



FOR SALE BY ONLINE AUCTION

Auction Date:
20th August 2026 at 2.30pm

Highly sought after plot located on
South Queensferry shoreline

Site area extends to approx. 1.30
acres (0.531 Ha)

Dilapidated four- bedroom bungalow
with garage and workshop within
extensive garden grounds

GIA extends to 225 sqm (2,422 sqft)

Significant scope for redevelopment
subject to obtaining planning
consents

Guide Price: £200,000

On behalf of:
**Transport
Scotland**



THE FISHERIES, SOUTH QUEENSFERRY, EH30 9SJ

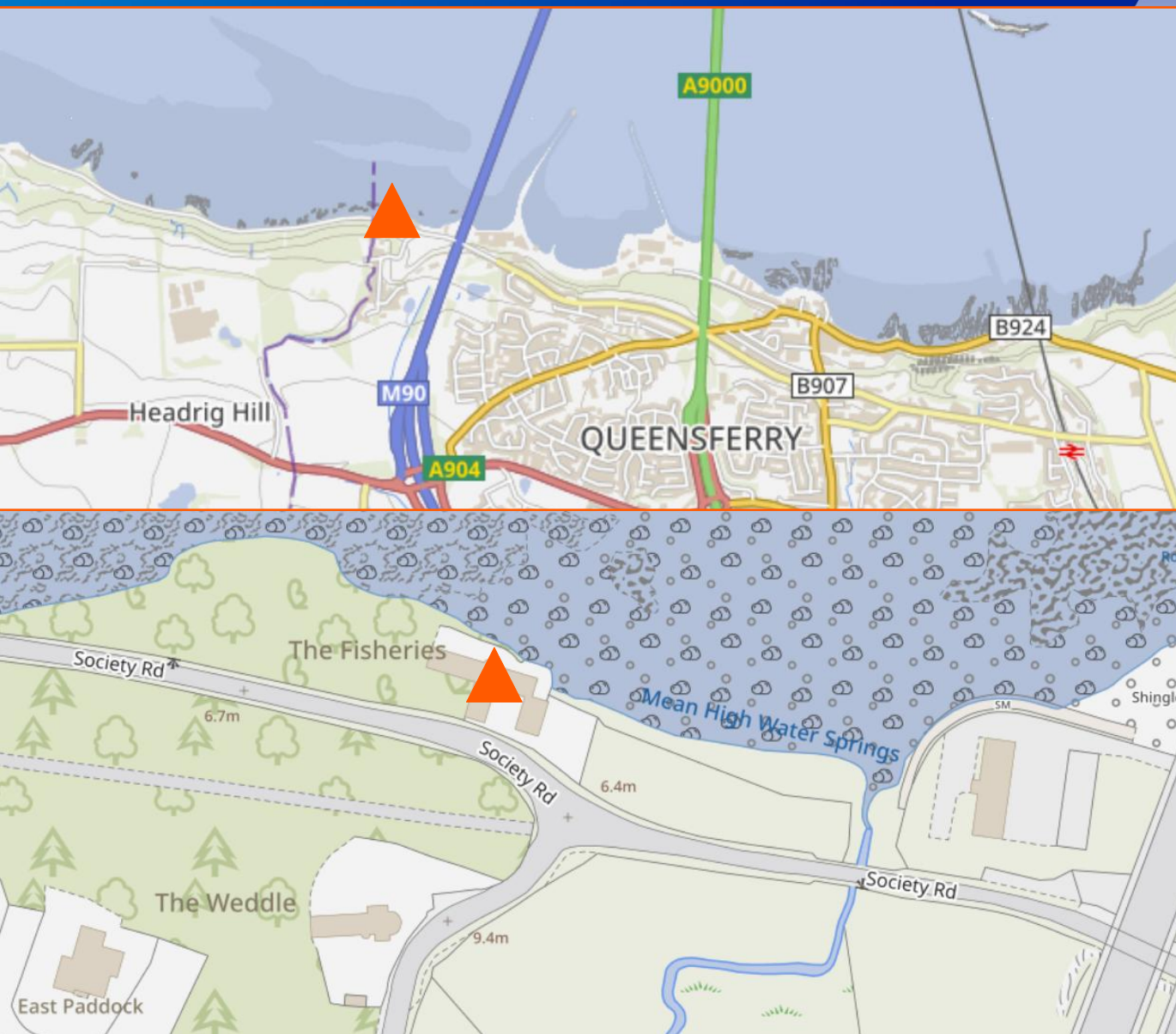
CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234
Hannah Barnett, hannah.barnett@shepherd.co.uk , 0131 225 1234





Location

THE FISHERIES, SOUTH QUEENSFERRY, EH30 9SJ



Location

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

The town enjoys a strong and consistent level of footfall from both residents and visitors, providing a mix of retailers, cafés and restaurants, and popular attractions on the coastline including Port Edgar Marina.

More specifically, the site is situated between Society Road and the foreshore of the Firth of Forth, approximately 1 mile west of South Queensferry town centre. The site lies close to the eastern boundary of Hopetoun Estate, with the Queensferry Crossing located to the east.



WHAT 3 WORDS



GOOGLE MAPS



Description

THE FISHERIES, SOUTH QUEENSFERRY, EH30 9SJ



Description

The subjects comprise an elongated coastal plot, extending to approximately 1.3 acres (0.531 Ha), situated less than 5 metres above sea level. The northern boundary is defined by a substantial sea wall, providing direct frontage to the shoreline, while the remaining boundaries are enclosed by traditional stone walls, creating a clearly defined and private site.

Within the centre of the site is a dilapidated four-bedroom detached bungalow, as well as a separate double garage/workshop, both of which have been vacant for several years.

The surrounding garden grounds are extensive and include established broadleaf trees. A private courtyard driveway is accessed from the speed restricted zone on Society Road.

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 consents.



Description

THE FISHERIES, SOUTH QUEENSFERRY, EH30 9SJ

FLOOR AREA	m ²	ft ²
Ground Floor	225	2,422

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.

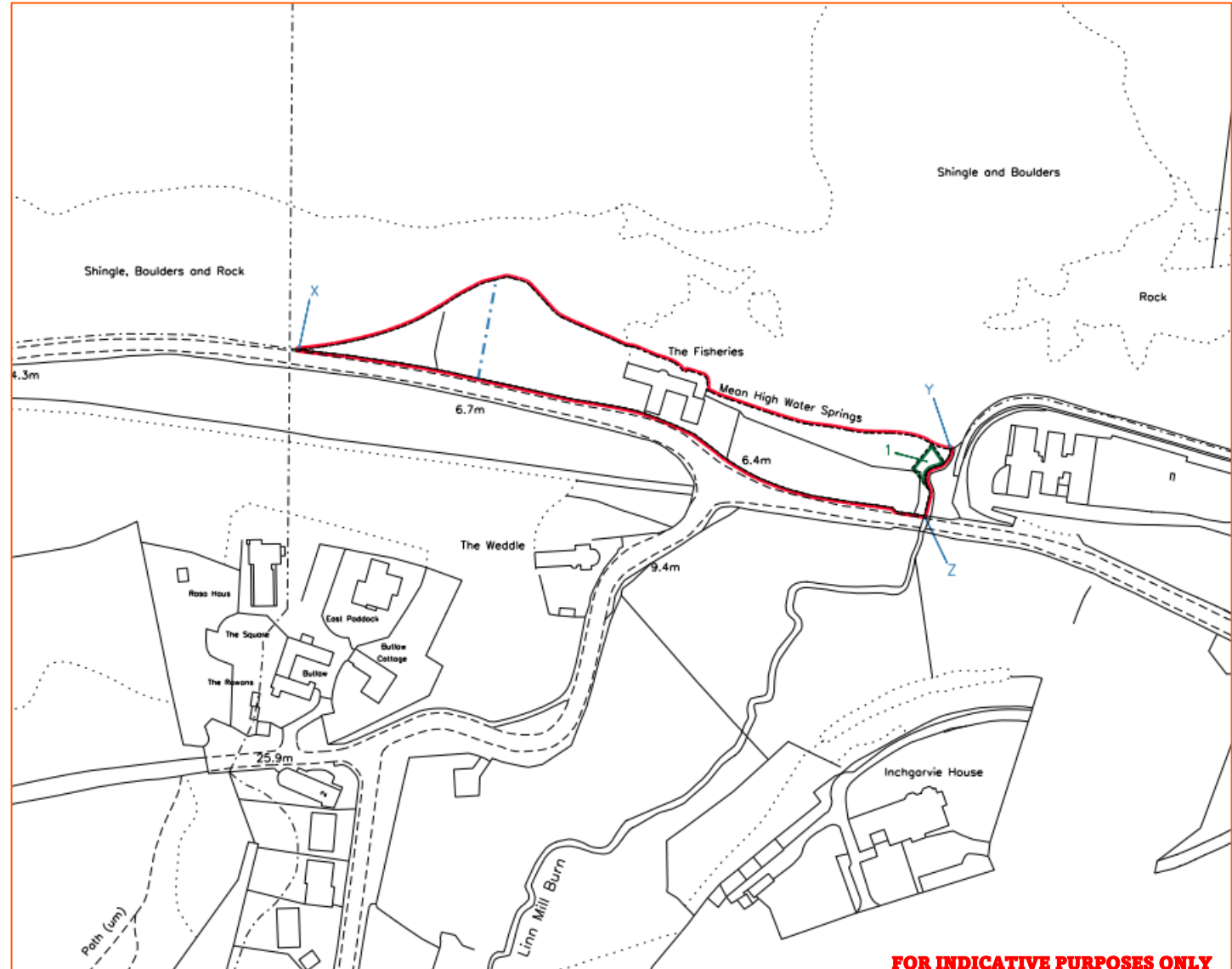
Council Tax

Band F

Planning

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

Interested parties are advised to make their own planning enquiries direct with City of Edinburgh 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 **£200,000**.

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 is 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:



Emily Anderson

emily.anderson@shepherd.co.uk



Hannah Barnett

Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors

12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



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)