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Sale by AUCTION 20 Lots

On WEDNESDAY 26TH FEBRUARY 2020

**The sale will commence at 2.00pm in
The Trades Hall of Glasgow
85 Glassford Street
Glasgow G1 1UH**



SVA Property Auctions Ltd,
13 Great King Street,
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NOTICE TO ALL BIDDERS

- 1 Please note the General and Special Conditions of Sale at the back of this catalogue.
- 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.
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- 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 December 2019 and January 2020 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 Trades Hall in Glasgow on **Wednesday Twenty Sixth of February Two Thousand and Twenty** 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, 8, 9, 16 & 18

Anderson Strathern LLP
1 Rutland Court
EDINBURGH
EH3 8EY
Tel: 0131 270 5371
auctionlots@andersonstrathern.co.uk
(Laura Flounders)
All Enquires should be made by Email.

Lots: 3 & 17

Stewart & Bennett Solicitors
82 Argyll Street
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Tel: 01369 702885
emacdonald@stewartbennett.com
(Euan MacDonald)

Lot: 4

Balfour & Manson LLP
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EDINBURGH
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Stephanie.zak@balfour-manson.co.uk
(Stephanie Zak)

Lot: 5

Shepherd & Wedderburn
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ABERDEEN
AB10 1XE
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Michael.anderson@shepwedd.com
(Mike Anderson)

Lot: 7

Wright, Johnston & Mackenzie LLP
The Green House
Beechwood Park North
INVERNESS
IV2 3BL
Tel: 01463 234445
pwa@wjm.co.uk
(Paul Adams)

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DLA Piper Scotland LLP
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EDINBURGH
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Tel: 0131 3455 183
Robin.eaton@dlapiper.com
(Robin Eaton)

Lots: 11 & 20

Pinsent Masons LLP
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1 Earl Grey Street
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(Lauren Fowler)
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claire.lennon@sse.com
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ewelina.kurek@wbd-uk.com
(Ewelina Kurek)

Lot: 14

Brodies LLP
110 Queen Street
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Finlay.campbell@brodies.com
(Finlay Campbell)

Lot: 15

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Caledonian Exchange
19A Canning Street
EDINBURGH
EH3 8HE
Tel: 0131 656 5742
kendallallan@lindsays.co.uk
(Kendall Allan)

Lot 1

Redundant Water Tank on Site of 186 sq.m. (222 sq. yds.)

KYLE DSR, NORTH OF MAIN STREET, KYLE OF LOCHALSH, IV40 8DA



LOCATION: Kyle of Lochalsh is the main gateway settlement to the Isle of Skye and a popular local centre. There is a train station providing services to Inverness and beyond. It has a busy harbour with a variety of fishing, cargo and occasional passenger vessels. The site is located on a hillside to the north of the village and provides excellent views of Skye to the west. Grid Ref: 176257,828097

DIRECTIONS: On reaching Kyle of Lochalsh from the east, on the A87, drive into the village and at the traffic lights turn right onto Main Street and then left staying on Main Street heading north. When you

reach School Road on your left you need to park and then proceed on foot along the left side of a timber clad house on Main Street and then following a narrow footpath, turn left. The asset is about a 10 minute walk up the hill. An electricity pole provides a marker for the site.

DESCRIPTION: The area is on a reasonably steep hillside, is unfenced and houses a large concrete water tank set into the ground. The title area is a regularly shaped area measuring 12.2m x 15.2m. The surrounding ground is part of the National Trust's Balmacara Estate. Prospective purchasers are advised to check access provision, the details of which are included within the title pack which can be obtained from the seller's solicitors.

SITE AREA: 186 sq.m. (222.45 sq. yds.) approx.

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

TENURE: Owner Vacant Possession.

VIEWING: At any time.



223 sq.m (266.7 sq.yds) Rectangular Site in Rural Setting near to the village of Cornhill

CORNHILL SR, NEAR BANFF, AB45 2AY

Lot 2

LOCATION: The site lies within a woodland belt, adjoining a private road that serves various rural properties, approximately 300 metres to the south-west of the village of Cornhill, a small rural village located 8.5 miles to the south-west of the coastal town of Banff (population 4,000).

DIRECTIONS: From the B9023 Cornhill – Aberchirder road, at the south end of the village, a stone track is taken for approximately 350 metres and the site adjoins the north-west side of this track, seen on the right hand side. There is a North of Scotland Water Authority sign within the site, on which is marked "Cornhill Reservoir". Grid Ref: 358288 857623

DESCRIPTION: 0.055 Acre site of rectangular shape with dimensions of 60' x 40', within which a former underground water tank remains in-situ. The site adjoins a stone private track on its south-east side, a field access way on its south-west side and is otherwise adjoined by woodland. It is enclosed by an old concrete post & wire fence and has a metal pedestrian gate at one corner. Within the site the ground level above the concrete tank has a shallow domed surface that is covered with grass and there are two raised aluminium access hatches within the tank roof. Prospective purchasers are advised to check site access provision, the details of which are included within the title pack which can be obtained from the seller's solicitors.

SITE AREA: 223 sq.m (266.7 sq.yds) approx.

PLANNING: The site lies with-in the Banff & Buchan Area of Aberdeenshire Council, whose local office is at the Town House,



Low Street, Banff, AB45 1AY. Tel: 01467 534333. Email: planning@aberdeenshire.gov.uk

TENURE: Owner Vacant Possession.

VIEWING: Externally at any time.



Lot
3

Former Service Reservoir in Woodland Setting 250 sq.m (299 sq.yds)

FORMER CLASHMORE SERVICE RESERVOIR, BY DORNOCH, IV25 3RQ



LOCATION: Clashmore is a small settlement just off the A9 approximately 4 miles south west of Dornoch. The Royal Burgh of Dornoch is a popular village on the east coast of Sutherland, an area of outstanding natural beauty. The area is a favourite for people who play golf, fish or generally enjoy outdoor pursuits. The property is located to the north of the main settlement of Clashmore in an area of mature woodland.

DIRECTIONS: Heading north on the A9 cross the Dornoch Firth and then take the road to your left signed Clashmore, A949. Take the

first road to the right past the Carnegie Hall. Stay on this road as it becomes a track and follow it all the way to a forestry area. There is a deer gate at this point. Approx. 50m inside the deer gate there is the start of an old track to your left, which leads to the property but is now overgrown with gorse and shrub. The property is approx. 200m from this point to the north west. Grid Ref 274066,890339

DESCRIPTION: The site comprises a regular rectangular shaped area of ground fenced with a timber post and sheepwire fence. A timber gate provides access. The site houses two former water tanks and the remainder is covered with grass and shrubs. The tanks are of concrete construction with corrugated metal roofs, which are low to the ground. A small stream runs between the site and the access track.

SITE AREA: 250 sq. m (2,690 sq. ft) or approx.

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

TENURE: Owner vacant possession.

VIEWING: At any time. Please note that entering the site is entirely at your own risk.

Vacant Ground Floor Retail Unit 56.1 sq. m. (604 sq.ft.) 80 HIGH STREET, NAIRN, IV12 4AU

Lot
4

LOCATION: Nairn is located on the north coast of Morayshire only 15 miles east of Inverness and has a population of 11,631 (2011 census). Originating as a market and harbour town, today Nairn provides an attractive place to live, work and holiday. It is renowned for its links golf courses and long sandy beaches as it probably enjoys one of the sunniest climates in the country. The property is situated on the main retail thoroughfare towards the north end of the High Street and close to the Bank of Scotland, the town library, British Red Cross, Boots and a wide selection of independent traders.

DESCRIPTION: The unit comprises part of the ground and basement floors of a traditional 3 storey and attic stone-built property under a pitched slated roof. The rear most section comprises a small stone built single storey structure. Internally there is a front shop area with hatch access to the basement below and a staff/storage area with WC and fire escape door to the rear. It has a single glazed, aluminium frontage to High Street with a recessed glass and aluminium door. The basement is reached by a set of timber stairs, is L shaped and extends under the adjacent unit. Whilst the height is restricted it provides good storage. The property is part of the Mackintosh's Buildings which is Category B listed.

ACCOMMODATION:

Ground floor retail	43.85 sq.m. (472 sq.ft.)
Ground floor store /staff	12.24 sq.m. (132 sq.ft.)
Basement	63.57 sq.m. (684 sq.ft.)

RATEABLE VALUE: £6,300 **EPC:** Band F



TENURE: Owner Vacant Possession.

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

JOINT AUCTIONEERS: Graham & Sibbald, 4 Ardross Street, Inverness. Tel: 01463 236977 Kenny MacKenzie.

**GRAHAM
SIBBALD**

UDNY ARMS HOTEL, 50 MAIN STREET, NEWBURGH, ABERDEENSHIRE, AB41 6BL



LOCATION: The property adjoins Main Street (A975) at the centre of the village of Newburgh, which has a mix of commercial and residential properties. Newburgh (population 1,500) is a coastal village within rural Aberdeenshire, a popular location for Aberdeen commuters and lies on the south side of the mouth of the Ythan Estuary. It has a primary school, range of local shops and a golf course. Nearby is Forvie National Nature Reserve and there are miles of sandy beaches. It is located 6 miles from Ellon (population 11,000), which has a secondary school and a good range of shops and community facilities, 8 miles to the north of the recently opened Aberdeen Western Peripheral Road which provides quick access around the City and the south, and 13 miles to the north of Aberdeen City Centre.

DESCRIPTION: The subjects comprises a broadly square 0.9 acre site, with an average site depth and width of approximately 60 metres. Fronting onto Main Street, the property is bounded to the NE & SW by residential properties, to the SE by the Forvie Burn and beyond that Newburgh Golf Course. The existing property comprises a mix of traditional and modern buildings that were run as the Udney Arms Hotel until a few years ago. Formerly a thriving establishment due to its accessibility from Aberdeen, its popular coastal location and its reputation, the Hotel accommodation includes public and lounge bars, 2 lounges, restaurant, 30 bedrooms with ensuite facilities, ancillary accommodation and within a separate building, a function suite. The buildings have been unused for the past 4 years or so and require considerable refurbishment and upgrading. There is an extensive surfaced car parking area at the rear of the site.

BUILDINGS: The existing property includes: (1) the main building, fronting onto Main Street - a traditional block on 3 floors, built with pointed stone walls and a pitched slated roof that incorporates a number of bay windows and dormer extensions (2) also fronting onto Main Street, a detached traditional building, of similar construction to the main block that was formerly 2 semi-detached houses, but which has been converted into bedroom accommodation and is interlinked to the main building by a bridge at first floor level (3) joined onto the rear of the main building is an extension on 4 floors, which has harled walls and a pitched slated roof incorporating a front bay window and rear dormer extension, understood to have been added around 1970 (4) further to the rear, a variety of small extensions, with roughcast walls and a mix of slated and flat felt covered roofs (5) within the rear part of the site is a single storey detached building that was converted / extended to form a function suite - it has part stone walls, part roughcast walls and a pitched slated roof. There are several small outbuildings within the grounds.

PLANNING: Planning permission was received on 13 March 2018 for a mixed residential and hotel development. This provided for the demolition of the extensions, the conversion of the main building to a 12 bedroom hotel with a managers flat, the conversion of the linked traditional building back into 2 No 3 bedroom semi-detached houses and the erection at the rear of the site of 5 newbuild terraced 3 bedroom houses that benefit from views over the golf course and coast. See Aberdeenshire Council planning application Ref: APP/2017/0017. All relevant documents and plans are available to view on the Council website.

Alternative development options may be suitable, including a wholly residential development, subject to receiving necessary consents. Interested parties should contact the Local Planning Authority. The property lies within the Formartine area of Aberdeenshire, whose local office is at 45 Bridge Street, Ellon, AB41 9AA; Tel - 01467 534333; Email - planning@aberdeenshire.gov.uk.

Newburgh lies within the Energetica corridor north of Aberdeen, within which a key objective is to provide housing and employment opportunities that will contribute to transforming the area into a high quality lifestyle, leisure and global business location. The adjoining Forvie Burn lies within the Sands of Forvie and Ythan Estuary Site of Special Scientific Interest.

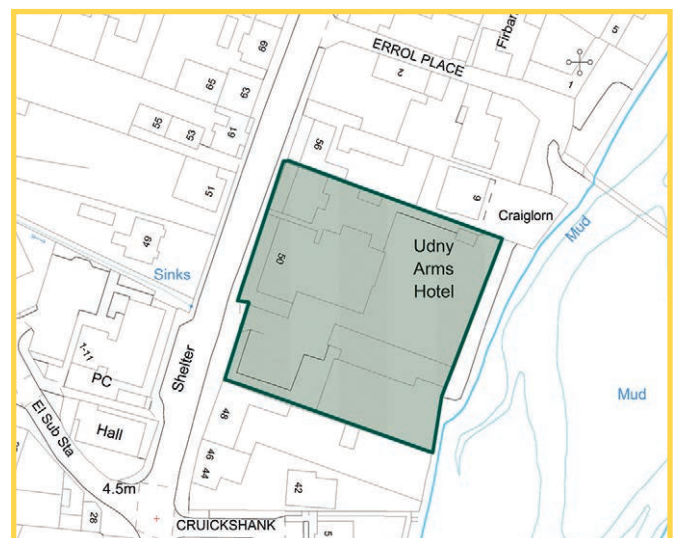
SITE AREA: 0.36 Ha (0.9 Acre) approx.

RATEABLE VALUE: £35,000 **EPC RATING:** G

TENURE: Owner Vacant Possession.

VIEWING: By prior appointment with SVA Property Auctions Ltd - 0131 624 6640.

JOINT AUCTIONEERS: Galbraith, Suite C, Stirling Agricultural Centre, Stirling FK9 4RN Tel: 01786 434630 email: Harry.Stott@galbraithgroup.com



Galbraith

RESULTS, 2019 OVERVIEW

1	Auchtertyre WWTW, Auchtertyre, Balmacara, KYLE IV40 8EG	£20,200	8	Greengairs Road and Avonhead Road, Nr GREENGAIRS, Nr AIRDRIE ML6 7TT	Withdrawn Prior
2	Site of Former Brachmont Water Pumping Station, Corsehill, Durris, BANCHORY AB31 6EB	£2,700	9	434 Polmadie Road, GLASGOW G42 0PH	£58,000
3	By Feregait and Glebe Road, KINCARDINE FK10 4QB	£39,000	10	163 Gala Park, GALASHIELS TD1 1HB	Available
4	130-132 Mid Street, KEITH AB55 5AA	Sold Post	11	18 Lowther view, LEADHILLS, NR BIGGAR ML12 6XZ	£21,000
5	Drummond Street, COMRIE, Nr CRIEFF PH6 2DW	£176,000	12	19-21 High Street, ALLOA FK10 1JF	£170,000
6	"Auchinlea", 10-12 Scott Street, LARGS KA30 9NU	Sold Post	13	Framedrum DSR, By East Framedrum Farm, Nr ABERLEMNO, Nr FORFAR DD8 2UG	£41,000
7	Middlemuir Road, COALBURN ML11 0NN	Sold Post	14	110 Glasgow Road, RUTHERGLEN G73 1SU	£500,000
			Total		£1,385,900

The results listed above relate to the final auction of our 2019 season and are an extremely pleasing end to what was a challenging year. During the last 12 months we held 5 auctions and raised a total of just under £5.4million for clients ranging from various Public Sector organisations, such as Scottish Water and Transport Scotland, through to major property companies like Telereal Trillium, Insolvency Practitioners and private individuals. Equally pleasing were two other aspects of the year's work. Firstly, across the year, the success/disposal rate or percentage of lots sold, stands at 85% of the properties offered and this reflects both the quality of the lots we brought to the market and a sensible pricing policy adopted by our clients. Secondly, it was especially pleasing to see the number of instructions coming from the clients we have represented for many years. Some of these clients work with us under the terms of Framework Agreements, but equally many approach us with one-off instructions for a particular property or small group of assets.

All of the above needs to be set in the context of the B word, namely Brexit. There is no doubting that the market was impacted during the last 12 months. This was, in part, illustrated by numerous requests for appraisals in the months before the missed deadlines

at the end of March and October, that then did not lead to instructions, as the said deadlines came and went. Furthermore, I am certain that some regular buyers adopted a more cautious approach to bidding at certain auctions, but then stepped enthusiastically back into the market at the end of the year.

So what can we expect during 2020? I am hopeful that the year will start on a positive note as there is currently a good degree of "certainty" in sight over the coming 6 to 9 months. A lot will depend on how the transition phase of the Brexit process progresses and I think it will be a case of "watch this space" when it comes to the final quarter of 2020.

SVA are starting the year with a brochure containing the usual eclectic mix of properties, located the length and breadth of Scotland and covering a wide range of values and types of opportunities. I look forward to discussing the lots with you and to potentially meeting some of you at the auction on 26th February in Glasgow.

Shaun Vigers
Director and Auctioneer



LOCATION: Helmsdale is a village on the east coast of Sutherland. It lies on the main A9 trunk road north and also benefits from a railway station. It is approx. 68 miles north of Inverness and 34 miles south of Wick. Originally formed during the Highland Clearances and once a thriving herring port, Helmsdale is enjoying a resurgence of visitors due to the popular North Coast 500 Route which runs through it on the A9. The plots are located in a well-established residential area to the east of the A9 within this attractive coastal village.

DIRECTIONS: Heading north on the A9 take the right turn into Rockview Place which is the last road on your right as you exit the village. Follow this round to your left and the Plots are on your left just after 4 semi-detached properties and close to the junction with Simpson Crescent.

DESCRIPTION: The property offered comprises two areas of ground with planning consent for 3 detached residential properties. This planning was granted along with the consent for the 4 semi-detached properties adjacent. The sites are fenced with timber post and sheep wire and currently covered with rough grass. A council owned access provides access to the two rear plots from Rockview Place and also runs between Plots 6 & 7. Mains water, electricity and mains drainage are all available to this site.

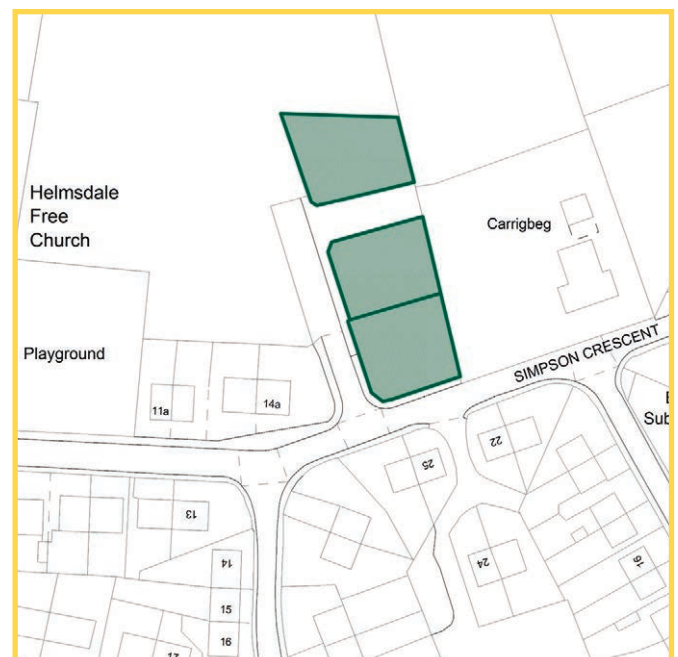
SITE AREAS:	Plot 5	485 sq.m. (0.12 Acre) approx.
	Plot 6	468 sq.m. (0.11 Acre) approx.
	Plot 7	583 sq.m. (0.14 Acre) approx.

PLANNING: Planning Permission was obtained for 3 detached residential units on this ground as part of a larger planning application Ref 12/00444/FUL which was granted on 27th September 2012. The four semi-detached units have been completed. The details are available

on Highland Council's website and interested parties should make their enquiries with Highland Council Planning Department on 01349 886608.

TENURE: Owner vacant possession.

VIEWING: At any time.



117 sq.m (140 sq.yds) Acre Site in Rural Setting Close to B979 and Village of Hatton of Fintray
HATTON OF FINTRAY SR, NEAR ABERDEEN, AB21 0JB



LOCATION: The site lies at the corner of a grass field, adjoining a private stone road to Fintray Church. It is located approximately 20 metres from the B977 Kintore to Dyce road, close to the edge of Hatton of Fintray, a small village located 2.75 miles to the north of Blackburn (population 3,000) and the A96, 4.5 miles to the north-west of Dyce (a major commercial centre at the north-west side of Aberdeen) and 12 miles from Aberdeen City Centre. There is a North of Scotland Water Authority sign within the site, on which is marked "Hatton of Fintray Reservoir".

DIRECTIONS: Heading north through Hatton of Fintray on the B977, look out for the entrance to Fintray Church on the left. Turn onto this track and the site can be seen on the right hand side just after the woodland. Grid Ref: 384170 816563

DESCRIPTION: 0.029 acre site of irregular rectangular shape, within which a former underground water tank remains in-situ. The site adjoins the private track to Fintray Church and is otherwise bounded by a grass field and an area of woodland. The site boundaries, as defined on the title plan, are: NE – 30', SE – 42', SW – 34', NW – 39'. The majority of the site is enclosed by an old concrete post & wire fence. The underground concrete tank is covered with thick vegetation and there are two raised aluminium access hatches within its roof. Prospective purchasers are advised to check site access provision, the details of which are included within the title pack which can be obtained from the seller's solicitors.

SITE AREA: 117 sq.m (140 sq.yds) approx.

PLANNING: The site lies with-in the Garioch Area of Aberdeenshire Council, whose local office is at Gordon House, Blackhall Road, Inverurie, AB51 3VA. Tel: 01467 534333. Email: planning@aberdeenshire.gov.uk.

TENURE: Owner Vacant Possession.

VIEWING: Externally at any time.



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Secure Yard / Site Extending to 658 sq.m (0.16 Acre)

CORPACH ANNAT POINT WWTP, ANNAT POINT INDUSTRIAL ESTATE, CORPACH, PH33 7NA

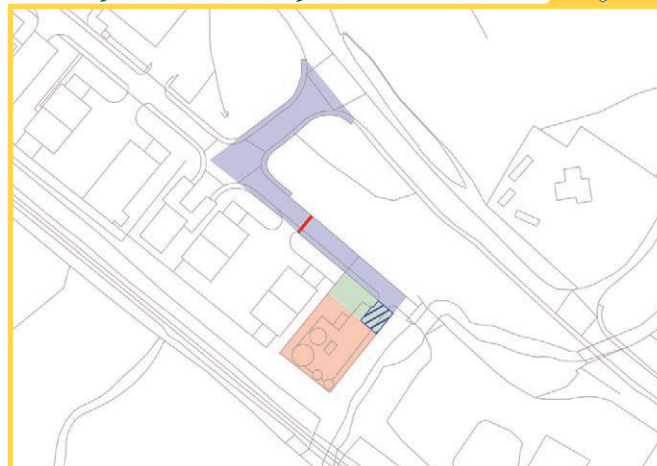
LOCATION: Corpach is a settlement approx. 3 miles to the north west of Fort William, on the north shore of Loch Linnhe, on the main route to Mallaig (37miles west). It is here that the Caledonian Canal reaches Loch Linnhe and the sea. Annat Point Industrial Estate provides a focused location for business in the area. Grid Ref: 207905,776939

DIRECTIONS: From the north end of Fort William on the A82 at the roundabout take the A830 signed for Corpach & Mallaig. Stay on this road through Corpach. Immediately after the Killmallie Sawmill turn left into Annat Point Industrial Estate and then first left again. The site is at the end of this road on the right beyond the barrier.

DESCRIPTION: The property comprises a regularly shaped area of ground sitting at the end of the road, next to a terrace of industrial units. It is fenced with a 8ft high chain link fence with secure double entrance gates. The Allt Dogha Burn runs close to the South East boundary, an operational Scottish Water site sits between the site and the access road on the north east side. The site was previously used for the treatment of waste water and a number of structures remain on site which is now heavily overgrown. Prospective purchasers are advised to check access provision, the details of which are included within the title pack which can be obtained from the seller's solicitors.

SITE AREA: The site (pink area) extends to approx. 23.5m x 28m or 658 sq.m. (0.16 acre) approx.

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



RATEABLE VALUE: There is no entry in the Valuation Roll and the property will require to be assessed.

TENURE: Owner Vacant Possession.

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



Scottish Water
Trusted to serve Scotland

I-3 SOUTH CIRCULAR ROAD, COATBRIDGE, ML5 3AR



LOCATION: Coatbridge is in North Lanarkshire Region, in the central Lowlands of Scotland, with a resident population of 41,000. It is approximately 8.5 miles east of Glasgow City Centre although Coatbridge is generally regarded to be part of the Greater Glasgow Urban Area.

South Circular Road is the main thoroughfare running west to east and the premises are situated in a prominent location, on the north side of the road, just on the roundabout accessing Main Street and Coatbridge Street (A725). Neighbouring traders include a Tesco Extra, incorporating an Argos, McDonalds, Asda Superstore, the Faraday Retail Park and the Quadrant Shopping Centre.

The location is well served by bus services to neighbouring towns, Airdrie, Bellshill and Glasgow. Coatbridge Central railway station is a short walk away.

DESCRIPTION: This is an attractive, three storey office building, with brick, glass and zinc façade, in landscaped grounds and with a 52 space car park. Previously, the building was a Government Work and Pensions office and although now vacant, the building appears to have been well maintained and is in reasonable condition both inside and out.

The building can be accessed through entrances on either the west or east gable and the entrance lobbies provide stairs or lift access to the ground and the two upper floors.

There is currently a mix of open plan and partitioned cellular office accommodation on all three floors and each of the floors provide male and female toilets and a kitchen / canteen. There are suspended ceilings incorporating strip lighting panels and air handling units. The concrete floors are covered in carpet tiles and walls are painted plaster throughout.

There are asset management opportunities to relet the premises as an office or alternatively there may be an opportunity to convert to an hotel or other commercial uses, subject to planning.

ACCOMMODATION:

Approximate Net Internal Areas:-

Ground Floor -	847 sq.m	(9,117 sq.ft)
First Floor -	851 sq.m	(9,160 sq.ft)
Second Floor -	845 sq.m	(9,095 sq.ft)
Total Floor Area -	2,543 sq.m	(27,372 sq.ft)

SITE AREA: Approx site area: 0.283 Ha (0.7 Acre)

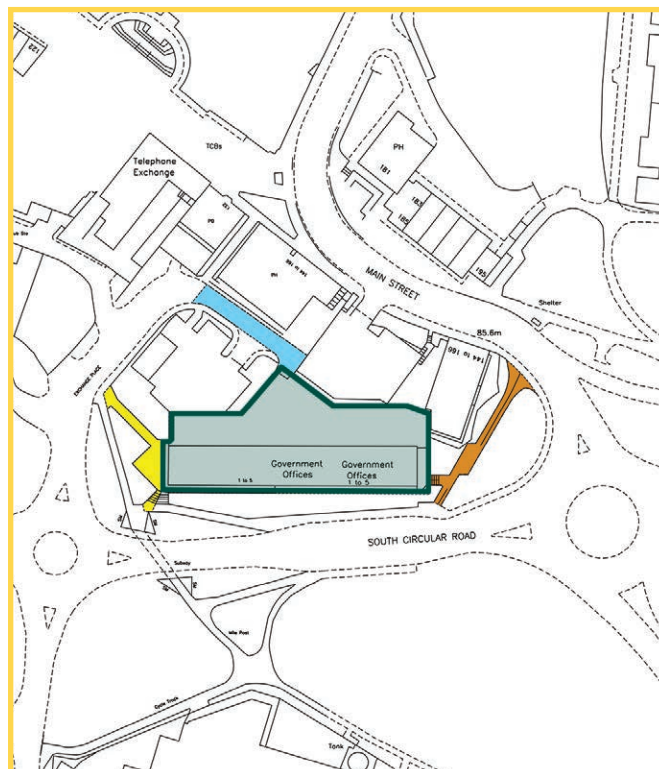
PLANNING: Interested parties should put their own enquires to North Lanarkshire Council Planning & Regeneration Development Management, Fleming House, 2 Tryst Road, Cumbernauld G67 1JW or Tel: 01236 632500.

RATEABLE VALUE: £275,000.

EPC: Band D

TENURE: Owner Vacant Possession.

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

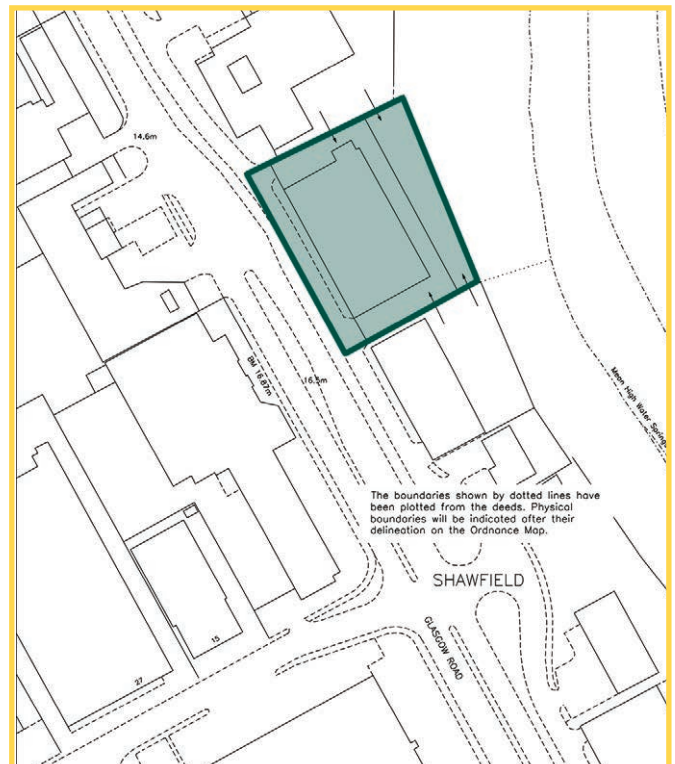




LOCATION: Rutherglen is located to the south-east of Glasgow City Centre, and the property is situated in an area of predominately commercial and industrial uses. Occupiers adjacent to the property include motor trade sales, services outlets, and builders merchants. The neighbouring Shawfield area is 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 left again into a service road which runs parallel to the A730. Pass in front of the Fosters premises and the subjects of sale comprise the next block on your right.

DESCRIPTION: The property comprises a detached industrial/showroom of steel frame construction with walls of brickwork and profile cladding, under a pitched roof incorporating some translucent panels. The building benefits from access points at both gables which lead to yardage to the rear. There is both pedestrian and vehicular access to the building, the latter via roller shutter doors in the rear elevation. At the time of going to press, SVA have not undertaken an internal inspection of the building, but the accommodation is understood to comprise an attractive showroom, offices, workshops and vehicle maintenance area, all on the ground floor with additional offices etc at first floor level.



FLOOR AREA: The floor area is believed to total circa 1,904 sq.m. (20,500 sq.ft), with the bulk of the accommodation on the ground floor and only some 4,800 sq.ft at first floor level.

SITE AREA: 0.42 Ha (1.03 Acres) approx, including the solum of the 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: £60,000

EPC: Please contact the auctioneers.

TENANCIES: The property is allegedly let as follows. Showroom – to Mitchell Hire Drive Ltd from 1/03/2009 until 28/02/2029 with rent purportedly paid in advance to 28/02/2021. The purported agreement was allegedly assigned to Norman Ralph Pelosi on 1/10/2009, to Appinfern Ltd on 1/10/2014 and to Autosolutions Glasgow Ltd on 1/03/2017. Workshops – to Mitchell Hire Drive Ltd from 1/03/2009 until 28/02/2029 with rent purportedly paid in advance to 28/02/2021. The purported agreement was allegedly assigned to Norman Ralph Pelosi on 1/10/2009, to Appinfern Ltd on 1/10/2014 and to Rutherglen Hire Ltd on 1/03/2017. First Floor Offices – to Betty Cunningham International Trust (Scottish Registered Charity No SC039031) from

1/03/2009 until 28/02/2029 at a rent of £1 p.a. which has purportedly been paid in advance for the term of the agreement. Copies of the purported agreements and purported assignment documents form part of the Seller's Legal Pack. The validity of the agreements and assignment documents is disputed.

TENURE: Owner is Oceancrown Limited (In Administration). The subjects of sale comprise 260 Glasgow Rd, Rutherglen, held under title LAN138484.

VIEWING: Please contact SVA Property Auctions Ltd for further information. Tel: 0131 624 6640

Retail Unit with Car Parking in Central Location – 0.075 Ha (0.186 Acre)

18 BURNSIDE ST, CAMPBELTOWN PA28 6JE

**Lot
12**

LOCATION: Campbeltown (population 6,000) is the principal town on Kintyre, a long peninsula on the west coast of Scotland with the Atlantic Ocean on its western seaboard and the Kilbrannan Peninsula and Firth of Clyde on the eastern seaboard. The Mull of Kintyre is to the south. It lies some 50 miles south of Lochgilphead and 138 miles south west of Glasgow and is accessible via the A83. The town is popular with tourists and has recently enjoyed a resurgence in popularity due to investment into local leisure facilities, the revival of whisky production and the support of the major wind power industry that has established itself on the peninsula. The harbour is busy with leisure, craft and fishing boats and the surrounding area provides for excellent golfing and water sports opportunities. The property is situated within the town centre surrounded by an interesting mix of commercial and residential properties with the ferry terminal located nearby.

DESCRIPTION: The property comprises a two storey prefabricated building under a pitched tiled roof with single storey, flat roof extension to the rear. The internal accommodation, which has not been inspected by SVA at the time of going to press, comprises on the ground floor; a retail showroom with ancillary stores, welfare facilities and office. The first floor has been fitted out as office space. The property benefits from electric heating, carpeting, CCTV and alarm system. The subjects of sale include an extensive yard area/carparking located to the rear of the premises some of which we understand is down to shrub/tree cover. The accommodation area for sale extends to 0.075Ha (0.186Acre) approx. This is a well placed unit providing an opportunity for continued retail/office use or, subject to obtaining the necessary consents, may lend itself to alternative development.

ACCOMMODATION: Total 213.17 sq.m (2,295 sq.ft)

PLANNING: Alternative uses may be possible and interested parties should make their own enquiries to Argyll and Bute Council, Mid Argyll,



Kintyre and Islay Planning Officer. Email: planning.maki@argyll-bute.gov.uk Tel: 01546 605518.

RATEABLE VALUE: £11,700.

EPC: Band G.

TENURE: Owner vacant possession.

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



LOCATION: Motherwell (population 32,000) is located in North Lanarkshire and is situated close to J6 of the M74 motorway, some 15 miles south east of Glasgow. North Lanarkshire Council's headquarters are located in Motherwell and its nearby neighbouring towns of Wishaw, Hamilton and Bellshill form part of the Greater Glasgow conurbation. Motherwell and Wishaw have both seen recent expansion in the service industry and a number of call centres and business parks have been set up in the region. Brandon Arcade is located within Motherwell Shopping Centre which lies on the north side of the town centre. Shopper access is taken directly from Brandon Arcade and vehicular/goods delivery access is provided for at the rear of the property from the A721 main road through the town.

DESCRIPTION: The property comprises a single storey, modern brick built building with a flat roof. There are glazed panels and a large fascia signboard to the shopfront. There is a rear vehicular/goods delivery service access. Internally, there is a main public counter area, two offices including safe room, interview room, kitchen, first aid room and toilets. The unit benefits from gas central heating, air conditioning and fluorescent lighting. The property was most recently used as a Post Office and benefits from parking within the shopping centre car park and easy pedestrian access through the centre. This is a well located, busy shopping centre and the property would be suitable for continued commercial/retail use or may be suitable for alternative uses subject to planning. Occupiers within the centre include Poundland, The Works, Boots, Greggs, Peacocks, Puregym, Iceland, Costa and a number of independent traders.

ACCOMMODATION:

Total ground floor: 238.95 sq. m (2,572 sq. ft) approx..

PLANNING: Interested parties should make their own enquiries to North Lanarkshire Council, Planning Dept, Enterprise and Communities, Fleming House, 2 Tryst Road, Cumbernauld, North Lanarkshire G67 1JW Email: esplanning@northlan.gov.uk Tel: 01236 632500

RATEABLE VALUE: £27,500

EPC: Band D.

TENURE: Owner vacant possession.

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

JOINT AUCTIONEERS: Shepherd Commercial, Declan O'Neill/ Adam Honeyman Tel: 0141 331 2807





LOCATION: The City of Perth lies at the northern edge of the Central Belt of Scotland. Sitting on the banks of the River Tay, it is the administrative headquarters of Perth and Kinross Council. Within the area there is a wide variety of shopping, services, schooling and amenities including many outdoor pursuits, golf courses and picturesque walks. The property is located on the south-east side of Perth's central commercial area, at the junction of South Street and Watergate and there is easy access to Perth's arterial routes and the wider motorway network leading to Dundee (20 miles), Edinburgh (43 miles) and Glasgow (61 miles). There is car parking in the vicinity including diagonally opposite the property (Speygate Car Park) to the rear of the Sheriff Court House. Adjacent occupiers are predominately local traders together with the Salutation Hotel.

DESCRIPTION: The property comprises self-contained ground floor and basement accommodation within a three storey, basement and attic corner block. The building, which is Category B listed, has painted and rendered stone walls, under a pitched slate clad roof.

ACCOMMODATION: The ground floor is essentially an open plan area, most recently used as retail space, which contains some residual fittings and has a toilet off. The accommodation has windows to both frontages, fluorescent lighting and was heated by electric storage units. The basement is accessed via a hatch, has wooden steps and provides basic storage within an area with limited height. Ideally suited as retail premises, the accommodation would also provide useful offices or space for some similar use, subject to obtaining any consents required.

FLOOR AREA:

Ground Floor -	60.4 sq. m. (650 sq.ft)
Basement -	30.0 sq. m. (322 sq.ft)
Total -	90.4 sq.m. (972 sq.ft) approx.

PLANNING: Interested parties should contact Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD Tel: 01738 475300 email: developmentmanagement@pkc.gov.uk to discuss their proposals for the property.

RATEABLE VALUE: £11,000 **EPC:** Band E

TENURE: Owner vacant possession.

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





LOCATION: The property is situated in picturesque Angus countryside roughly 11 miles due north of Forfar and some 9 miles north-east of Kirriemuir. Positioned to the south of the Angus glens, the area is a good base for hill-walking, fishing, shooting and deer-stalking.

DIRECTIONS: Heading north on the A90, turn off left onto the B957 at Finavon, towards Tannadice. After roughly 2.6 miles, bear/turn right at the sign to the Mountains Animal Sanctuary (MAS) and proceed for a further 0.5 mile. At the next junction, go straight ahead towards Glenogil/Auchnacree and the MAS. Follow the road straight along for a further 1.4 miles, passing the entrance to the MAS and at the small sign for “Den Ogil Cottage” bear left onto a single track road which is signed as a cul-du-sac. Follow this road for a further 0.5 mile, and there is track on the left which runs down to the east damhead. The gate carries a sign “Tayside Regional Council Water Services Department” and the entrance is just prior to a substantial modern white house which overlooks the reservoir. Grid Ref: 344017,761964

DESCRIPTION: Den of Ogil Reservoir nestles in a valley and is surrounded by mixed woodland and dense undergrowth. An impounding reservoir, it has two damheads, with the larger located at its eastern end. The larger damhead has an upstream face of stone with mortar pointing, whilst the downstream face is down to grass. There is a valve tower, accessed via a steel bridge, and an overflow channel with a curved sill leading to a masonry lined channel. The top of the damhead incorporates a stone surfaced track. The western dam or “Saddle Dam”, which has not been seen by SVA, is a smaller structure, with an upstream face of stone, a grass covered downstream face and is topped with stone filled gabions.

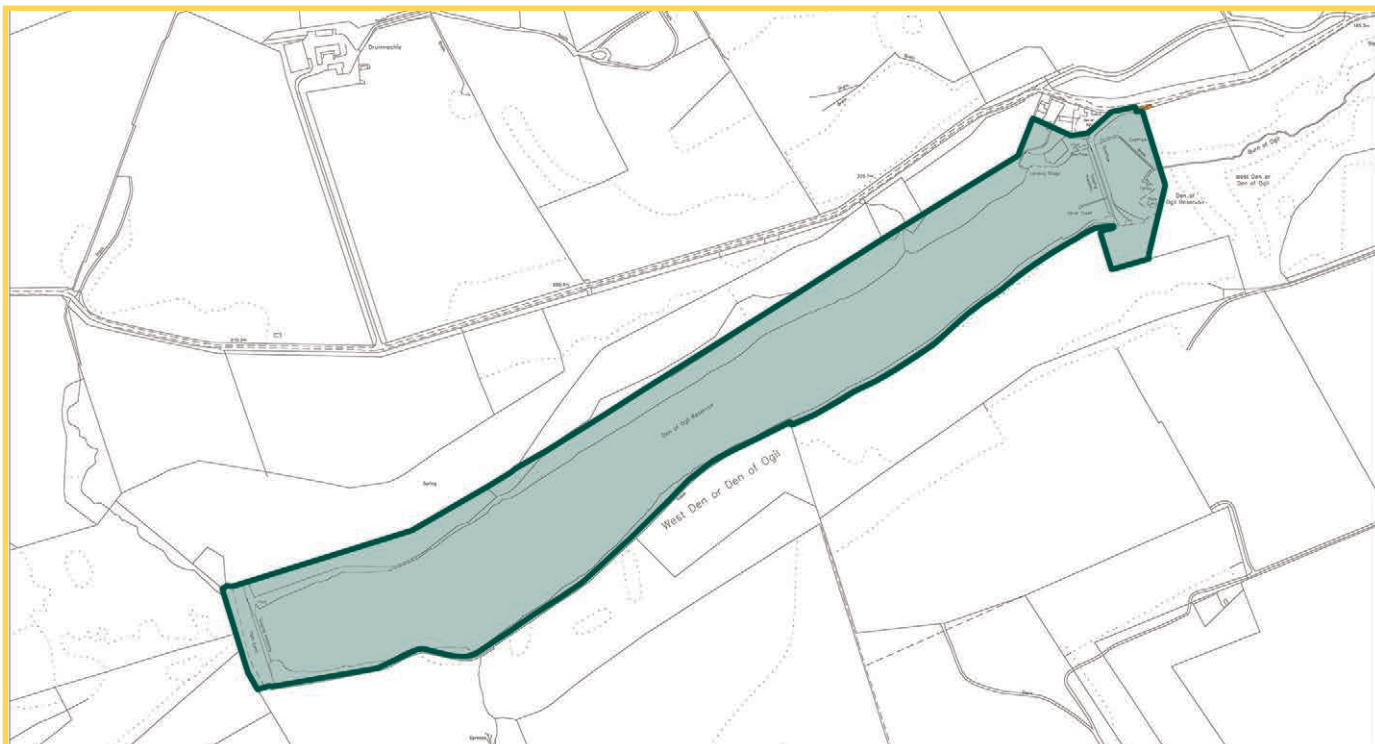
SITE AREA: Whilst the nett surface area of the reservoir itself is estimated at 8.8 Ha (21.7 Acres), the total site area including surrounding land is 13.82 Ha (34.15 Acres) approx.

RESERVOIRS ACT: Interested parties must note that the reservoir is regulated by the Reservoirs Act 1975 and the Reservoirs (Scotland) Act 2011. The latest Section 10 and Section 50 Reports form part of the Legal Pack. The reservoir’s major inspections are on a 10 year cycle, and the next Section 10 inspection is required to be undertaken before 19th November 2023. The reservoir has a SEPA CAR Licence (No: CAR/L/1012780/V2) which will be transferred as part of the sale. Copies of the relevant Licence documents form part of the Legal Pack.

TENURE: Owner vacant possession. Included with the subjects of sale is the Den of Ogil Raw Water Intake (RWI), which is located remote to the reservoir at Auchleish, Glenquiech, Memus. We understand the RWI comprises an intake within a “race” of stone construction, some 3m wide by 20m long and 1m in height. Further information relating to the RWI forms part of the Legal Pack and interested parties should ask their solicitors to review said Legal Pack. It is understood that the Fishing Rights are reserved to the Sellers. Interested parties may wish to note that in previous years the Fishing Rights have been leased for the season to Canmore Angling Club.

VIEWING: At any time. Do not attempt to access the valve tower. At the time of our inspection there were a number of small fishing boats moored to a small jetty. We believe these to be property of the Canmore Angling Club and therefore are not part of the subjects of sale.





Redundant Tank in Rural Location – 0.07 ha. (0.174 ac)

GLENFARG DSR, GLENFARG, PERTSHIRE PH2 9QQ

Lot
16

LOCATION: Glenfarg is an attractive village located in south east Perthshire, lying around 11 miles south of Perth, 30 miles south west of Dundee and 34 miles north of Edinburgh. It has good local amenities with a shop, primary school, garage and village hall. A further selection of amenities is available in Perth and there is convenient access to the M90 and surrounding road networks leading north and south. The surrounding countryside provides for cycling and walking, with the Glenfarg tunnels nearby which are popular for exploring.

DIRECTIONS: Travelling north on the M90 leave at J8 taking the A91. Turn left onto the B996 to Glenfarg. Stay on this road until reaching Glenfarg and drive through the village. On exiting the village and passing the first junction, the site can be seen on the left hand side opposite a house and just before a bend in the road to the left. Grid Ref: 313948, 711700

DESCRIPTION: This is a mainly square shaped site located in a rural location and containing a redundant raised covered service reservoir and a number of manhole covers, marker posts and a kiosk. It slopes away to the south and the total area included within the title extends to 0.07 ha (0.174 ac). Please note that a proportion of the title area lies out with the defined boundaries on site, which we understand is due to the slight realignment of the public road. The resultant reduced area amounts to 0.06 ha (0.15 ac) approx. The tank is enclosed by a post and rail fence and metal gate. Access is taken directly from the B996. Prospective purchasers are advised to check access provision, site plans and boundaries, the details of which are included within the title pack which can be obtained from the seller's solicitors. The site is surrounded mainly by undulating grazing land and there is a residential property located to its south east corner across the road.



SITE AREA: 0.07 ha. (0.174 ac) approx.

PLANNING: 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 for further information.

TENURE: Owner Vacant Possession.

VIEWING: At any time.



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Building in Rural Location on Site of 166 sq.m (198 sq.yds)

STORE AT WELLHILL, KIRKPATRICK DURHAM, CASTLE DOUGLAS, DG7 3HS



LOCATION: The property is located in a rural location approximately 2 miles north of Kirkpatrick Durham, an attractive village located some 6 miles north of Castle Douglas in Dumfries and Galloway. The nearby village of Springholm has a primary school, pub, hotel and shop. Further amenities are available at Castle Douglas including a library, supermarket, health services and leisure facilities. The property is located within the heart of some of the finest countryside in the South of Scotland and the area is known for its diverse scenery and outdoor pursuits including walking, cycling, golf and fishing. The site is located to the north of a set of farm buildings with an access road leading to it from the south.

DIRECTIONS: From the centre of Kirkpatrick Durham take St David's Street heading north. Just over half a mile along this road, it forks to the left and to the right. Take the left fork to Wellhill. Follow this road for approx. 1.5 miles, passing the entrances to Blackhall and Bardarroch Farms on your left and then Barbain Farm on your right. Continue on this road to the end at Wellhill Farm. The property is located further along the farm track on the right hand side. Grid Ref: NX7799873334

DESCRIPTION: Set in attractive countryside, this is an essentially square shaped site extending to approximately 166 sq.m which encloses a small building at one time used as a pumping station when in the ownership of the local water authority, but in recent years used for storage. The building is of harled brick construction with a pitched slate roof and extends internally to approximately 36 sq.m. The building has a concrete floor and windows on both western and eastern elevations. The property is bounded by a stone wall and metal access gate. The site is surrounded by farmland with a track leading to the property from the south. The building is suitable for continued storage use and may be suitable for alternative uses subject to any necessary planning consent.

SITE AREA: 166 sq.m (1,782 sq.ft) approx.

PLANNING: Interested parties should make their own enquiries to Dumfries and Galloway Council, Email: planning@dumgal.co.uk Tel: 01387 260199 for further information.

TENURE: Owner vacant possession.

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

Redundant Water Tank within Brick Building on Site of 131 sq.m. (156 sq.yds)

WISTON SR, BY WISTON LODGE, OFF MILLRIGG ROAD, WISTON, ML12 6HT

LOCATION: Wiston is a small village in South Lanarkshire, situated some 13 miles south east of Lanark and 8 miles south west of Biggar, whilst Junction 13 (Abington) on the M74 lies some 10 miles to the south west. The village has a small, modern primary school and a village hall. The property is situated within the grounds of Wiston Lodge, a handsome former Victorian Hunting Lodge, which was built in the 1850s. Grid Ref: 295774,632554

DIRECTIONS: From J13 (M74) take the A702 towards Biggar and at the roundabout take the A73 (towards Lanark). Turn left onto the B7055 (signed to Rigsby) and take the next right to Wiston. As you enter Wiston, at the "T" junction, turn left and follow the road until you reach the entrance (on the right) to Wiston Lodge, with the village's primary school immediately beyond. Turn into the grounds of the Lodge, and just before the main building turn left into the property's car park. Pass through the car park and at its north end, follow a track as it rises into woodland. Follow the track north for 230m (approx.), forking left at the sign to "Tinto", then passing buildings on the left and the property is visible on the left just prior to an open field.

DESCRIPTION: The building is constructed of brick with a pitched tile clad roof and has a pedestrian access door in its southern elevation. Internally it contains a large former water tank, which appears to be constructed of sections of fibreglass with approx. dimensions of 3.7m by 6m by 3m high. The building stands within a secure compound bounded with metal posts and wire-mesh fencing, with a good sized pedestrian gate.

ACCOMMODATION: Building – 44 sq.m. (473 sq. ft.) approx.
Site Area – 131 sq.m. (156 sq. yds.) approx.

PLANNING: Interested parties should make their enquiries to 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 property will require to be assessed.

EPC: N/a

TENURE: Owner vacant possession.

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





LOCATION: Muslin Street is located in the Bridgeton area of Glasgow's East End, once an important textiles and industrial area in the city. The property is located within a predominantly residential area within a short walk to the area's amenities including shops, cafes and Bridgeton Library at Olympia. There is more extensive shopping at the nearby Forge Retail Park. There is schooling both at Primary and Secondary levels within the area. Further attractions within the area include The People's Palace Museum and Glasgow Green. The city centre and Merchant City is within walking distance. The railway station is nearby and there are good road links, with easy access to both the M8 and M74 motorways.

DESCRIPTION: This is a large, three storey, corner office building of brick construction under a pitched tiled roof with a large dedicated car park. The building was most recently occupied by the Government Work and Pensions Department and operated as a job centre. The building has been well maintained and appears to be in good condition. Internally, there are large open plan spaces on the ground and first floor with some compartmentalised offices which were utilised as meeting and interview rooms. The second floor has been divided into offices, conference rooms, training areas and staff kitchen. The property benefits from gas central heating, air conditioning, fluorescent lighting, carpeting and a passenger lift for access to each floor. The building is secured by an alarm system and roller shuttering to all the external doors. There is a 48 space car park to the rear which is accessed from Acorn Street via electronic operated gates. The property would be suitable for continued office use, given the current layout there would be the possibility of flexible sub division. There may be an opportunity for alternative use including residential redevelopment of the site, subject to gaining all necessary planning consents.

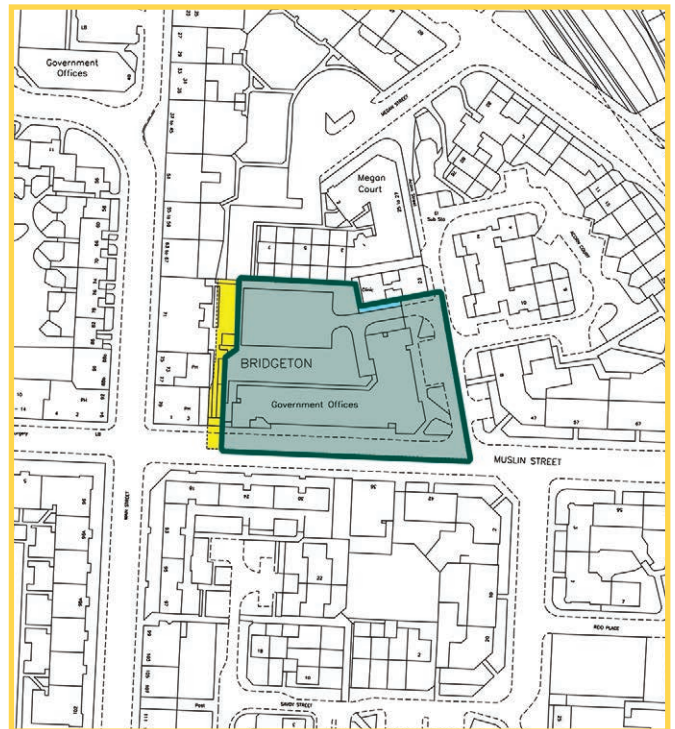
ACCOMMODATION:

Ground Floor	781 sq. m	(8,406 sq. ft)
First Floor	793 sq. m	(8,535 sq. ft)
Second Floor	792 sq. m	(8,525 sq. ft)
Total	2,366 sq. m	(25,466 sq. ft)

SITE AREA: 0.33 ha (0.82 ac) excluding area of road solum.

PLANNING: Interested parties should make their own enquiries to Glasgow City Council, Planning and Building, Tel: 0141 287 6060 Email: planningenquiry@glasgow.gov.uk

RATEABLE VALUE: £220,000



EPC: Band D.

TENURE: Owner vacant possession.

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

JOINT AUCTIONEERS: Savills (Glasgow), Colin McGhee
Tel: 0141 222 4140.

savills



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, 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 left again into a service road which runs parallel to the A730. Pass in front of the Fosters premises and the subjects of sale comprise the next block on your right.

DESCRIPTION: The property comprises a range of predominately industrial style buildings, some of which house office accommodation together with an area of land/yardage, which extends east from the rear of the buildings down to the River Clyde. SVA have not undertaken an inspection of the property, but it is understood the main elements comprise the following: On the frontage of the property (south-west corner) are premises occupied by Enterprise Rent – A – Car UK Ltd (see tenancy below) which comprise offices and a workshop and extend to circa 3,900 sq.ft. On the north-western side of the property is a series of buildings providing offices and open plan industrial storage. The buildings appear to be steel framed with a mix of brick infill walls and assorted claddings. In total these buildings are believed to extend to some 24,000 sq. ft. To the rear of the buildings, and forming the eastern part of the site, are a number of yards, which

are being used for storage, predominately of vehicles, together with open ground, some of which is overgrown.

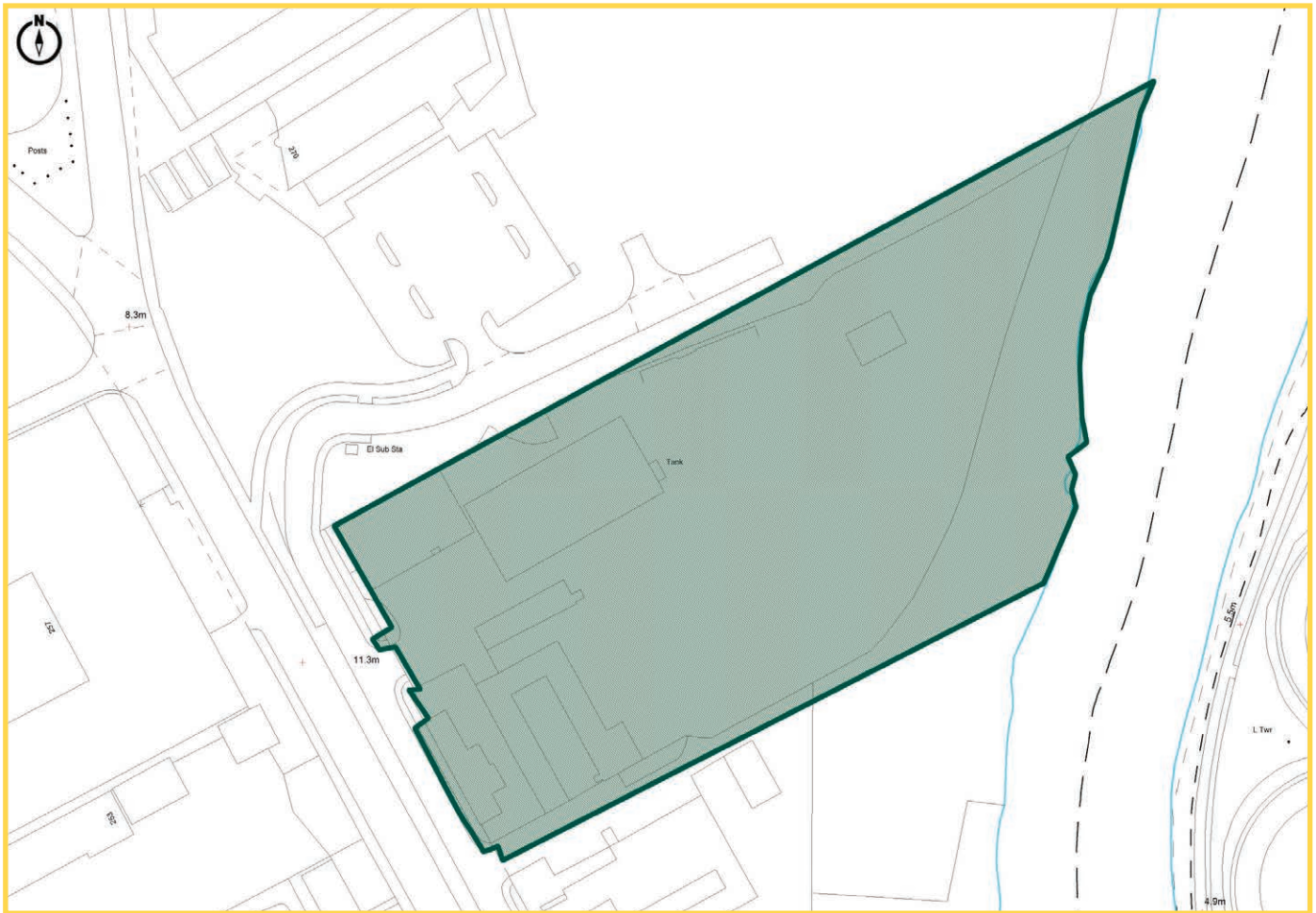
SITE AREA: 1.78 Ha (4.4 Acres) approx. including an area running down to river.

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: We have identified two entries in the Valuation Roll which appear to relate to this complex of buildings. One is for £18,600 and refers to the premises occupied by Enterprise Rent – A – Car UK Ltd. The second is for £68,500 and refers to offices, workshops and yard space. Please note these entries are listed on the SAA website under post code G73 1UD with an address of 110 Glasgow Rd, Rutherglen. We believe the buildings will require to be re-assessed following new ownership.

EPC: Please contact the auctioneers.

TENANCIES: Offices and workshop space extending to circa 3,900 sq.ft have been let by the current owners of the property to Enterprise Rent-A-Car UK Ltd from 1/06/2017 to 12/03/2020 at a rent of £24,062.52 p.a. The agreement is subject to a Schedule of Condition and provides for the tenancy to be extended for periods of six months, on one month's notice. Discussions regarding a twelve month long extension from 12/03/2020 are currently ongoing and further information will be available from the Auctioneers and the Seller's solicitors.



Other parts of the property have allegedly been let as follows: **Offices and Yard 2** – to Betty Cunningham International Trust (Scottish Registered Charity No SC039031) from 1/03/2009 until 28/02/2029 at a rent of £1 p.a. which has purportedly been paid in advance for the full term of the agreement. **Brick Shed and Yard 3** – to David Burns from 1/03/2009 until 28/02/2029 at an initial rent of £4,000 p.a. Subsequently lump sums were purportedly paid to cover rent in full up until 28/02/2022. **Small Shed and Yard 4 together with Large Shed and Yard 1** – to Steve Ingle from 1/03/2009 until 28/02/2029. Lump sums were purportedly paid to cover rent in full up until 28/02/2021. Copies of the purported agreements and documents related to purported payments of alleged advanced rent form part of the Seller's Legal Pack. The validity of the agreements and other documents is disputed.

TENURE: Owner is Loanwell Limited (In Administration). The subjects of sale comprise 210 Glasgow Rd, Rutherglen, held under title LAN44909.

VIEWING: Please contact SVA Property Auctions Ltd for further information. Tel: 0131 624 6640

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

Unless otherwise stated in the Special Conditions of Sale, the Purchaser's Date of Entry shall be the **Twenty Fifth of March, Two Thousand and Twenty**, 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

KYLE DSR, NORTH OF MAIN STREET, KYLE OF LOCHALSH

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

CORNHILL SR, NEAR BANFF

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

FORMER CLASHMORE SERVICE RESERVOIR, BY DORNOCH

1. The Special Conditions of Sale are available from the sellers Solicitors: Stewart & Bennett Solicitors, 82 Argyll Street, DUNOON, PA23 7NJ, Tel: 01369 702885, emacdonald@stewartbennett.com, (Euan MacDonald).

AS TO LOT 4

80 HIGH STREET, NAIRN

1. The property is not elected for VAT and therefore VAT will not be charged on the sale price.
2. The Special Conditions of Sale are available from the sellers Solicitors: Balfour & Manson LLP, 56-66 Frederick Street, EDINBURGH, EH2 1LS, Tel: 0131 200 1434, Stephanie.zak@balfour-manson.co.uk, (Stephanie Zak).

AS TO LOT 5

UDNY ARMS HOTEL, 50 MAIN STREET, NEWBURGH, ABERDEENSHIRE

1. The Special Conditions of Sale are available from the sellers Solicitors: Shepherd & Wedderburn, Commercial House, 2 Rubislaw Terrace, ABERDEEN, AB10 1XE, Tel: 0122 462 1166, Michael.anderson@shepward.com, (Mike Anderson).

AS TO LOT 6

WITHDRAWN

AS TO LOT 7

PLOTS 5, 6 & 7 ROCKVIEW PLACE, HELMSDALE

1. The Special Conditions of Sale are available from the sellers Solicitors: Wright, Johnston & Mackenzie LLP, The Green House, Beechwood Park North, INVERNESS, IV2 3BL, Tel: 01463 234445, pwa@wjmc.co.uk, (Paul Adams).

AS TO LOT 8

HATTON OF FINTRAY SR, NEAR ABERDEEN

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 9

CORPACH ANNAT POINT WWTP, ANNAT POINT INDUSTRIAL ESTATE, CORPACH

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

1-3 SOUTH CIRCULAR ROAD, COATBRIDGE

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 3455 183, Robin.eaton@dlapiper.com, (Robin Eaton).

AS TO LOT 11

260 GLASGOW ROAD, RUTHERGLEN

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, Lauren.Fowler@pinsentmasons.com, (Lauren Fowler) and Tel: 0131 777 7030, Russell.Munro@pinsentmasons.com, (Russell Munro).

AS TO LOT 12

18 BURNSIDE STREET, CAMPBELTOWN

1. The Special Conditions of Sale are available from the sellers Solicitors: Legal Services, SSE Plc, Inverlmond House, 200 Dunkeld Road, PERTH, PH1 3AQ, Tel: 07778 304 387, claire.lennon@sse.com, (Claire Lennon).

AS TO LOT 13

26 BRANDON ARCADE, MOTHERWELL

ALL and WHOLE the subjects known as and forming 432.5 square metres of ground or thereby at Brandon Parade, West Hamilton Street, Motherwell, being the subjects described in and disposed by Disposition by Motherwell District Council in favour of Post Office, recorded in the Division of the General Register of Sasines for the County of Lanark on 29 November 1978 ("the Lot")

1. With regard to Condition 10 of the General Conditions of Sale:-
 - 1.1. the searches and reports specified in the Inventory of Writs annexed to the Articles of Roup shall be exhibited.
 - 1.2. the Seller shall not be obliged to exhibit or deliver a letter of non-crystallisation from any creditor holding a floating charge over the Lot (if any).
2. With regard to Condition 11 of the General Conditions of Sale the links in title specified in the Inventory of Writs annexed to the Articles of Roup shall be exhibited and the Purchaser shall be deemed to be satisfied as to the terms of same and the Seller's entitlement to sell the Lot.
3. The Seller has not claimed capital allowances. It has no knowledge of any unclaimed capital allowances.
4. The Lot has not been opted to tax and no Value Added Tax will be payable on the price. No tax documentation will be exhibited or delivered.
5. The terms and conditions of the Special Conditions of Sale shall take precedence over the General Conditions of Sale in case of conflict.
6. The full legal pack is available from the sellers Solicitors: Womble Bond Dickinson, 2 Semple Street, Edinburgh, EH3 8BL, Tel: 0131 624 8725, Ewelina.Kurek@Wbd-Uk.Com, (Ewelina Kurek).

AS TO LOT 14

9 SOUTH STREET, PERTH

1. The Special Conditions of Sale are available from the sellers Solicitors: Brodies LLP, 110 Queen Street, GLASGOW, G1 3BX, Tel: 0131 656 3738, Finlay.Campbell@brodies.com, (Finlay Campbell).

AS TO LOT 15

DEN OF OGIL RESERVOIR, GLENOGIL, NR KIRRIEMUIR

1. The Purchaser should be aware that the Property is subject to a CAR Licence (the "Licence"). The sale of the Property by the Vendor is conditional on the consent of the Scottish Environment Protection Agency (SEPA) to the transfer of the Licence which will transfer from the Vendor to the Purchaser on the Settlement Date.
 - 0.1. The sale of the Property is conditional on the Purchaser validly signing on the Auction Date the application form prepared by the Vendor's Solicitors applying to SEPA for the transfer of the Licence in respect of the Property;
 - 0.2. In the event SEPA have not consented to the transfer of the Licence relating to the Property to the Purchaser in terms satisfactory to the Vendor on or before the date falling 3 months after the Auction Date, the Vendor will be entitled (but not bound) at any time thereafter to resile from the contract of sale (meaning the Vendor's Solicitors Articles of Roup and Minute of Enactment) notwithstanding payment by the Purchaser of the Deposit;
 - 0.3. In the event SEPA consent to the transfer of the Licence in terms satisfactory to the Vendor, the Settlement Date shall be the later of
 - (i) The day falling four weeks after the Auction Date; and
 - (ii) The date falling two weeks after the date of receipt by the Vendor of SEPA's consent to the transfer of the Licence relating to the Property to the Purchaser.
- Settlement shall take place at 12:00pm on the Settlement Date at the offices of the Vendor's Solicitors or at such other time and place as they may direct.

2. The Articles of Roup and full Legal Pack are available from the sellers Solicitors: Lindsays, Caledonian Exchange, 19A Canning Street, EDINBURGH, EH3 8HE, Tel: 0131 656 5742, kendallallan@lindsays.co.uk, (Kendall Allan).

AS TO LOT 16

GLENFARG DSR, GLENFARG, PERTSHIRE

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 17

STORE AT WELLHILL, KIRKPATRICK DURHAM, CASTLE DOUGLAS

1. The Special Conditions of Sale are available from the sellers Solicitors: Stewart & Bennett Solicitors, 82 Argyll Street, DUNOON, PA23 7NJ, Tel: 01369 702885, emacdonald@stewartbennett.com, (Euan MacDonald).

AS TO LOT 18

WISTON SR, BY WISTON LODGE, OFF MILLRIGG ROAD, WISTON

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 19

9 MUSLIN STREET, BRIDGETON, GLASGOW

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 3455 183, Robin.eaton@dlapiper.com, (Robin Eaton).

AS TO LOT 20

210 GLASGOW ROAD, RUTHERGLEN

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, Lauren.Fowler@pinsentmasons.com, (Lauren Fowler) and Tel: 0131 777 7030, 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.

I may wish to enter property in your next sale. ☐
Please contact me.

Please send a catalogue for your next Auction. ☐

I am interested in purchasing:	Shops	<input type="checkbox"/>
	Offices	<input type="checkbox"/>
	Industrial	<input type="checkbox"/>
	Residential	<input type="checkbox"/>
	Land	<input type="checkbox"/>
	Investments	<input type="checkbox"/>

Price Bracket: Lower £ _____ Upper £ _____

Name: _____

Company: _____

Address: _____

_____ Postcode _____

Telephone: _____

Please detach this page and hand to the Auctioneer's Clerk or post to:

SVA Property Auctions Ltd (Ref 7th May 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: EDINBURGH - Thursday 7th May 2020.

CLOSING DATE FOR ENTRIES - Friday 13th March 2020.

Further details and subsequent dates to be confirmed.



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

Tel: 0131 624 6640 Fax: 0131 624 6630
email: info@sva-auctions.co.uk
www.sva-auctions.co.uk