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Sale by AUCTION 14 Lots

On **THURSDAY 28TH NOVEMBER 2019**
The sale will commence at 2pm

EDINBURGH VENUE

**Pentland Suite
Edinburgh Marriott Hotel
111 Glasgow Road
Edinburgh EH12 8NF**



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NOTICE TO ALL BIDDERS

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- 2 It will be assumed that all prospective purchasers have inspected the properties in which they are interested and have made the usual and necessary surveys and enquiries and bid solely as a result of such inspections, surveys and enquiries and not in reliance upon any representations or warranty whether written or implied and made by us on behalf of the Seller.
- 3 The successful bidder is under binding Missives as soon as the Auctioneer's hammer falls on his/her bid. Immediately thereafter the purchaser is required to hand to the Auctioneer's Clerk a note of his/her name and address and those of his/her Solicitors and to sign the Minute of Preference and Enactment and pay the required deposit before leaving the Auction Room.
- 4 A 10% deposit (minimum £1,000) on all successful bids must be paid by cheque or Banker's Draft (made payable to SVA Property Auctions Ltd) or by cash (maximum £5,000). In the event of the purchase being £1,000 or less, the full sum must be paid on the day of the auction. **Please note we do not accept any form of credit or debit card.**
- 5 Upon purchase of any Lot please complete the form provided by the Auctioneer's Clerk (a specimen of which is printed on the last page of the Catalogue) and hand it to the Clerk. The Minute of Preference and Enactment will then be completed by the Seller's Solicitor for signature and exchange.
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- 7 Although it is not specifically intended to sell any Lots prior to the Auction, prospective purchasers are advised to check with the Auctioneers on the day prior to the sale that any Lot or Lots in which they are interested will still be offered.
- 8 This catalogue does not constitute any part of any offer or contract and all statements contained herein as to the Lots are made without responsibility and are not to be relied on as statements or representation of fact and neither SVA Property Auctions Ltd nor the Seller make any representations or warranty whatsoever in relation to the Lots. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in this catalogue.
- 9 In some instances letters, colour and hatching referred to in the Special Conditions of Sale may be omitted from the catalogue plans. Accurate lettering, servitude rights, etc. will be shown on the plans available for inspection in the offices of the relevant solicitor.
- 10 The particulars contained in this brochure were prepared during September and October 2019 with the exception of information supplied by the various Joint Auctioneers or Vendor's Solicitors or their agents.
- 11 Where possible Post Codes have been included as part of the address for each lot. The Post Codes are included only to assist interested parties in locating the Lots. Please note that, strictly speaking, Post Codes are only allocated to property to which there is a postal delivery and due to the nature of some Lots we have had to try and identify the nearest relevant postal address. In the circumstances no guarantee is given as to the accuracy or otherwise of the Post Codes in the brochure or whether they will be acceptable to the Keeper when recording a Title.
- 12 This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at: www.sva-auctions.co.uk and/or contact us at the office on Tel: 0131 624 6640 to obtain any updates/errata relating to any lots in which you may have an interest. Also look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
- 13 **Reserve Price:** the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price (see below) and the reserve price for any lot can be subject to change up to and including the day of the auction.
- 14 **Guide Price:** The guide price or range of guide prices are given to assist potential bidders in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not usually fixed at this stage, the reserve can be adjusted by the seller at any time up to and including the day of the auction. This may be in the light of interest shown during the marketing period. Where a guide price (or range of guide prices) is given the guide is the minimum price at which, or range of prices within which the seller might be prepared to sell. The last published guide price will normally be at or above any reserve price, unless the seller fixes the final reserve just before bidding commences. A guide price is different to a reserve price (see 13 above). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.
- 15 **Money Laundering Regulations**
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer Regulations 2017 (the "Regulations")
To comply with the above, successful bidders are required to provide SVA with proof of identity and proof of current residential address by producing the following documents prior to signing the bidders form and signing the legal contract at the auction:
 - a photographic ID, such as a current signed passport, new style UK driving licence, UK old style paper driving licence, residential permit issued by the Home Office to EU Nationals on sight of their own country passport;
 - a utility bill, bank or building society statement, or credit card bill issued within the previous 3 months, providing evidence of residency at the correspondence address.If the bidder is acting on behalf of a limited company, the bidder will be required to provide personal proof of name and address as detailed above and in addition:
 - copy of the company certificate of incorporation;
 - written authority from the company that the bidder has the authority to represent and purchase on behalf of the company at the auction.Please contact SVA Property Auctions Ltd on 0131 624 6640 should you have any queries regarding this matter.

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SOLICITORS

The Lots hereinafter described unless previously sold or withdrawn will be exposed for sale by Public Roup within The Edinburgh Marriott Hotel in Edinburgh on **Thursday Twenty Eighth of November Two Thousand and Nineteen** at 2pm., by the Sellers. Any sale shall be subject to the General and Special Conditions of Sale. Further information regarding the Title Deeds, Articles of Roup and any Special Conditions of Sale not included in the brochure will be available, strictly by prior appointment, from the Sellers' Solicitors whose details are listed hereunder. Prospective purchasers are strongly reminded that enquiries of this nature should only be undertaken by their solicitors. **N.B. All enquiries regarding viewing arrangements and guide prices should specifically be directed to SVA Property Auctions Ltd (0131 624 6640) or their Joint Agents.**

Lots: 1, 2, 9 & 13

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(Russell Munro)

Lot

Site / Secure Yard extending to 475 Sq.m.

AUCHTERTYRE WWTW, AUCHTERTYRE, BALMACARA, KYLE IV40 8EG

LOCATION: The property is located in an area of Scotland best known as the gateway to the Isle of Skye, and which is extremely popular with tourists and people looking to live a more rural lifestyle. It is on the A87 trunk road which leads to the Skye Bridge and only 7 miles east of Kyle of Lochalsh. It is on the north side of the road approx. 100m west of the junction with the A890 road to Strathcarron and the North and 50m west of the Lochalsh Business Park. Grid Ref: 183897, 827423.

DESCRIPTION: The site is a fairly regular rectangle bounded to the south by the A87, on the north and west sides by the playground for the local primary school and by a burn and then residential accommodation to the west. It is fenced with a metal post and wire mesh fence (approx. 6' high) with double entrance gates. There are two round tanks set into the ground and associated switch gear etc all of which is disconnected. The site is overgrown with birch, briars etc. It has potential for a number of uses subject to obtaining the necessary consents.

SITE AREA: 475 Sq. m. (0.12 Acre) approx.

PLANNING: Interested parties should make their enquiries with Highland Council Planning Department on 01349 886608.

TENURE: Owner vacant possession.

VIEWING: Externally at any time. To arrange access into the site contact the Auctioneers, SVA Property Auctions Ltd Tel: 0131 624 6640.



Roadside Site in Rural Deeside Location – 42 sq.m.

SITE OF FORMER BRACHMONT WATER PUMPING STATION, CORSEHILL, DURRIS, BANCHORY AB31 6EB**Lot****2**

LOCATION: The site adjoins a minor public road between Durriss and Netherley and is otherwise bounded by agricultural land. It is located within Deeside, 8 miles from Banchory and 13 miles from Aberdeen City Centre. It can be accessed off the B979 Maryculter – Netherley Road, from which a turn-off marked "Denside of Durriss 3 miles" is taken – the site adjoins the north side of this road after 2.5 miles. Around 90 metres from the site is a staggered crossroads, adjoining which are several residential properties and on its opposite side are commercial forests. Grid Ref: 381601, 795600

DESCRIPTION: The site is rectangular in shape and has an enclosed area of approximately 8.8 metres x 4.8 metres. It is bounded on 3 sides by post and wire fences and on its west side by a stone wall. Within the roadside boundary, to the public road, there is a fence which has a metal pedestrian gateway. The site has been reinstated and cleared of above ground redundant water pumping structures, save for a small green kiosk at one corner which is empty. There was formerly an electricity supply to the site (now disconnected).

SITE AREA: 42 Sq.m. (50 Sq. yds) approx.

PLANNING: The site lies within the Kincardine and Mearns area of Aberdeenshire Council, whose main area office is at Viewmount, Arduthie Road, Stonehaven, AB39 2DQ. Tel: 01569 690541 Email: kincardineandmearns@aberdeenshire.gov.uk

TENURE: Owner vacant possession

VIEWING: At any time.





LOCATION: The property is located just to the north of Kincardine town centre, which provides a range of local amenities, and lies between the A977 “Feregait” and an established residential estate. Kincardine is some 27 miles from Edinburgh and has good access links to the M9 motorway via the “New Kincardine Bridge”, now known as the Clackmannanshire Bridge.

DIRECTIONS: The site fronts onto the A997, however, interested parties who wish to visit the property and the garages, should turn off the A977 “Feregait” into Kirk Street and take the second left into Kirk Brae. Turn left onto Tulliallan Terrace, right onto Glebe Road and then between No’s 25 and 27, turn left and follow the road to the left between two terraces of garages.

DESCRIPTION: The majority of the subjects of sale comprise an irregular shaped broadly level area of low lying ground which is partly down to grass and partly covered by rushes. The site is bisected by a public footpath and bounded to the A977 by a metal rail fence. The site’s eastern boundary is defined by the rear gardens of houses on Glebe Rd and a terrace of lock-up garages, whilst its southern boundary is defined by a hedge and some trees.

The subjects of sale include two lock-up garages of concrete blockwork construction under flat roofs, accessed via up and over doors. Standing at the north end of the two terraces of lock-ups, it is understood the garages are the first on the left, immediately beyond a substation and the second last unit, also on the left. At the time of going to press SVA Property Auctions Ltd have not undertaken an internal inspection.

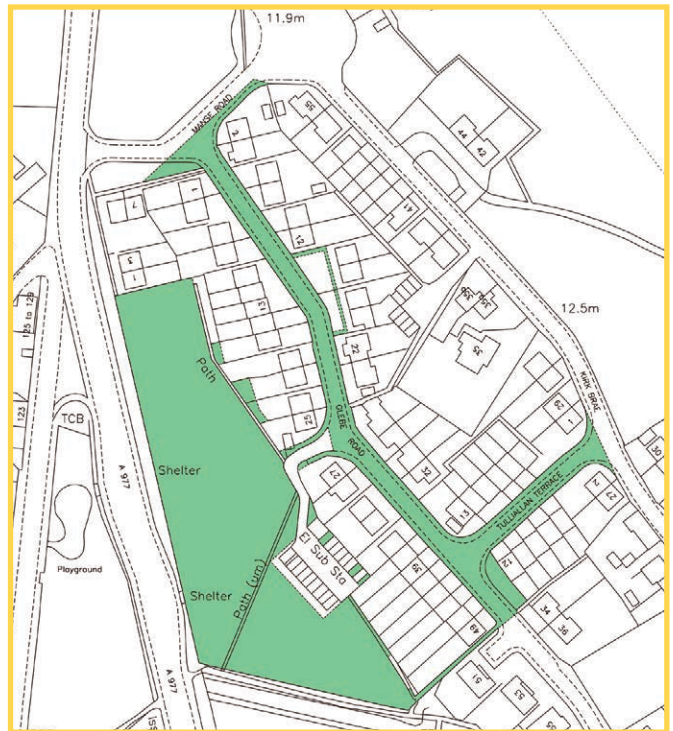
SITE AREA: (Main Site) - 0.65 Ha (1.61 Acres) approx. Please note that the brochure plan is indicative and does not show Cable Servitudes and Rights of Access reserved to SPD plc. A plan with further details is available from both the Auctioneers and the Seller’s Solicitors.

PLANNING: In November 2017, Fife Council refused planning consent for the development of six Class 4 Units with associated access roads, car parking, landscaping, drainage and open space – Ref: 17/02880/FULL. Interested parties are advised to contact Planning and Building Standards, Fife Council, Tel: 03451 55 11 22 or Email: development.central@fife.gov.uk

COUNCIL TAX: The lock-up garages are shown in the Valuation Roll, but are listed a “Council Tax Band N/A”. **EPC:** N/a

TENURE: Owner vacant possession. Interested parties should note that the title for the subjects of sale includes sections of road solum and there are small parts of the site that are occupied by third parties including but not limited to some parts as rear gardens and 2 garages which are locked. These encroachments are without the consent of the Seller who gives no warranty or assurance as to the ability or ease of recovering possession of these areas and the garages or as to the contents of the said garages. Potential bidders are recommended to review the Legal Pack and in particular the Disposal Plan.

VIEWING: At any time. Please contact SVA Property Auctions Ltd regarding the lock-up garages. Tel: 0131 624 6640.





LOCATION: Keith, known as “The Friendly Town”, is a busy town on the A96 Trunk road from Aberdeen to Inverness. It is approx. 55 miles east of Inverness and 48 miles north west of Aberdeen. It has a good range of facilities and good transport links. The unit is located on the main shopping street in the town.

DESCRIPTION: The property comprises an imposing, purpose built, stone & slate property built in 1911 and arranged over 3 main floors. It is a Category B listed building. In addition, there is a further single-story stone building in the middle of two rear yard areas. The ground floor and yards are leased to the Royal Mail and in use as the local sorting office. The main sorting area is a single storey section to the rear with a metal truss roof incorporating glazing panels. The rest of the ground floor is a selection of individual office rooms and include male and female toilets. A separate entrance on Mid Street, leads to the first and second floors which were last in use as offices and provide generous accommodation with excellent ceiling heights and some very attractive period features. There is a full bathroom at first floor level. The upper floors are in need of some refurbishment and may lend themselves to redevelopment, perhaps for residential use subject to obtaining the necessary consents.

ACCOMMODATION:

Ground Floor	Main building	188.73 sq.m	(2,031 sq ft)
	Yard building	53.37 sq.m	(574 sq ft)
First Floor-	7 rooms	87.02 sq.m	(937 sq ft)
Second Floor	4 rooms	56.88 sq.m	(612 sq ft)
Total		386 sq.m	(4,155 sq ft) approx

PLANNING: Interested parties should make their enquiries with Moray Councils Department of Development Management and Environmental Services, Tel: 0300 1234561 Email: development.control@moray.gov.uk

RATEABLE VALUE:

130 Mid St	(First & Second Floors)	£5,900
132 Mid St	(Ground Floor – sorting office)	£9,000

Due to the listed status of the building, full commercial vacant rates relief should apply. Potential bidders should satisfy themselves in this respect.

EPC: Band E.

TENANCY: The ground floor, rear single storey building and two yard areas are let to Royal Mail Group Limited under the terms of a lease which commenced in October 2006 and terminates on 24th March 2022. The current rent is £14,570, increasing to £14,934 on 25/3/2020 and £15,308 on 25/3/2021. The agreement is drawn on FRI terms and includes an option, in favour of the tenant, to extend the agreement for a further 10 years from 25/3/2022 on giving 6 months notice. Should the option be exercised, the rent will increase at a rate of 2.5% annually.

TENURE: Owner with part Vacant Possession.

VIEWING: By arrangement with the Auctioneers, SVA Property Auctions Ltd Tel 0131 624 6640.





LOCATION: Comrie is a popular village in Perthshire located in the southern Highlands and surrounded by spectacular scenery at the junction of the glens of Artney and Lednock. It lies some 25 miles west of Perth and 30 miles north of Stirling on the A85 linking it with its neighbouring town Crieff, 7 miles to the west. There are good road links and regular bus services making the village easily accessible. The village has a thriving community with good local shopping and primary educational facilities together with a Medical Centre and Dental Practice. The property occupies a prominent location on the corner of Drummond Street and Bridge Street and there is some on-street parking available. This is a busy shopping area and is particularly popular with tourists providing local trade in the area. Occupiers within the vicinity include the Post Office, The Royal Hotel, cafes and a number of independent retail traders and offices.

DESCRIPTION: The property lies within the village conservation area and occupies a prominent corner position on Drummond Street which provides for the main shopping in the village. It comprises an attractive three storey Category C listed building of stone construction with a pitched slate roof. Internally, the ground floor accommodation comprises an open plan area, safe room and a small flight of steps leading to a small storage area and access to the rear fire exit. The property has recently been decommissioned and part of this work included the provision of a dedicated room for the ATM which has been re positioned and separated from the main floor area. Due to this internal reconfiguration on the ground floor, we understand that the property will now benefit from two door entry/access. The first floor has most recently been utilised by the bank as office/staff rooms and comprises two large offices, large kitchen and toilets. The second floor, which we understand was at one time residential premises connected with the bank, comprises four good sized rooms and one smaller room. The property benefits from gas central heating, fluorescent recessed lighting, some carpeting and some original features. There is fire escape exit onto the lane to the rear of the property. Some limited on-street parking is available and further parking is provided for in surrounding streets and nearby car parks. There are lovely views over the River Earn and to the north, from the upper floors. Subject to obtaining necessary consents, the property lends itself to flexible development with the splitting of the unit, to comprise both commercial and residential accommodation.

ACCOMODATION:

Ground Floor	57.1 sq.m	(615 sq.ft)
ATM Secure Room	7.1 sq.m	(76 sq.ft)
First Floor	68.4 sq.m	(736 sq.ft)
Second Floor	80.9 sq.m	(871 sq.ft)
Total	213.5 sq.m	(2,298 sq.ft) approx.

PLANNING: The property is suitable for office and retail use subject to the restrictions noted below (see Tenure). Alternative uses may be possible and interested parties should make their own enquiries to Development Management Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. Email: developmentmanagement@pkc.gov.uk Tel: 01738 475300

RATEABLE VALUE: £6,200. The property will require re-assessment to reflect the alterations arising from the separation works related to the ATM and the resultant changes to the floor space.

EPC: Band G.

TENANCY: The ATM and associated secure room will be subject to a new lease to Royal Bank of Scotland PLC for a term of 5 years at the rent of £2,000 p.a inclusive of VAT. The lease will be subject to an initial three month rent free period and a break option in favour of the tenant at year 3 subject to the provision of 6 months prior written notice. In addition, the Tenants will be granted a Right of Access, at all times, from the front door of the premises, to the ATM room for the purposes of servicing it and the tenants will install secure CCTV to monitor the ATM unit. We recommend that interested parties inspect the lease terms and plan which are available from the Seller's solicitors, DLA Piper Scotland.

TENURE: Owner Vacant Possession with the exception of the ATM letting. The vacant property will be sold subject to certain restrictions preventing the following uses: Businesses involving pawnbrokers, adult sex shops, bookmakers or other gambling businesses, bars/public houses, the sale of firearms and the sale of any paraphernalia associated with illegal drugs.

SERVICES: The purchaser will be responsible for the electricity supply. The tenant will make a £200 p.a. payment, for the duration of the tenancy, to the Landlord as a contribution towards the Landlord's utility and maintenance costs.

VIEWING: By arrangement with the Auctioneers SVA Property Auctions Ltd: 0131 624 6640.

JOINT AUCTIONEERS: Avison Young (Edinburgh) Tel: 0131 255 8000 (Kyle Williamson).



LOCATION: Largs (population circa 11,200) is an attractive North Ayrshire town lying some 33 miles west of Glasgow on the Firth of Clyde. It is becoming an increasingly popular seaside destination and has a good range of amenities, schooling and recreational facilities including Largs award winning yacht marina. The Isle of Cumbrae lies a mile offshore and there is a 10 minute regular ferry crossing from Largs. There are excellent travel links to the area including a mainline railway station, bus routes and easy access to the major road networks. Glasgow and Prestwick airports are both less than 45 minutes away. The property is located on the southern side of the town within an urban setting and within easy reach of the town's amenities.

DESCRIPTION: The subjects of sale comprise two former residential villas which have been extended and connected. The two storey, detached building is of traditional rendered and painted brickbuilt construction under a tiled roof with dormer roof extensions. The property is within a pleasant residential street on the south east side of the town centre. The building, which was operating as a care home until March 2019, catered for 20 residents. The ground floor comprises 9 en suite bedrooms, dining room, lounge, kitchen, two offices, laundry, separate bathroom and w.c. and storage. An internal staircase provides access to the first floor as does a lift. There are two further staircases providing external fire exits. The first floor comprises 10 en suite bedrooms (6 of which have en suite wet rooms), 1 single bedroom with no en suite but which is adjacent to a w.c. and bathroom, a room formerly used as a hairdressers and storage. The property benefits from gas central heating, double glazing and carpeting. Externally, the building sits within pleasant grounds, there are garden areas to the rear and front of the property and on street parking is

available. Subject to obtaining necessary consents and any upgrading required, the unit is ideally suited to use once again as a care home business or may provide scope for conversion back to residential use.

FLOOR AREA: We understand that the current layout of the building provides some 594 sq.m (6394 sq.ft) approx. arranged over two floors.

PLANNING: Interested parties should make their own enquiries to Planning Dept, North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE. Tel: 01294 324319 Email: eplanning@north-ayrshire.gov.uk

RATEABLE VALUE: £23,750.

EPC: Band G.

TENURE: Owner Vacant Possession.

VIEWING: By arrangement with the Auctioneers SVA Property Auctions Ltd. Tel: 0131 624 6640.

JOINT AUCTIONEERS: Christie & Co, Miller House, 6th Floor, 18 George Street, Edinburgh EH2 2QU Tel: 0131 524 3406 (Martin Daw)



LOCATION: Coalburn is a small village with a population of 1,250 located four miles south of Lesmahagow. The village, as the name suggests, was famous for coalmining. The mining has now ceased and extensive areas have been remediated back to open countryside, incorporating excellent outdoor greenspace and public footpaths. The village has a strong community presence and excellent public amenities including its own modern leisure centre with a swimming pool, spa and health suite, and a newly constructed primary school. Access to the M74 motorway (in both directions) is approximately 5 minutes by car increasing Coalburn's popularity as a commuter destination. The surrounding area has seen several new developments and businesses relocating locally to benefit from, the M74/A70 road axis, including the Dewars Bonded Warehouse Complex.

DIRECTIONS: From Glasgow travel southbound on the M74, leaving the motorway at Junction 11 just beyond Lesmahagow. Turn under the motorway and onto the B7078, following the signs for Coalburn. Turn left just prior to the Harbro building and follow the road through Bellfield, into Coalburn. Pass the "Usave" store and turn left into Middlemuir Rd. Proceed as far as possible and the entrance to the site is on the left.

DESCRIPTION: The property comprises an irregularly shaped site, with a good frontage to Middlemuir Road. Roughly one third of the site was previously occupied by a number of buildings, all of which bar a former transformer house, have been demolished to ground level, leaving a number of areas of foundations/hardstanding and tarmac surfaced roadway. The majority of the site comprises remediated land, which is undulating and down to a mix of rough vegetation and semi-mature trees. The site is partly bounded by a mix of timber/metal post and wire mesh fencing with large double leaf gates off Middlemuir Road.

ACCOMMODATION: Former Transformer House – Concrete floor, rendered blockwork walls and pitched tile clad roof - 50 sq. m. (538 sq.ft) approx.

SITE AREA: 6.47 Ha (15.99 Acres) approx.

PLANNING: In 2008, South Lanarkshire Council granted Outline Consent for Residential Development (CL/08/0313) on a site similar, but not exactly matching the boundaries of the subjects of sale. The original consent was for 87 units and it was successfully renewed in 2013 (CL/13/0334) and 2016 (CL/16/0356). The existing consent is due to expire

on 2nd November 2019, however a Section 42 application for a renewal for a further 3 years has been lodged and validated. The site may also be suitable for commercial uses, such as a depot or for storage. Interested parties should make their own enquiries with South Lanarkshire Council, Planning and Building Standards, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB, Tel: 0303 123 1015 or email: planning@southlanarkshire.gov.uk.

RATEABLE VALUE: The site is not currently listed in the Valuation Roll. **EPC:** N/a

TENURE: Owner vacant possession

VIEWING: At any time. The site does include foundations and a small derelict building and accordingly care should be taken in the vicinity of these areas.



Vacant Land – 249 Acres together with some Mineral Rights associated with a further 100 Acres

GRENGAIRS ROAD AND AVONHEAD ROAD, NR GRENGAIRS, NR AIRDRIE ML6 7TT



bear right onto Avonhead Road. The site's eastern boundary continues to abut Avonhead Road for circa 280 metres with the property stretching away to the west.

DESCRIPTION: The property comprises an extensive site, of irregular shape, which is bi-sected by the routes of former railway branch lines, which are not part of the subjects of sale. The property has an extensive frontage to Grengairs Road and both the road leading south from Grengairs and Avonhead Road. Part of the site's north-western boundary is adjacent to a railway cutting. The site is generally down to rough vegetation and some boundaries are defined by timber post and wire strand fences.

SITE AREA: 101 Ha (249 Acres) approx. In addition, the subjects of sale include the rights to certain minerals, excluding coal and associated minerals, under a further 41 Ha (100 Acres) approx, which lie to the south and south-east of the main site. Please note that the routes of former railbeds, which bi-sect the site, are excluded from the subjects of sale, but certain minerals below these routes are included. Interested parties are recommended to review the Legal Pack for further details.

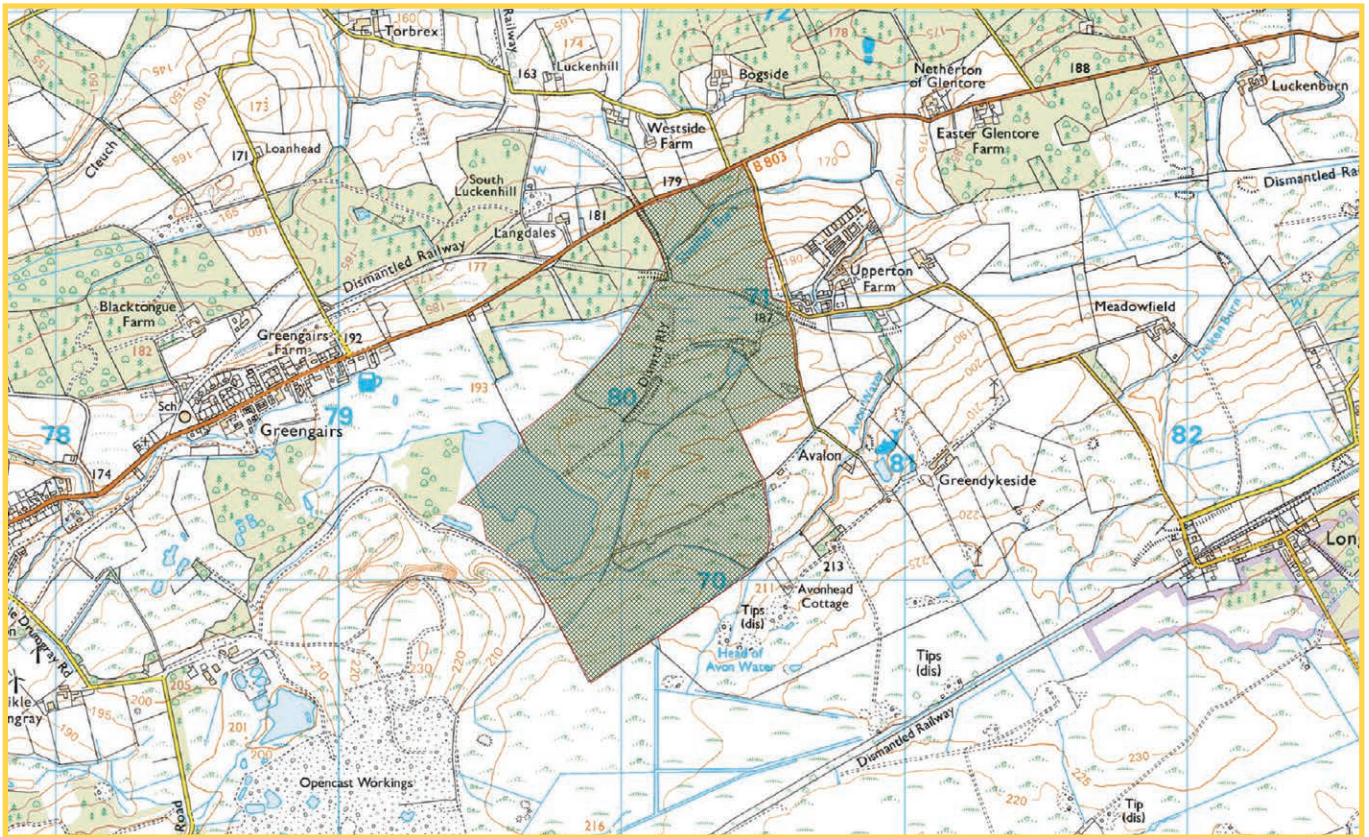
LOCATION: The property is situated in the Central Belt of Scotland, in open countryside, some 1.5 miles to the east of Grengairs and some 4.5 miles from Airdrie.

PLANNING: The planning authority is North Lanarkshire Council, who's Planning Department can be contacted on Tel: 01236 632500.

DIRECTIONS: From the A73 (Airdrie/Cumbernauld) road, turn onto the B803 and head east through Wattston and Grengairs. After a further mile, turn right onto a minor road, signposted for Upperton and Longriggend. The northern section of the property is immediately on your right. Continue south, into the western edge of Upperton and

TENURE: Owner vacant possession. As noted above, the subjects of sale include rights to certain minerals, both under the owned land and the wider area.

VIEWING: At any time. There are farming activities in the vicinity of the site and these should be respected.



GENERAL LOCATION PLAN

Lot
9

Vacant Workshop – 125 sq.m. (1,345 sq.ft) approx.

434 POLMADIE ROAD, GLASGOW G42 0PH



LOCATION: Polmadie Road is located to the south east of Glasgow city centre in a primarily industrial area lying south of the River Clyde and close to the residential neighbourhoods of Govanhill and Toryglen. Oatlands and another large industrial zone at Shawfield, are located to the north on the opposite side of major railway lines and the M74 motorway. The M74 Extension runs through the middle of Polmadie and easy access is provided at Junction 1A. Polmadie Road connects to the A728 Aitkenhead Road providing access into the East End of Glasgow.

DESCRIPTION: This is essentially a rectangular building of brick and rendered construction under a metal clad flat roof extending to approx. 125

sq.m. Last used as an electrician's unit, the property is now in need of some repair. It forms part of a small block of three units, located on Polmadie Road and near to the A728 junction. Internally, there is one main room to the rear with storage room off and a smaller room, office and w.c. located to the front of the unit. Although the site is within a mainly light industrial area, it is located near to the surrounding residential neighbourhoods and provides an interesting opportunity for workshop, storage, taxicab unit or community use, subject to gaining any necessary planning consents.

ACCOMMODATION: Total: 125 sq.m. (1,345 sq.ft) approx.

PLANNING: Alternative uses may be possible and interested parties should make their own enquiries to Glasgow City Council, Planning and Building, Tel: 0141 287 6060 (9am – 1pm) or 0141 287 8555. Email: planningenquiry@glasgow.gov.uk

RATEABLE VALUE: £5,200.

EPC RATING: Band E.

TENURE: Owner Vacant Possession.

VIEWING: By arrangement with the Auctioneers, SVA Property Auctions Ltd Tel: 0131 624 6640.



Scottish Government
Riaghaltas na h-Alba
gov.scot

Attractive Double Upper, 3 Bed Flat in Galashiels Town Centre with Private Garden.

163 GALA PARK, GALASHIELS, TD1 1HB

Lot
10

LOCATION: Galashiels is located in the heart of the Borders Region and has a resident population of 12,600 persons. It has a rich history in the textiles industry and is home to Heriot Watt University's textile and design courses. It is also a major commercial centre in the Borders. The town is 35 miles south east of Edinburgh and its closest Borders neighbours include Melrose (4 miles) Kelso (17 miles) and Peebles (18 miles). There is a good network of roads linking the Borders towns and Edinburgh and Galashiels benefits from a station on the Borders Railway line that was reopened in 2015. The property is located in a popular residential location, on the hill immediately to the south of the town centre.

DESCRIPTION: This is an attractive and well-presented 3 bedroom, double upper flat above commercial premises in a semi-detached block of four properties. Access is via a pend to the side, leading to the private garden and a straight flight of stairs up to the front door.

Arranged over two floors, the property comprises, entrance vestibule with WC off, glass door leading to hall and livingroom, kitchen and bathroom. Cupboards under the stair and in the livingroom provide storage and there are three bedrooms upstairs, off the landing. There is gas central heating, double glazing, a private garden to the rear and free on-street parking in front. The property has carpets and painted plaster walls throughout. Dimmer lights have been fitted to the livingroom and kitchen. The fitted kitchen has laminate flooring, wall and floor cupboard units. The electric hob with oven extractor hood and dishwasher are included in the sale.



ACCOMMODATION: Approximate room sizes as follows:- Livingroom 3.4m x 4.2m (11'2" x 13'9"), Kitchen 2.3m x 3.5m (7'5" x 11'6"), Bathroom 2.65m x 1.4m (8'7" x 4'6"), Bedroom (1) 4.3m x 2.5m (14'1" x 8'3"), Bedroom (2) 2.9m x 2.7m (9'6" x 8'10") and Bedroom (3) 2.6m x 2.5m (8'6" x 8'3").

COUNCIL TAX: Band A **EPC:** Band E

TENURE: Owner Vacant Possession.

VIEWING: By arrangement through the Auctioneers, SVA Property Auctions Ltd Tel: 0131 624 6640.

SPS
SCOTTISH
PRISON SERVICE



Cottage in Attractive Village Location – Refurbishment Opportunity

18 LOWTHER VIEW, LEADHILLS, BIGGAR ML12 6XZ



LOCATION: Leadhills is a picturesque conservation village lying in the Lowther Hills of South Lanarkshire and to the west of the M74, some 7 miles from Abington. It is the second highest village in Scotland (395m above sea level) after the neighbouring village of Wanlockhead, both attracting many visitors throughout the year. Leadhills is a former lead mining village and it is a good centre for outdoor pursuits with the Southern Upland Way running nearby. The village has the country's highest railway, a 2ft narrow gauge tourist railway running along the original Leadhills and Wanlockhead branch of the Caledonian Railway. Local amenities include a general store, hotel, primary school, surgery, Scotland's highest golf course and the village is also home to Britain's oldest subscription library, formed in 1741. There is a regular bus service and with close proximity to the M74, there is easy access to the South as well as Glasgow and Edinburgh by car. The larger towns of Biggar (19 miles), Lanark (24 miles) and Dumfries (39 miles) are all within reasonable driving distance and offer a range of shopping, recreation facilities and further schooling.

DESCRIPTION: The property comprises a mid terrace stone built cottage under a pitched slate roof which is now in need of complete refurbishment. The cottage, which has most recently been used for storage of building materials, currently extends to approximately 7.8m x 8.2m on the ground floor and comprised, at one time, living room, bedroom and kitchen on the ground floor with loft above. There is a good sized garden to the rear of the property and space for parking to the front. This is a well placed cottage with lovely views and the property provides for an excellent opportunity to create a home with a modern, flexible layout, which would lend itself to owner occupation, rental or holiday let use. Council Tax Band A.

DIRECTIONS: Travelling south on the M74, exit at J13 Abington and follow the B797 to Leadhills. The cottage is set on the western edge of the village and can be accessed from Ramsay Road onto Bell View, Menzies Place and finally sharp turn left onto Lowther View. The property is on the right hand side.

ACCOMMODATION:

Ground Floor (at widest points) 78.4 sq.m. (843 sq.ft) approx.

PLANNING: Interested parties should make their own enquiries to South Lanarkshire Council, Head of Planning and Building Standard Services, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB, Tel: 0303 123 1015 or Email: planning@southlanarkshire.gov.uk

TENURE: Owner vacant possession.

VIEWING: By arrangement with the auctioneers SVA Property Auctions Ltd Tel: 0131 624 6640.





LOCATION: Alloa (pop. 20,500) is the largest town in Clackmannanshire lying some 6 miles east of Stirling and 8 miles north of Falkirk. It is accessible via the A907 and closely linked to the road and rail networks, providing access to the Central Belt and onto the motorways for the larger cities of Stirling, Glasgow and Edinburgh. Alloa provides for a good selection of local amenities including leisure and educational facilities. The premises are located within the town centre, where the street comprises a mix of commercial properties with residential accommodation at first floor level. Occupiers within the area include a number of local and national retailers including Specsavers, Boots, Betfred, Greggs and Baynes Bakery.

DESCRIPTION: The property occupies a prominent position on the east side of the High Street, one of the main retail pitches in the town. It comprises an attractive Category B listed, two storey stone constructed building, under a pitched slate roof with ground floor extension to the rear. Internally the ground floor accommodation comprises a large open plan area with communications room, office and two safe rooms off. A rear corridor leads to kitchen, storage, toilets, boiler room and rear exit. The property has recently been decommissioned and part of this work included the provision of a dedicated room for the ATM which has been re positioned and separated from the main floor area and is accessed externally. The first floor is also accessed externally by a separate staircase located to the side of the ground floor property. This was at one time occupied by an accounting firm and is now in need of some refurbishment. This floor comprises five individual offices, storage and toilet. The property benefits from gas central heating, fluorescent recessed lighting and some carpeting. Subject to obtaining necessary consents, the property lends itself to flexible development with the splitting up of the unit, to comprise both commercial and residential accommodation, a possibility.

ACCOMODATION:

Ground Floor	327.02 sq.m	(3,520 sq.ft)
ATM Secure Room	10.42 sq.m	(112 sq.ft)
First Floor	103.37 sq.m	(1,113 sq.ft)
Total	440.81 sq.m	(4,745 sq.ft) approx.

PLANNING: The property is suitable for office and retail use subject to the restrictions noted below (see Tenure). Alternative uses may be possible and interested parties should make their own enquiries to Clackmannanshire Council, Development Quality, Kilncraigs, Greenside Street, Alloa, FK10 1EB Tel: 01259 450000 Email: planning@clacks.gov.uk

RATEABLE VALUE: Ground Floor: £21,500. The property will require re-assessment to reflect the alterations arising from the separation works related to the ATM and the resultant changes to the floor space.

First Floor: £9,100.

EPC: Band E.

TENANCY: The ATM and associated secure room will be subject to a new lease to Royal Bank of Scotland PLC for a term of 5 years at the rent of £2000 p.a. inclusive of VAT. The lease will be subject to an initial three month rent free period and a break option in favour of the tenant at year 3 subject to the provision of 6 months prior written notice. We recommend that interested parties inspect the lease terms which are available from the Seller's solicitors, DLA Piper Scotland.

TENURE: Owner Vacant Possession with the exception of the ATM letting. The vacant property will be sold subject to certain restrictions preventing the following uses: Businesses involving adult sex shops, bookmakers or other gambling businesses, the sale of firearms and the sale of any paraphernalia associated with illegal drugs.

SERVICES: The purchaser will be responsible for the electricity supply. The tenant will make a £200 p.a. payment, for the duration of the tenancy, to the Landlord as a contribution towards the Landlord's utility and maintenance costs.

VIEWING: By arrangement with the Auctioneers SVA Property Auctions Ltd: 0131 624 6640.

JOINT AUCTIONEERS: Avison Young (Edinburgh) Tel: 0131 255 8000. (Kyle Williamson)

**FRAMEDRUM DSR, BY EAST FRAMEDRUM FARM, NR
ABERLEMNO, NR FORFAR DD8 2UG**



LOCATION: The property is located roughly equidistant between Montrose and Forfar, on the western side and adjacent to Montreatmont Forest, which was once a Royal Hunting ground.

DIRECTIONS: Heading east from Forfar take the B9113, pass Rescobie Loch and turn left onto a minor road signed toward Pitkenney and Aberlemno. After 0.5 mile, bear right following the sign to Pitkenney and Brechin. After a further 0.5 mile turn right, onto a farm road, opposite the entrance to “Cotton of Pitkenney Farm” and immediately beyond “Old Pitkenney School”. Head straight along the farm road for 0.7 mile and the west boundary of the property is directly ahead. Follow the track right, then left and then left again around the subjects of sale and the entrance to the property is on the left as the track turns right towards East Framedrum Farm. Grid Ref: 355231 753932

DESCRIPTION: The property comprises an almost square site, the vast majority of which is occupied by a large open former water storage reservoir. The reservoir has substantial raised/bunded sides which, because the facility has been out of service for many years, are now overgrown with rough vegetation, whilst the floor of the reservoir is densely populated with semi-mature trees and other vegetation. The majority of the site is bounded by concrete post and wire mesh fencing in which are set (on the east side) double leaf gates. Please note that a small site on the south-west edge of the property, which is fenced off, is being retained by the sellers as an operational site. Please see the title pack and disposal plan for further details.

Adjacent to the entrance to the property is a single storey building of stone construction with a pitched slate clad roof. The building, which has a solid floor, formerly housed water treatment equipment, but is now completely empty – 47.6 sq.m (513 sq.ft) approx.

SITE AREA: 1.78 Ha (4.42 Acres) approx.

PLANNING: Interested parties considering alternatives uses, should make their own enquiries to Planning Services, Angus Council. Email: planning@angus.gov.uk

RATEABLE VALUE: The building does not appear in the Valuation Roll and will require to be assessed. **EPC:** N/a

TENURE: Owner vacant possession. Interested parties are advised to review the title pack, which is available from the seller’s solicitors, to check the position regarding access etc.

VIEWING: Externally at any time. Access to the site is by arrangement with the auctioneers, SVA Property Auctions Ltd – Tel: 0131 624 6640





LOCATION: Rutherglen is located to the south-east of Glasgow City Centre, and the property is situated in an area of predominately commercial and industrial uses. Occupiers adjacent to the property include motor trade sales and services outlets, and builders merchants. The neighbouring Shawfield area is seeing significant regeneration and new development, which includes “The Red Tree” office building.

DIRECTIONS: Heading west on the M74, leave the motorway at junction 1A and turn right under the carriageway. At the “T” junction turn right towards Rutherglen, then bear right, following the A730, keeping Shawfield Greyhound Stadium on the left. Bear right again by “The Red Tree” building, and just after Fosters Funeral Directors, turn left and immediately right into a service road which runs parallel to the A730. The property is on the left prior to premises occupied by the Electrical Network.

DESCRIPTION: The property comprises an irregular shaped site part of which is occupied by the steel portal frame of a derelict warehouse. The framework occupies the north-west section of the site and fronts onto Glasgow Road, from behind a service roadway serving this and neighbouring properties. The structure, which is in very poor condition, has a concrete base, and part of one concrete blockwork gable wall remains. To the rear of the structure is an area of overgrown tarmac surfaced yard and lying to the south-east an area of overgrown undeveloped land. Some of the property’s boundaries are defined by metal palisade fences, whilst the rear (east-most) boundary appears undefined.

ACCOMMODATION: Derelict building - 1,290 sq.m (13,885 sq.ft) approx.

TOTAL SITE AREA: 0.5 Ha (1.23 Acres) approx, including solum of service road.

PLANNING: Interested parties should make their own enquiries with South Lanarkshire Council, Planning and Building Standards, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB, Tel: 0303 123 1015 or Email: planning@southlanarkshire.gov.uk

RATEABLE VALUE: £100. The property will require to be re-assessed following any reconstruction/redevelopment.

TENANCY: The ground comprising 110 Glasgow Rd, Rutherglen held under title LANI30945, was allegedly let to Mitchells Hire Drive Ltd from 1/03/2009 until 28/02/2029. The rent was purported to have been paid in full, in advance, at the time of the original letting. The purported agreement was allegedly assigned to Steven J Ingle on 1/11/2009 and

then to N & N Holdings Ltd on 1/05/2015. A copy of the purported agreement and the purported assignation documents are available from the Seller’s solicitors as part of the Legal Pack. The validity of the agreement and the assignation documents is disputed and the “tenant’s” narrative is not credible.

TENURE: Owner is Oceancrown Limited (In Administration).

VIEWING: Externally at any time. Interested parties should contact the Auctioneers, SVA Property Auctions Ltd Tel: 0131 624 6640, before going onto the site.



SVA GENERAL CONDITIONS OF SALE

1 Reservation of Right to Withdraw the Lot

The Seller reserves to itself the following rights:-

- 1.1 to withdraw any Lot from the sale, and
- 1.2 to consolidate two or more Lots into one.

2 RESERVE PRICE

There will be an undisclosed reserve price.

3 BIDDING

The person offering the reserve price, or if there be more offers than one, the highest Offeror, shall be preferred to the purchase (the "Offeror"). In the event of competition, each offer after the first shall exceed the immediately preceding offer by at least such sum as shall from time to time be prescribed by the Judge of the Roup. On the Lot being knocked down, the successful Offeror must, on being asked by the Judge of the Roup or his Clerk, give his name and address or name and address of the person on whose behalf he has been bidding ("the Purchaser") and in default the Judge of the Roup shall be entitled to resubmit the Lot for sale. The successful Offeror shall be required to subscribe a Minute of Preference and Enactment and shall become bound and obliged for the sum offered by him, whether he has signed the Minute of Preference and Enactment or not, upon the General and Special Conditions. The Seller reserves the right to bid by itself or by the Auctioneer up to the reserve price.

4 DEPOSIT

A minimum deposit of either £1000 or ten percent of the purchase price whichever is the greater shall be paid by either the Offeror or the Purchaser, forthwith after the sale of each Lot to the Auctioneers, SVA Property Auctions Ltd as Agents for the Seller and stakeholders between the parties. If the purchase price is £1000 or less, then the total purchase price shall be the deposit payable. If the Offeror or the Purchaser shall fail to make the deposit the Judge of Roup may resell the Lot or require the immediately preceding Offeror to complete the purchase at his last offer without prejudice to the Seller's right to claim damages against the Purchaser for his failure. If a cheque given for the payment of the deposit is dishonoured on presentation or if the Purchaser fails to pay such a deposit the Seller may treat such dishonour or failure as a repudiation of the Contract without prejudice to the Seller's right to claim damages for repudiation of the contract against the Purchaser. The Judge of the Roup reserves the right to hold the Minute of Preference and Enactment signed by him on behalf of the Seller until the cheque given for payment of the deposit has been cleared.

5 DATE OF ENTRY AND PAYMENT OF BALANCE OF PURCHASE PRICE

As the official Date of Entry falls on the twenty sixth of December 2019 (Boxing Day), it is anticipated that Sellers will opt to change the Date of Entry and the revised date will be shown in the Seller's Legal Pack which is available from the Sellers' solicitors. The Date of Entry is when the purchase price plus any Value Added Tax due thereon less the deposit shall be paid and the Purchaser shall in writing authorise the release of the deposit to the Seller. For the avoidance of doubt, payment of the balance of the purchase price plus any Value Added Tax due thereon together with such written authorisation on the Date of Entry is an essential condition of the contract. Consignation of the balance of the purchase price plus any Value Added Tax due thereon in bank and joint names will not be competent. In the event of non-payment of the balance of the purchase price plus any Value Added Tax due thereon on the due date, interest will be payable thereon at a rate of 5 per cent above the base rate of the Royal Bank of Scotland plc from the Date of Entry until paid. Notwithstanding the foregoing, in the event that the balance of the purchase price plus any Value Added Tax due thereon together with the interest thereon is not paid or such written authorisation is not issued in either case within 14 days after the Date of Entry, the Seller will be entitled to resile from the contract without liability and in such circumstances, the Purchaser's deposit will be held to be forfeit without prejudice to the Seller's right to claim damages for all the loss suffered as a result of the repudiation of the contract by the Purchaser so far as such loss exceeds the deposit forfeited by the Purchaser.

6 INSURANCE

The Purchaser shall make his own arrangements for insurance of the Lot with effect from the date of the subscription of the Minute of Preference and Enactment and the Seller will be under no liability as from said date for the destruction or partial destruction of the Lot from whatsoever cause. The Purchaser will be bound to proceed with the purchase of the Lot notwithstanding damage to or destruction of the Lot from whatever cause.

7 APPORTIONMENT OF RENTS, RATES AND TAXES ETC.

The Purchaser shall have right to any rentals of the Lot purchased by him applicable to the possession from and after the Date of Entry and rates, taxes and other burdens shall be apportioned as at the Date of Entry.

8 TITLE

The title will be taken as it stands and the Purchaser shall be taken bound to have satisfied himself; (i) as to the validity and sufficiency of the title, including any plans and bounding description; (ii) as to the Seller's right to the Lot and its power to sell same and (iii) that there is no conflict between the extent of the Lot and any registered cadastral units. Without prejudice to the foregoing or to any other General or Special Conditions of Sale the Purchaser will be bound to accept the title subject to such encumbrances (as defined in section 9 of the Land Registration etc. (Scotland) Act 2012, caveats (as defined in Part 6 of the Land Registration etc. (Scotland) Act 2012, burdens, rights of pre-emption and restrictions on use as are contained in the title and will be bound to comply therewith or obtain waivers thereof all at his own expense.

9 SERVITUDES

The Lot will be sold under burden of any servitudes and rights of wayleaves for laying and maintaining sewers, drains, pipes, cables, telegraph and telephone poles, wires and stays that may be laid in through or across the Lot. The Purchaser shall satisfy himself as to the existence of any sewers, drains, pipes, cables, telegraph and telephone poles, wires and stays and shall free and relieve the Seller of all claims and liability of every kind in respect of any future interference with the said sewers and others due to his operations in erecting buildings on the Lot or otherwise.

10 SEARCHES

No Searches, legal reports or plans reports will be exhibited or delivered. Unless otherwise provided for in any Special Conditions of Sale, the Seller will not apply for any advance notice, and no letter of obligation will be granted by the Seller's solicitors. However, the Seller will be responsible for the discharge of any recorded standard securities affecting the Lot that are disclosed to it by the Purchaser prior to the Date of Entry.

11 "TANTUM ET TALE" CLAUSE

The Lot is exposed tantum et tale as it exists and with no warranty as to description, extents, boundaries, advertisements, accommodation, rentals, rateable value, payments, leases, burdens, servitudes, rights of way, wayleaves, building warrants, certificates of completion, planning or any orders, regulations or notices made or issued by an authority or any particulars, plans or information given by the Seller or its Agents or any further matter or thing of any kind whatever but the Purchaser admits that he has enquired and satisfied himself on all matters or otherwise he takes all risks. Without prejudice to the foregoing generality, the Seller gives no representation or warranty as to whether the Lot is affected by rights and interests of statutory undertakers including, without prejudice to the said generality, rights and interests in relation to electricity sub-stations, generators and gas governors and that irrespective of whether such rights and interests are held under lease, title, missives or otherwise nor as to the extent to which the Lot is subject to or has the benefit of any leases and other rights of occupancy and possession or other third party interests. For the avoidance of any doubt the cost of implementation of any outstanding statutory notice will be the responsibility of the Purchasers. No warranty is given that the formal documentation in respect of any leases and other rights of occupancy and possession affecting the Lot are available for examination or delivery. Without prejudice to the foregoing or any other General or Special Conditions where a sale induces registration in the Land Register of Scotland the Purchaser shall be bound to accept any existing exclusion of Keeper's indemnity, or exclusion or limitation of the Keeper's warranty so long as it is not material.

12 MINERALS

The minerals will be conveyed only in so far as the Seller has right thereto.

13 TENANT'S AND OTHER CLAIMS

The Purchaser shall be bound to relieve the Seller of all claims in any way competent to tenants or others whether such claims arise by agreement or at Common Law or by Statute and of all payments or charges, whether by way of redemption or otherwise or in respect of repairs and whether payable in one sum or by instalments.

14 JUDGE OF ROUP

The Judge of Roup shall be the Auctioneer named in any Minute of Preference and Enactment to be annexed hereto and shall have power to determine whatever questions and differences may occur at the Roup between the Seller and the Offeror or among the Offerors themselves in relation to the foresaid Roup, to prefer the highest Offeror and also adjourn the Roup from time to time.

15 RELIEF AGAINST OBLIGATIONS

The Purchaser shall free and relieve the Seller of all obligations incumbent upon the Seller to construct, uphold and maintain any fences, drains, ditches, water supplies or other works within or connected with the Lot.

16 VALUE ADDED TAX

Should VAT be chargeable on the Lot, then the Seller reserves the right to charge VAT in addition to the purchase price.

17 CONTENTS

The Seller will not be responsible for clearing any remaining contents of the Lot.

18 ARBITRATION

If any questions shall arise regarding the true meaning and intent of the Articles of Roup or the Minutes of Preference and Enactment or the rights or obligations of the parties under the same or otherwise affecting the Lot every such question shall be submitted on the application of either party to the amicable decision of an arbitrator having experience in residential or commercial property as the case may be to be appointed by the President of the Law Society of Scotland whose decision, award or awards, partial or total, interim and final shall be conclusive and binding on all concerned.

19 INTERPRETATION AND CLAUSE HEADINGS

Words importing the masculine gender include the feminine gender and singular includes plural.

SPECIAL CONDITIONS OF SALE

AS TO LOT 1 AUCHTERTYRE WWTW, AUCHTERTYRE, BALMACARA, KYLE IV40 8EG

1. The Special Conditions of Sale are available from the sellers Solicitors: Anderson Strathern LLP, 1 Rutland Court, EDINBURGH, EH3 8EY, Tel: 0131 270 5371. Email: auctionlots@andersonstrathern.co.uk (Laura Flounders), All enquiries should be made by email.

AS TO LOT 2 SITE OF FORMER BRACHMONT WATER PUMPING STATION, CORSEHILL, DURRIS, BANCHORY AB31 6EB

1. The Special Conditions of Sale are available from the sellers Solicitors: Anderson Strathern LLP, 1 Rutland Court, EDINBURGH, EH3 8EY, Tel: 0131 270 5371. Email: auctionlots@andersonstrathern.co.uk (Laura Flounders), All enquiries should be made by email.

AS TO LOT 3 BY FEREGAIT AND GLEBE ROAD, KINCARDINE FK10 4QB

1. The Special Conditions of Sale are available from the sellers Solicitors: Shepherd & Wedderburn LLP, 1 West Regent Street, GLASGOW, G2 1RW. Tel: 0141 566 8571. Email: Lauren.Miller@shepwwedd.com (Lauren Miller)

AS TO LOT 4 130-132 MID STREET, KEITH, AB55 5AA

1. The Special Conditions of Sale are available from the sellers Solicitors: DLA Piper Scotland LLP, Collins House, Rutland Square, EDINBURGH, EH1 2AA. Tel: 0131 345 5183. Email: Robin.eaton@dlapiper.com (Robin Eaton).

AS TO LOT 5 DRUMMOND STREET, COMRIE, NR CRIEFF PH6 2DW

1. The Special Conditions of Sale are available from the sellers Solicitors: DLA Piper Scotland LLP, Collins House, Rutland Square, EDINBURGH, EH1 2AA, Tel: 0131 242 5091. Email: emma.peveril@dlapiper.com (Emma Peveril).

AS TO LOT 6 "AUCHINLEA", 10-12 SCOTT STREET, LARGS KA30 9NU

1. The Special Conditions of Sale are available from the sellers Solicitors: Addleshaw Goddard LLP, Cornerstone, 107 West Regent Street, GLASGOW, G2 2BA Tel: 0141 574 2378. Email: joan.mair@addleshawgoddard.com (Joan Mair)

AS TO LOT 7 MIDDLEMUIR ROAD, COALBURN ML11 0NN

1. The Special Conditions of Sale are available from the sellers Solicitors: CMS Cameron McKenna Nabarro Olswang LLP, Saltire Court, 20 Castle Terrace EDINBURGH, EH1 2EN. Tel: 0131 200 7458 Email: Shirley.macdougall@cms-cmno.com (Shirley MacDougall)

AS TO LOT 8 GREENGAIRS ROAD AND AVONHEAD ROAD, NR GREENGAIRS, NR AIRDRIE ML6 7TT

1. The Special Conditions of Sale are available from the sellers Solicitors: Lindsays, Caledonian Exchange, 19A Canning Street, EDINBURGH, EH3 8HE. Tel: 0131 656 5736 Email: DawnAnderson@lindsays.co.uk (Dawn Anderson)

AS TO LOT 9 434 POLMADIE ROAD, GLASGOW G42 0PH

1. The Special Conditions of Sale are available from the sellers Solicitors: Anderson Strathern LLP, 1 Rutland Court, EDINBURGH, EH3 8EY, Tel: 0131 270 5371. Email: auctionlots@andersonstrathern.co.uk (Laura Flounders), All enquiries should be made by email.

AS TO LOT 10 163 GALA PARK, GALASHIELS TDI 1HB

1. The Special Conditions of Sale are available from the sellers Solicitors: Shoosmiths, Saltire Court, 20 Castle Terrace, EDINBURGH, EH1 2EN. Tel: 03700 86 8031 Email: jill.andrew@shoosmiths.co.uk (Jill Andrew)

AS TO LOT 11 18 LOWTHER VIEW, LEADHILLS, NR BIGGAR ML12 6XZ

1. The Special Conditions of Sale (if any) are available from the sellers Solicitors: Robert Wilson and Son, 47 High Street, SANQUHAR, DG4 6DJ. Tel: 01659 50251. Email: sanquhar@robertwilsonandson.co.uk (Colin Bell)

AS TO LOT 12 19-21 HIGH STREET, ALLOA FK10 1JF

1. The Special Conditions of Sale are available from the sellers Solicitors: DLA Piper Scotland LLP, Collins House, Rutland Square, EDINBURGH, EH1 2AA, Tel: 0131 345 5114. Email: Christopher.ODonnell@dlapiper.com (Chris O'Donnell).

AS TO LOT 13 FRAMEDRUM DSR, BY EAST FRAMEDRUM FARM, NR ABERLEMNO, NR FORFAR DD8 2UG

1. The Special Conditions of Sale are available from the sellers Solicitors: Anderson Strathern LLP, 1 Rutland Court, EDINBURGH, EH3 8EY, Tel: 0131 270 5371. Email: auctionlots@andersonstrathern.co.uk (Laura Flounders), All enquiries should be made by email.

AS TO LOT 14 110 GLASGOW ROAD, RUTHERGLEN G73 1SU

1. The Special Conditions of Sale are available from the sellers Solicitors: Pinsent Masons LLP, Princes Exchange, 1 Earl Grey Street, EDINBURGH, EH3 9AQ. Tel: 0131 225 0125. Email: Lauren.Fowler@pinsentmasons.com (Lauren Fowler) and Russell.Munro@pinsentmasons.com (Russell Munro)

AUCTION ENTRY AND MAILING REQUEST FORM

N.B. In order to avoid unnecessary mailing and reduce costs for our clients, catalogues for our next Auction will only be sent automatically to those returning this form to the Auctioneers.

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Please contact me.

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Price Bracket: Lower £ _____ Upper £ _____

Name: _____

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_____ Postcode _____

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SVA Property Auctions Ltd (Ref 26th February 2020)
13 Great King Street
Edinburgh
EH3 6QW

SUCCESSFUL BIDDER'S FORM

N.B. IT IS ESSENTIAL THAT YOU SIGN FORMAL PAPERS WITH THE SELLER'S SOLICITORS BEFORE LEAVING THE AUCTION.

LOT NO. _____

ADDRESS _____

1. PURCHASER'S FULL NAME, ADDRESS AND **TELEPHONE NUMBER**

TELEPHONE NUMBER:

2. OFFERER'S FULL NAME, ADDRESS AND **TELEPHONE NUMBER** (IF DIFFERENT FROM 1.)

TELEPHONE NUMBER:

3. PURCHASER'S SOLICITOR'S FULL NAME, ADDRESS AND **TELEPHONE NUMBER**

TELEPHONE NUMBER:

4. PURCHASE PRICE	£ _____
VAT AT 20% (IF APPLICABLE)	£ _____
TOTAL	£ _____
LESS DEPOSIT	£ _____
BALANCE DUE ON COMPLETION	£ _____

SIGNED _____
(PURCHASER / OFFERER - DELETE AS APPROPRIATE).

We will retain your personal data for as long as is necessary for the purposes of the sale transaction, to maintain business records to satisfy tax, legal and other regulatory requirements, and protect and defend against potential legal claims. The information will be kept securely on file or within our on-line database for as long as required by the regulatory authorities.

WHY BUY AT AUCTION?

- The purchase is completed in a known timescale
- All bidders are on the same level playing field
- The knowledge that you have only paid a small amount more than the next highest bidder
- A missive is concluded on the fall of the hammer
- Bidding is conducted in a public Auction room. You can see who is bidding and how much
- High volumes of similar stock are offered at the same time, an attraction to investors
- Occasionally, properties are offered with very competitive guide prices to generate pre-Auction interest. Sometimes bargains are available
- If the reserve price is not achieved all is not lost. The vendor may be flexible on price after the Auction providing the sale proceeds on Auction terms
- For a useful guide to auction sales and procedures visit www.rics.org

WHY SELL AT AUCTION?

- Justice is seen to be done in the public domain
- Overt competition leading to bidders paying their highest possible price
- Buyer beware – no suspensive conditions
- Deal done (missives concluded) on hammer's fall
- Economies of scale on the marketing budget
- High profile effective marketing within a short time span
- New interest in “tired” properties
- Pre and post Auction sales based on the Articles of Roup
- The vendor is able to stand aside, but retain control of the Auction through the Special Conditions of Sale
- Annual targets achieved and a phased programme of sales completed, within a predetermined timescale
- For a useful guide to auction sales and procedures visit www.rics.org

For further information see www.sva-auctions.co.uk or call our office: Tel: 0131-624 6640

All parties interested in offering properties for sale at future auctions are invited to contact the Auctioneers, who will be pleased to assist with their enquiries.

NEXT AUCTION: GLASGOW – WEDNESDAY 26TH FEBRUARY 2020.
CLOSING DATE FOR ENTRIES – FRIDAY 10TH JANUARY 2020.
Further details and subsequent dates to be confirmed.



SVA Property Auctions Ltd,
13 Great King Street, Edinburgh EH3 6QW

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email: info@sva-auctions.co.uk
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