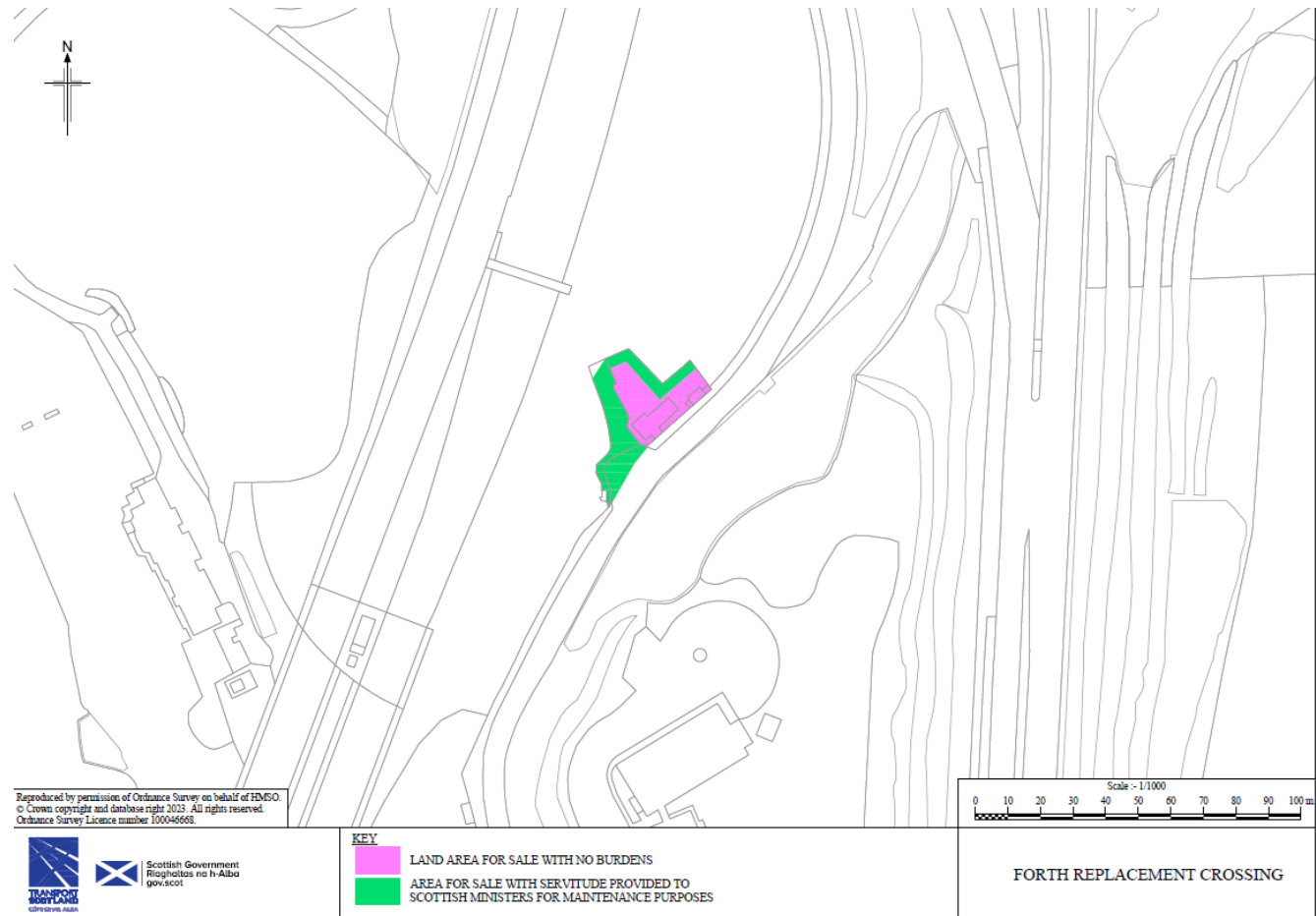
Planning

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

The property including boundary walls 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.



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 £25,000

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:



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Shepherd Chartered Surveyors

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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)