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Sale by AUCTION 21 Lots

On **THURSDAY 19TH SEPTEMBER 2019**

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



Lot 5



Lot 12



Lot 18



SVA Property Auctions Ltd,
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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.
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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 July and August 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 Trades Hall in Glasgow on **Thursday Nineteenth of September 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, 13 & 18

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Raeburn Christie Clark & Wallace
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CRUMMOCKSTEPS BPT (SITES 1 & 2), DENNY, FK6 5HJ



LOCATION: Located in west Falkirk Council area of Scotland, the sites lie some 8 miles south of Stirling and 7 miles west of Falkirk. Lying just south of the River Carron the sites are situated to the west of Denny which has recently enjoyed a large scale town centre re-development and offers a wide range of facilities. The area is centrally located, with Stirling and Falkirk easily accessible via the M80 central motorway network. The surrounding area offers a range of countryside pursuits.

DIRECTIONS: From Denny, take the A872 south towards Fintry and Glasgow. Take the second turning on the right, the B818 signed 'Fintry, Carrongrove and Strathcarron Hospice'. Continue along this road passing through Fankerton and after approx. 1km the slightly smaller site (SITE 2) can be seen adjacent to the roadside on the left. Take the next turning on the left and the second site (SITE 1) is located 100m beyond the junction on the left hand side. Grid Ref: NS7816483083 (SITE 2) and NS7803983078 (SITE 1).

DESCRIPTION: The subjects of sale lie in a rural location and comprise two redundant ground level, concrete tanks. Site 1 - measures approx. 4.5m x 8.5m. The area included within title amounts to 41 sq.m. It is bounded by a post and

wire fence and a dilapidated iron fence with a gate in its north west corner. Site 2 - measures approx. 4.9m x 7.5m. The area included within the title amounts to 38 sq.m. It is bounded by a security fence. Both tank sites, which are now heavily overgrown, front onto the public road and are set within grazing fields. Prospective purchasers are advised to check the position regarding access and boundaries outlined in the title pack which can be obtained from the seller's solicitors.

SITE AREA: Site 1 - 0.004 ha. (0.0101 ac) approx. Site 2 – 0.0038 ha. (0.0095 ac) approx.

PLANNING: Alternative uses may be possible and interested parties should make their own enquiries to Development Management, Falkirk Council Tel: 01324 504748. Email: dc@falkirk.gov.uk

TENURE: Owner Vacant Possession.

VIEWING: At any time. Please be aware of farming activities within the area.



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DALTON GREEN TWP, DALTON, ECCLEFECHAN, DG11 1DL

LOCATION: The village of Dalton is in rural Annandale, 10 miles east of Dumfries and 15 miles west of Gretna. Unusually for such a small village there is a Thai Restaurant and pub (Thai Orchid and Murray Arms). Nearby Hoddom Castle and the Repentance Tower were built in the 16th Century by Sir John Maxwell and the area surrounding the castle is now a caravan and camping park. Both Dalton and Hoddom are close to the River Annan, considered to be one of the best salmon and sea trout rivers in the south of Scotland.

DIRECTIONS: Leave the M74 at Junction 19, go into Ecclefechan, and then turn right onto B725. Follow this for 5 miles towards Dalton. Half a mile before Dalton there is a farm road on the right signed 'Real Farm Holidays / Kirkwood Cottages'. The site is 50 metres along the farm road on the right-hand side. National Grid Ref: NY1216974006.

DESCRIPTION: The site comprises a rectangular area of ground measuring 5.5m x 4.5m that is adjacent to a farm road and enclosed by a timber post and rail fence. The site contains a pre-cast, sectional kiosk formerly housing pumping equipment. Behind the site are conifer trees screening it from a nearby property. Further information, particularly regarding access and utilities, can be found in the title pack available for the property.

SITE AREA: 0.0026 Ha (0.006 Acre)

PLANNING: Interested parties should make enquiries to Dumfries and Galloway Council Planning Department. Tel: 01387 260199 or Email: planning@dumgal.gov.uk



TENURE: Owner Vacant Possession.

VIEWING: At any time



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LOCATION: Thurso is Scotland's most northerly town and is situated on the north coast of Caithness. It is approx. 109 miles north of Inverness and provides a good range of local services as well as providing a gateway to the Orkney Islands with a car ferry route from Scrabster (1.5miles to the north west). It is also one of the larger settlements on the North Coast 500 Route. The property occupies a prominent corner position on the main route through the town centre, where Traill Street meets Cowie Lane. Occupiers in the vicinity include TSB Bank, Ladbrokes and M&Co. It is close to the pedestrianised High Street

DESCRIPTION: Built in 1866 the property is a Grade B Listed building of stone and slate construction arranged over Ground, First and Attic floors. It has attractive curved corners and a parapet detail at attic level with dormer windows behind. On the rear elevation there is a modern lean to addition under a flat roof and an external stair to first floor kitchen area. There are high ceilings, picture rails, timber panels and some stained glass windows. The windows are predominantly timber sash and casement with single glazing, heating is by a gas fired central heating system at ground floor and wall mounted electric radiators at first and attic levels. The ground floor has most recently been occupied as a bank premises and the first and attic floors have been in office use. Whilst it is in good condition and could readily be occupied again for the existing use, the building would lend itself to some redevelopment to at least partial residential use subject to obtaining all the necessary consents. Floor plans for both the existing layout and for a possible redevelopment are available on request.

ACCOMMODATION:

Ground Floor	187.95sq. m.	(2023 sq. ft)
First Floor	148.30sq. m.	(1596 sq. ft)
Attic Floor	103.13sq. m.	(1110 sq. ft)
Total	439.38sq. m.	(4729 sq. ft) approx.

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

RATEABLE VALUE:

Ground Floor Bank Premises	£17,250
Office on Ground & First Floors	£3,500
Offices on First & Attic Floors	£9,500
Total	£30,250

EPC: Upon request.

TENURE: Owner vacant possession.

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



LOCATION: Campbeltown is the principle town of Kintyre, a long peninsula on the west coast of Scotland. Lochgilphead lies around 50 miles to the north. The town centre provides a good range of retail facilities and other amenities for the local population and surrounding community. These include a cinema (believed to be the oldest surviving purpose-built cinema in Scotland), a swimming pool, bars and restaurants and library. There is a secondary school, local hospital and the airport at Machrihanish provides flights to Glasgow.

Heading south on the A83, into Campbeltown, fork left on to Dalaruan St (B842) towards Carradale. Pass the Glen Scotia Distillery and this road becomes High Street. Bear left onto High Askomil and follow the B842 for approximately 0.4 miles. The property is on the left, located in a mainly residential area with many large detached villas. It occupies an elevated site with attractive views toward the harbour and across Campbeltown Loch.

DESCRIPTION: The property comprises an Italianate style 3 storey B Listed former villa with a modern two storey extension to the east. The original building is of ashlar sandstone construction, with semi-circular bay windows on two floors and a square tower. Approached via an attractive driveway, leading to a visitors/staff car park, the building overlooks a generally level grassed front garden, with an extensive area of sloping ground to the rear, which has been previously largely cultivated by a community garden organisation.

ACCOMMODATION: This former care home provided 24 en-suite residents bedrooms, arranged over three floors, all serviced by a lift. A resident's lounge and dining room overlooked the front garden and the building also provided extensive ancillary accommodation

as well as staff facilities. Within the original building, many original features remain, including attractive cornice work and stain glass. The building has an oil-fired central heating system, as well as mains gas and electricity connections.

FLOOR AREA: We understand that the current layout of the building provides some 1,139 sq.m. (12,261 sq.ft) approx. arranged over three floors.

SITE AREA: 0.92 Ha (2.27 Acres) approx.

PLANNING: The property offers opportunities for both conversion/ redevelopment, together with further new development on the land to the rear. Interested parties should contact Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT. Tel: 01546 01546 605518

RATEABLE VALUE: £50,500 **EPC:** Band G

TENURE: Owner vacant possession. The Seller is The Church of Scotland Social Care Council, Scottish Charity No. SC011353.

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

JOINT AUCTIONEERS: D M Hall LLP, 15 Miller Road, Ayr, KA7 2AX. Tel: 07768 031297 (Anthony Zdanowicz).



Vacant Retail Premises - Possible Conversion Opportunity - 65 sq.m. (700 sq.ft.)
89 AUCHAMORE ROAD, DUNOON, PA23 7JJ

Lot
7

LOCATION: Dunoon is the main town on the Cowal Peninsula, which is located on the south of the Argyll and Bute region. The town is serviced by a regular ferry from Gourock or it can be accessed by road on the west shore of the Upper Firth of Clyde. The town has a resident population of circa 13,500 and it is located some 34 miles west of Glasgow (via the M8 and ferry). The town and its surrounds were a popular holiday destination—"Doon the Watter" from Glasgow and it was a "garrison" town to the US Navy, when they had a submarine base at Holy Loch.

The property is located towards the southern outskirts of Dunoon, in a predominantly residential area. It occupies a prominent position, at the junction of Auchamore Road and Edward Street, directly opposite a small free public car park.

DESCRIPTION: The property comprises the ground floor of a two storey corner block, with residential accommodation above (which is not part of the subjects of sale). The building has two windows and its main doorway on its Auchamore Road frontage and has a separate secure side access servicing the storage area. The building has painted and rendered elevations and a pitched slate clad roof. Internally the accommodation extends to a front sales area, storage areas and toilet. Fitted with some shelving, the front shop and storage areas both have sinks and the front shop has modern spot and fluorescent lighting systems.

ACCOMMODATION:

Front shop	50.8 sq.m.	(547 sq.ft)
Storage	14.3 sq.m.	(154 sq.ft)
Total	65.1 sq.m.	(701 sq.ft) plus toilet, approx.



PLANNING: The accommodation is suitable for the continuation of retail use, but may also be suitable for conversion to residential use. Interested parties should make enquiries to Argyll and Bute Council Planning and Building Dept, Tel: 01546 605522.

RATEABLE VALUE: £3,600 **EPC:** Upon request.

TENURE: Owner Vacant Possession.

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

1 Bedroom Ground Floor Traditional Tenement Flat Near City Centre – Development Opportunity

GROUND FLOOR LEFT, 102 BON ACCORD STREET, ABERDEEN, AB11 6UY



LOCATION: The property is located on Bon Accord Street, a largely residential street within the Ferryhill district of Aberdeen. It is within ½ mile of the City centre, its bus and train stations and Duthie Park with its famous Winter Gardens and is in an accessible location at the south-west side of the City centre.

DESCRIPTION: The property comprises a 1 bedroom flat within a traditional mid-terraced tenement building. Although it is on the same level as Bon Accord Street and therefore referred to as ground floor, the flat is on the third floor of a 5 storey building. Access to it is off Bon Accord Street, via a timber panel external door serving two ground floor flats and a common passage. The flat has a rear aspect. The building is constructed with pointed granite walls and chimneys, and a pitched slated roof. Within the flat, the majority of the internal linings are lathe and plaster, with some areas of timber panelling and the doors are flush plywood. It is understood that there is a communal garden at the rear. There is on-street parking

available on Bon Accord Street and in the surrounding streets, for which a resident's permit can be purchased from Aberdeen City Council.

ACCOMMODATION: Lobby with w.c off; L shaped living room / galley kitchen – 4.67m x 3.06m and 2.49m x 1.79m, rear uPVC framed double glazed window, living room ceiling height 3.0m, kitchen fitted with floor and wall units, built-in hob, stainless steel sink, ceiling extractor fan, cupboard off living room accommodating washing machine and tumble drier; bedroom – 3.43m x 2.81m, plastic framed double glazed window, built-in wardrobe; shower room (off bedroom) – tiled floor, laminate lined cubicle with electric shower, wash hand basin, ceiling extractor fan. Approximate internal floor area of flat – 38 square metres.

SERVICES: Mains electricity, water, drainage, and gas (the supply is understood to be disconnected). No guarantee can be given on working order of plumbing and electrical system and fittings.

MAINTENANCE OF COMMON PARTS OF THE BUILDING: It is understood that: (i) there is shared liability between the owners within the block for the maintenance of the walls, roof & common parts of the building, and (ii) the common management of the building is undertaken by a property management company, to whom a quarterly management fee is paid.

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

HOME REPORT VALUE: £80,000 (August 2018)

TENURE: Owner Vacant Possession.

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

1 Bedroom Garden Flat in Traditional Tenement Building Near City Centre – Development Opportunity

BASEMENT CENTRE, 98 BON ACCORD STREET, ABERDEEN, AB11 6UY

LOCATION: See preceding lot.

DESCRIPTION OF PROPERTY: The property comprises a 1 bedroom basement flat within a traditional mid-terraced 5 storey tenement building. It is accessed from Bon Accord Street, via a common timber panel secured door and stairwell - the flat is down two flights of stairs to rear garden level. It is the only flat at this level of the building from this stairwell and has a rear aspect. Also on this floor, is a common corridor, with cellars off, leading to a secure rear door that accesses the common garden. The building is constructed with pointed granite walls and chimneys, and a pitched slated roof. Within the flat, the majority of the internal linings are a mix of lathe and plaster, plasterboard and timber, and the doors are flush plywood. There is on-street parking available on Bon Accord Street and in the surrounding streets, for which a resident's permit can be purchased from Aberdeen City Council.

ACCOMMODATION: Passage, from timber panel flat entrance door; living room / kitchen – 3.43m x 4.53m (widest dimensions), rear uPVC framed double glazed window, fitted kitchen floor and wall units at one corner of the room with built-in hob and sink; bedroom – 3.98m x 3.62, plastic framed double glazed window; shower room (off bedroom) – laminate lined cubicle with electric shower, burgundy w.c and wash hand basin, plastic framed double glazed window. Approximate internal floor area of flat – 39 square metres.

SERVICES: Mains electricity, water - it is understood that hot water is provided by a hot water geyser; drainage and gas (it is understood that the supply is disconnected). No guarantee can be given on working order of plumbing and electrical system and fittings.

MAINTENANCE OF COMMON PARTS OF THE BUILDING:



It is understood that: (i) there is shared liability between the owners within the block for the maintenance of the walls, roof & common parts of the building, and (ii) the common management of the building is undertaken by a property management company, to whom a quarterly management fee is paid.

COUNCIL TAX: Band A **EPC RATING:** Band G

HOME REPORT VALUE: £65,000 (August 2018)

TENURE: Owner Vacant Possession.

VIEWING: By prior appointment with SVA Property Auctions Ltd – 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 Grade B Listed. 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:

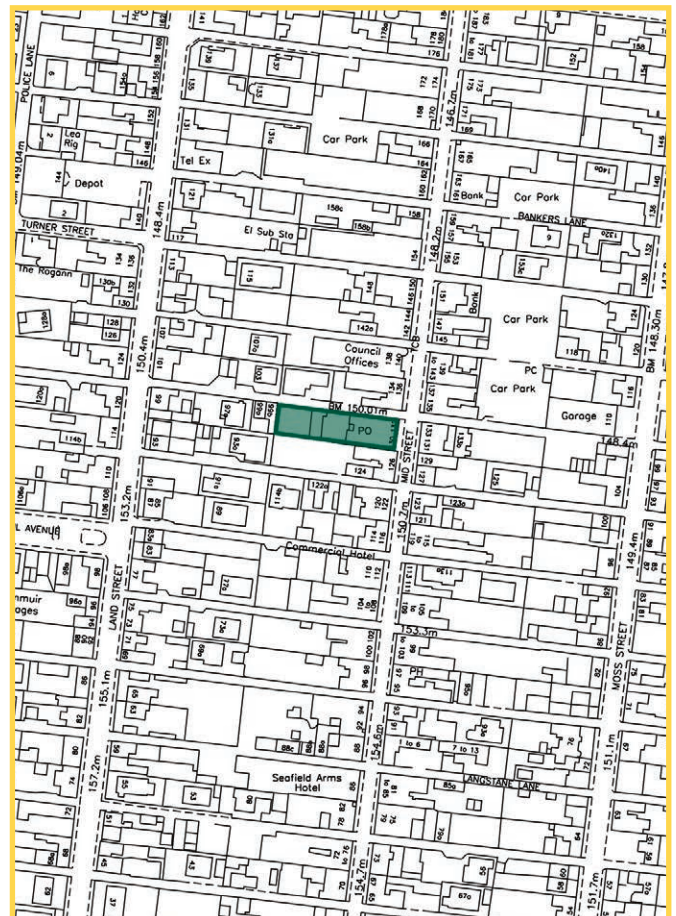
130 Mid St	(First & Second Floors)	£5,900
132 Mid St	(Ground Floor – sorting office)	£9,000

EPC: Upon Request.

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.

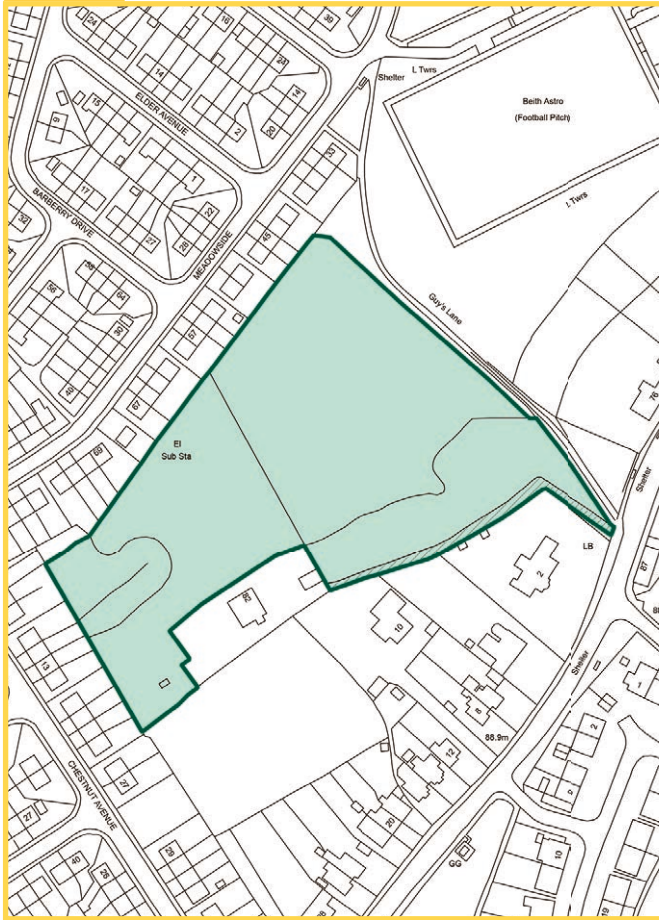
TENURE: Owner with part Vacant Possession.

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



Land within Residential Area – 0.78 Ha (1.93 Acres) approx.

LAND AT EGLINTON STREET, BEITH KA15 1AL



informed that there is evidence of Japanese Knotweed within the site near to the residential property that lies outwith the title. A scheme for its eradication and/or control will require to be implemented. Situated within an easily accessible part of the village and within close proximity of the surrounding countryside, this is an interesting area of amenity ground which may have potential for alternative uses subject to all necessary consents being obtained.

SITE AREA: 0.78 Ha (1.93 Acres including shared access) approx.

PLANNING: We understand that an historical planning application Ref: 94/00086/PP was recommended for approval in 1994. This application covered the westernmost area of the subjects for sale as well as adjacent land to the south and was for a housing and flatted development. For further information prospective purchasers are advised to contact North Ayrshire Council Planning and Building Standards, Cunninghame House, Irvine, KA12 8EE Email: eplanning@north-ayrshire.gov.uk Tel: 01294 324319.

TENURE: Owner Vacant Possession.

VIEWING: At any time.

JOINT AUCTIONEERS: Avison Young, Sutherland House, 149 St Vincent Street, Glasgow, G2 5NW Tel: 0141 305 6311 (Stephen Robertson)

LOCATION: Beith (population 6,200) is an attractive town in the Garnock Valley in North Ayrshire lying some 20 miles south west of Glasgow and 25 miles north of Ayr. The town offers local shopping, sports/recreational facilities, schooling and regular public transport. The area is a popular residence for those working in the greater Glasgow area. The surrounding countryside offers a range of outdoor pursuits including fishing, golf and horse riding. The M77 is within easy reach providing access to Ayr, Kilmarnock and Ayrshire. Prestwick Airport is approximately 20 miles south and Glasgow Airport is approximately 12 miles north east. The property is located on the south west side of the town centre within a mixed residential area. Grid Ref: NS3440253757

DIRECTIONS: Travelling south west through Beith on the B7049, pass the shops and just before Glebe Road on the left, the property can be accessed from the entrance into 82 Eglinton Street located on the right hand side. Park on the public road and access can be taken on foot along the access track and also along Guy's Lane which lies along part of the north east boundary of the plot.

DESCRIPTION: This is an irregular shaped site extending to approximately 0.78Ha (1.93 Acres) lying on the north side of the B7049 Eglinton Street and just to the south west of the town centre. The site is surrounded mainly by housing and playing fields which are situated to the north east side of the plot. There is an access track running along part of the southern side of the property, leading from the public road towards 82 Eglinton Street. The ground falls away steeply from this side of the plot along the access track, the remainder of the site is largely flat and gently sloping in places. Part bounded by fencing and stone walls, the site contains a mixture of mature woodland, scrub, meadow and marshland. We have been verbally



STEADING PLACE, MEIGLE, PH12 8QN



LOCATION: The village of Meigle is located in the heart of Strathmore, some 14 miles from Dundee and 19 miles from Perth. Local services are available within the village, with a broader range of amenities in Blairgowrie and further afield in the aforementioned cities. Meigle stands on the A94 roughly equidistant between Coupar Angus and Glamis.

Approaching Meigle from the west, on the A94, the property is on the right as the road sweeps down towards the centre of the village, just beyond a development of four new houses.

DESCRIPTION: The property comprises an essentially rectangular site, which is partly occupied by the remains of a B Listed former steading and an area of ground currently down to grass. The site has frontage to both Steading Place and the A94 (Alyth Rd). The steading is described as dating from 1815-20, of red sandstone rubble construction "having pointed barrel vaults with stone slabs laid directly on curved extrados". The property provides an opportunity for the creation of an imaginative development, incorporating both the remaining structures and the open ground.

SITE AREA: 0.22 Ha (0.54 Acre) approx.

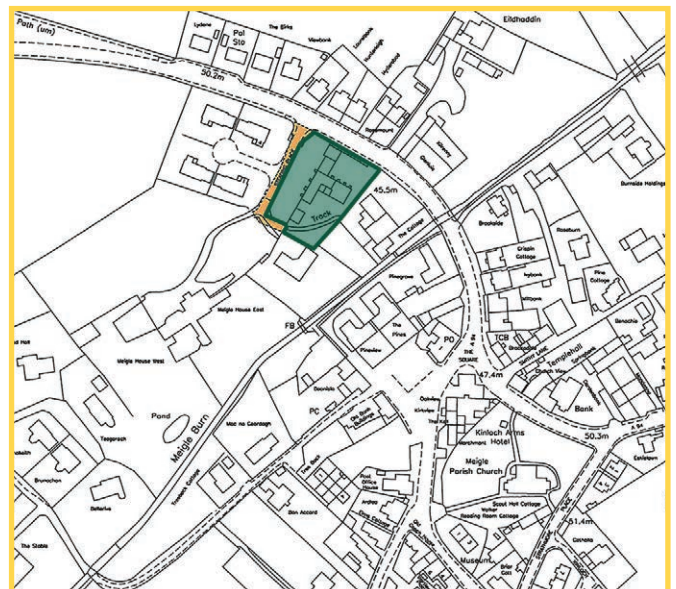
PLANNING: The property does not benefit from any planning consent. It is thought that the most likely use of the property would be conversion and extension of the former steading for residential use. Prospective purchasers are advised to contact Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD Tel: 01738 475300 email: developmentmanagement@pkc.gov.uk for further information.

RATEABLE VALUE: The property is not currently entered in the Valuation Roll and will require to be assessed following redevelopment. In addition, the property is Listed and therefore, under current legislation, is exempt from liability for vacant rates.

TENURE: Owner vacant possession. There is evidence of encroachment on south-east corner of the site. The Sellers have not authorised this and are unaware of any agreement regulating this use.

VIEWING: Externally at any time. The building is derelict and internal inspections should not be undertaken.

JOINT AUCTIONEERS: D M Hall, Commercial Department, Unit 34, City Quay, Camperdown Street, Dundee, DD1 3JA Tel: 01 382 873100 (Leigh Nisbet)



Lot
13

Redundant Tank in Rural Location – 0.1 Ha. (0.25 Acre.)

ROSNEATH DSR, THE CLACHAN, ROSNEATH, G84 0RL



GENERAL VIEW TO EAST FROM SITE

LOCATION: Located in Argyll and Bute, Rosneath is a picturesque village lying on the western shore of the Gare Loch near to the tip of the Rosneath peninsula which projects south to the Firth of Clyde and lies between the Gare Loch and Loch Long. It is 2 miles north of Kilcreggan situated at the southern end of the peninsula which is linked to Gourrock on the mainland by a 15 minute foot passenger ferry crossing. There are transport links to the larger towns of Garelochhead and Helensburgh which in turn provide train services to Glasgow and Edinburgh. Rosneath lies approximately 44 miles from Glasgow by road. The village is served by a Co-op store, post office and primary school. The area is a popular base for touring Loch Lomond and the Highlands and Islands.

DIRECTIONS: From the junction of Rosneath Road B833 and The Clachan, walk up The Clachan and cross over the burn to the playing field. Continue up the southern (left) side of the playing field to the gate at the corner. Pass through the gate and head straight up the hill keeping the burn on your left. The site can be seen approx. 200m up the hill within a small wooded area. Grid Ref: NS2503183060.

DESCRIPTION: The site, which has not been inspected by SVA Property Auctions Ltd, lies on an east facing hillside and comprises a redundant concrete raised tank extending to approx. 13.8m x 11.6m, situated within a site extending to approx. 32.5m x 31.2m. The site is bounded by a 2m high mesh fence and immediately surrounded by mature trees and scrub. The site lies within a rough grazing area and prospective purchasers are advised to check the position regarding access and boundaries outlined in the title pack which can be obtained from the seller's solicitors.

SITE AREA: 0.1 Ha (0.25 Acre) approx.

PLANNING: Alternative uses may be possible and interested parties should make their own enquiries to Planning & Building Standards, Argyll and Bute Council, Kilmory, Lochgilphead, Argyll PA31 8RT Tel: 01546 605518 Text: 07860 023933.

TENURE: Owner Vacant Possession.

VIEWING: At any time. Please be aware of farming activities within the area.



Scottish Water
Trusted to serve Scotland

L-shaped Retail Premises on 3 Levels in Mixed Use Town Centre Location – 830 sq.m (8,933 sq.ft)
Redevelopment Potential

32 HIGH STREET, BANFF, ABERDEENSHIRE, AB45 1AE

Lot
14

LOCATION: Banff is an attractive coastal town with a population of 4,000, located on the west side of Banff Bay, at the mouth of the River Deveron, and lies opposite MacDuff, a fishing town of a similar size. Established in the 12th century and awarded Royal Burgh status, Banff has an historic central part which includes a wide variety of buildings dating from the 16th to the 20th centuries. The town is the administrative centre of North Aberdeenshire, has an extensive retail centre and is a popular summer tourist destination, forming part of the stunning Coastal Trail along the North-East coast. It has outstanding recreational facilities, including a high quality 18 hole golf course, a sailing marina, Duff House a magnificent Georgian property which is an outpost of the National Galleries of Scotland and salmon fishing on the Deveron. Aberdeen is 45 miles to the south.

DESCRIPTION: The property comprises an L shaped terraced building on 3 levels. It was formerly run as a furniture and household retail unit. The majority of the building is constructed with concrete block walls, a mix of flat felt covered roofs and pitched roofs clad with composite sheeting, concrete floors and metal framed single glazed windows.

The majority of the accommodation comprises open plan areas suitable for retail display and storage. The front of the building onto High Street is 2 storey high, with the ground floor having a 7 metre wide glazed shop frontage and the first floor divided into 3 rooms that were used as an office and 2 stores. The building is L shaped, with a ground floor building depth of around 36 metres and a building width at the rear of around 19 metres.

ACCOMMODATION:

Ground floor:	340 sq.m	(3,659 sq.ft)
Mezzanine floor:	95 sq.m	(1,022 sq.ft)
Lower floor:	330 sq.m	(3,552 sq.ft)
First floor	65 sq.m	(700 sq.ft)
Total:	830 sq.m	(8,933 sq.ft) approx.



PLANNING: High Street lies within Banff's conservation area. The local planning authority is Aberdeenshire Council - Banff and Buchan Area, The Town House, Low Street, Banff, AB45 1AU. Tel - 01261 813200; email - planning@aberdeenshire.gov.uk

RATEABLE VALUE: £18,250.

EPC RATING: Band F

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

JOINT AUCTIONEERS: D M Hall, 4-5 Union Terrace, Aberdeen, AB10 1NJ, Tel: 01224 594172, (Lisa Cowie).

DM HALL
CHARTERED SURVEYORS



LOCATION: The property fronts onto Wellington Street, a mixed use street within the heart of Aberdeen's Harbour area. Adjoining properties include Mo and Co, a supplier of personal protective equipment, Allied Training Services, a provider of H&S training courses and the floors above are flats. Nearby properties include the Fittie Bar, Horizons House, Mudvac Base and premises occupied by Caleycom and G McWilliam Aberdeen Ltd. The city centre, including its main bus & train stations, the Beach Esplanade and Footdee are all within 0.5 miles, and the property is easily accessible by car and on foot.

This is an exciting time for Aberdeen Harbour and its surrounding area, which is undergoing a major transformation, with the building of the Aberdeen South Harbour and the diversification of the City Harbour from an oil & gas centre to a commercial and cruise ship port.

Aberdeen is the capital of North-East Scotland with a population of around 180,000. It is known as the "Granite City" from its striking grey granite buildings and as Europe's Oil Capital stemming from its North Sea oil and gas industry. The recently opened Aberdeen Western Peripheral Road has significantly improved access to and around the City.

DESCRIPTION: A self-contained ground floor and basement office suite, with frontage onto Wellington Street, within an impressive 3 storey plus attic and basement traditional building. The accommodation has a net internal floor area of approximately 65 square metres (700 square feet) and has been refurbished to a high standard. Past users of the premises have included a Bookies and Autism Initiatives Scotland. It could be readily converted into a flat, subject to planning. There is free on-street parking within the area.

The building is constructed with solid granite walls, with the front wall faced with dressed blocks and a pitched slated roof. The owner advises that the ground floor ceiling of the premises is concrete. Within its Wellington Street frontage are a pair of hardwood panel external doors with an arched fanlight above and on either side are large hardwood framed double glazed casement arched windows. Internally the accommodation has been completely renovated and fitted to a high standard, including relined plasterboard walls with insulation behind, new ceilings, oak doors and internal joinery. It is in a "ready to move into" condition.

ACCOMMODATION: Ground floor – net internal area approx. 40 square metres, widest dimensions 5.1m x 8.8m, includes lobby off front door and open plan office, false ceiling incorporating recessed fluorescent lighting, open stairway at rear; carpeted. First floor – net internal area approx. 25 square metres, engineered oak flooring, includes: lobby with fire door off; kitchen fitted with modern floor units and worktop; 2 w.c cubicles and washroom with 2 hand basins; office / meeting room, 4.8m x 3.9m.

SERVICES: Mains water, gas and electricity. The premises have been rewired with ample sockets & computer / phone points, gas central heating with recently installed Worcester Greenstar 30si wall mounted combi-boiler in kitchen, radiators throughout; mains operated smoke alarms and heat detectors fitted; air conditioning system; intruder alarm system.

RATEABLE VALUE: £7,300. Rates relief may be available under the Small Business Bonus Scheme.

EPC RATING: E (last assessed 2013).

PLANNING: The property forms part of a grade B listed building. Local planning authority - Aberdeen City Council, Business Hub 4, Marischal College, Broad Street, Aberdeen, AB10 1AB; Tel No: 01224 523470; Fax No: 01224 523180; Email: pi@aberdeencity.gov.uk.

TENURE: Owner Vacant Possession.

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

JOINT AUCTIONEERS: Graham and Sibbald, 21 Carden Place, Aberdeen, AB10 1UQ. Tel: 01224 625024 (Katherine Monro).



FORMER KEITH CARAVAN PARK, DUNNYDUFF ROAD, KEITH, AB55 5JG



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 property is located on the east side of the town in a predominantly residential area.

DIRECTIONS: Heading out of town on the A96 towards Aberdeen take the last road on your left before you leave the town. Then turn first left into Balloch Road and then first right into Dunnyduff Road and the site is a short distance on your right.

DESCRIPTION: The site comprises a slightly irregularly shaped area of ground previously used as a caravan park. The majority of ground is covered with rough grass now becoming overgrown. There is a roughly circular tarmac driveway round the site from the access onto Dunnyduff Road. There are 4 concrete areas along the west boundary presumably where there used to be static caravans. The site rises slightly from the main road and is then largely level ground. The old office/washroom facility has been demolished. There are mature trees along the east and part of the north boundaries.

SITE AREA: 0.66 Ha (1.63 Acres) approx.

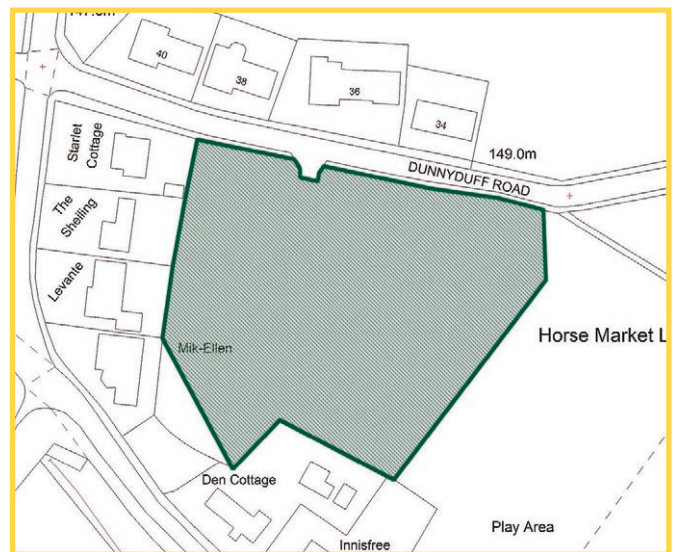
PLANNING: The site previously had planning permission in principle for residential development (Ref 13/01769/PPP). Interested parties should make their enquiries with Moray Councils Department of Development Management and Environmental Services, Tel: 0300 1234561 Email: development.control@moray.gov.uk

RATEABLE VALUE: £2,150

TENURE: Owner vacant possession.

VIEWING: At any time.

JOINT AUCTIONEERS: D M Hall, 259 Union Street, Aberdeen, AB11 6BR, Tel:- 01224 594172 (Lisa Cowie).



**SITE OF FORMER ST MARY'S CHURCH,
ETTRICK TERRACE, SELKIRK, TD7 4LE**



LOCATION: Selkirk (population around 6000) is a pleasant market town in the Central Borders lying on the banks of the River Ettrick some 30 miles south of Edinburgh, 11 miles north of Hawick and 6 miles south of Galashiels. The town has a good range of local amenities and schooling, Galashiels offers a further range of facilities. There is a golf course, swimming pool and fitness centre. Attractions in the area include Bowhill House and Country Park and St Mary's Loch and the surrounding countryside offers fishing, hill walking and cycling. Selkirk is centrally located providing easy access to Edinburgh and the North of England via the A7. Galashiels has a station on the Borders Railway, offering a journey time to central Edinburgh of around 50 minutes and there are good bus services from the town to Edinburgh and Carlisle. The subjects of sale lie on the main A7 road entering Selkirk from the north and near to the town centre.

DIRECTIONS: Travelling south west into Selkirk on the A7, the site can be seen on the right hand side directly after the Sheriff Court building and before reaching the town centre, situated on the corner with Forest Road.

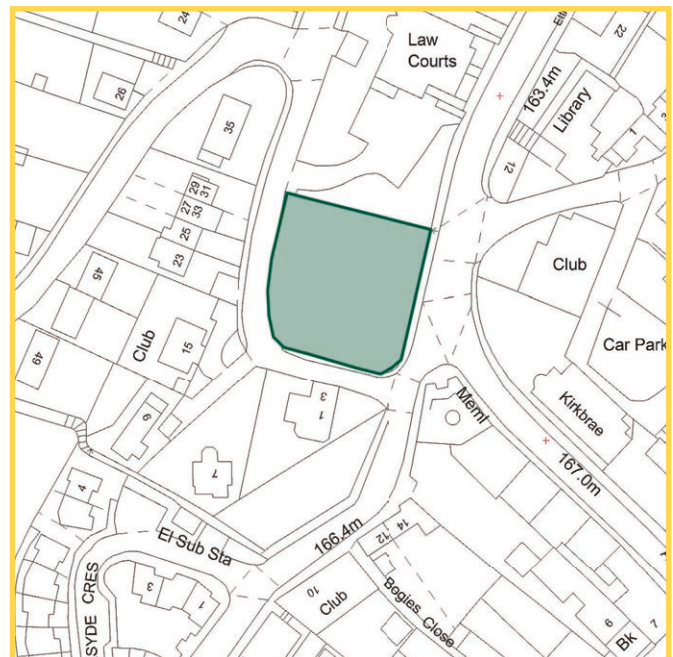
DESCRIPTION: This is a regular shaped corner site extending to approximately 0.11 ha (0.28 ac) lying on the west side of the A7 and on the western side of the town centre. The ground, which lies within the town's conservation area, was previously the site of St Mary's Church, which was demolished around 2008. The site is bounded by Heras fencing and a stone wall which is dilapidated in places. The plot is overgrown and at the time of inspection there was a war veteran tribute area located along the eastern boundary and on the south corner of the site. We understand that there is an informal agreement for this to be temporarily in place. Prospective purchasers are advised to check the title pack for further details, available from the seller's solicitors. The site is surrounded mainly by a mix of traditional housing and office buildings. The ground slopes away to the west providing the site with lovely views over to the hills. Situated within an easily accessible part of the town, this is a conveniently situated site which provides an opportunity for redevelopment subject to obtaining the necessary consents.

SITE AREA: 0.11 Ha (0.28 Acre) approx.

PLANNING: We understand that in 2005 conditional planning consent was granted for the erection of 21 flats and 4 ground floor commercial units. Ref: 05/00341/FUL. The application has now lapsed. Architects drawings are available on request. The Local Development Plan designates this site as 'redevelopment'. For further information prospective purchasers are advised to contact Scottish Borders Council Planning Dept, Council Headquarters, Newtown St. Boswells Melrose TD6 0SA Tel: 0300 100 1800

TENURE: Owner Vacant Possession.

VIEWING: At any time.



Redundant Pumping Station - 240 sq.m. (2,583 sq.ft) on Site of 0.33 Ha (0.82 Acre)

FORMER ARBROATH ELLIOT PUMPING STATION, ELLIOT, ARBROATH, DD11 2PE



VIEW TOWARDS ARBROATH WITH FORMER PUMPING STATION IN FOREGROUND.

LOCATION: Arbroath is located some 15 miles north-east of Dundee and 48 miles south of Aberdeen. The town has a population of around 25,000 and enjoys both good rail and road links to the surrounding area, especially via the A92 coastal trunk road which provides a dual carriageway link to Dundee. Elliot lies to the west of the town centre, with the property situated to the south of the Elliot Industrial Estate.

DIRECTIONS: Heading from Arbroath, towards Dundee on the A92, look out for a green lattice work footbridge which spans the adjacent railway line. Park where possible to the north-west of the A92 and proceed on foot, crossing the railway line via the footbridge which is situated adjacent to the property.

DESCRIPTION: The property comprises a former pumping station, standing within a secure chain link fence, on a substantial site, which is predominately down to grass. The property overlooks playing fields which run down to the foreshore and backs onto the railway line. At the time of going to press, SVA Property Auctions has not internally inspected the building, but we understand it comprises a predominately single storey building of pre-cast concrete construction with pebble-dashed rendered walls and a flat concrete roof. The structure includes a basement area and contains residual pumping equipment and control equipment. In addition, there is a former transformer room with further electrical equipment.

ACCOMMODATION:

Main Building	240 sq.m	(2,583 sq.ft)
Transformer Room	23.3 sq.m	(250 sq.ft)
Total	263.3 sq.m	(2,833 sq.ft) approx

SITE AREA: 0.33 Ha (0.82 Acre) approx.

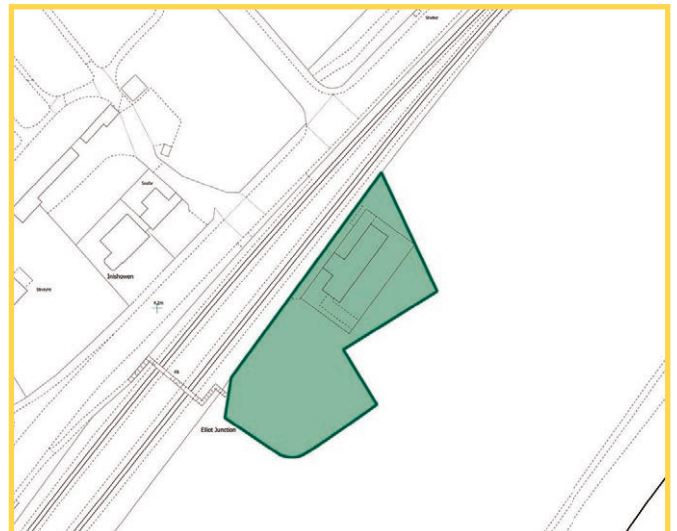
PLANNING: Parties considering redevelopment options should make their own enquiries to Planning Services, Angus Council. Email: planning@angus.gov.uk.

RATEABLE VALUE: The property does not currently appear in the Valuation Roll and will require assessment.

EPC: Not applicable

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. Please contact the auctioneers regarding whether internal access will be possible. Tel: 0131624 6640



Scottish Water
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**LAND AT WILLIAM STREET/PITTENCRIEFF STREET,
DUNFERMLINE KY12 8AS**



HATCHED AREA ON PART OF WEST SIDE OF PLOT NOT INCLUDED.

LOCATION: Dunfermline (population approx. 50,000) is the largest settlement by population in Fife. Over the last decade there has been significant housing development, particularly between the town and the M90 motorway and this has been matched by industrial and commercial development. Dunfermline is a popular commuter town and being located 4 miles north of the shores of the Firth of Forth and the Queensferry Crossing, the town is well connected to the M90 offering road access to Edinburgh, Glasgow, the Central Belt and beyond. There are good rail links to Edinburgh, Stirling and Perth. The land is situated in a mixed residential/commercial area approximately half a mile from the town centre and opposite Pittencrieff Park. The property is located on the north side of Pittencrieff Street at its junction with William Street. Pittencrieff Street is the main thoroughfare A994 dissecting through Dunfermline, west of Dunfermline city centre.

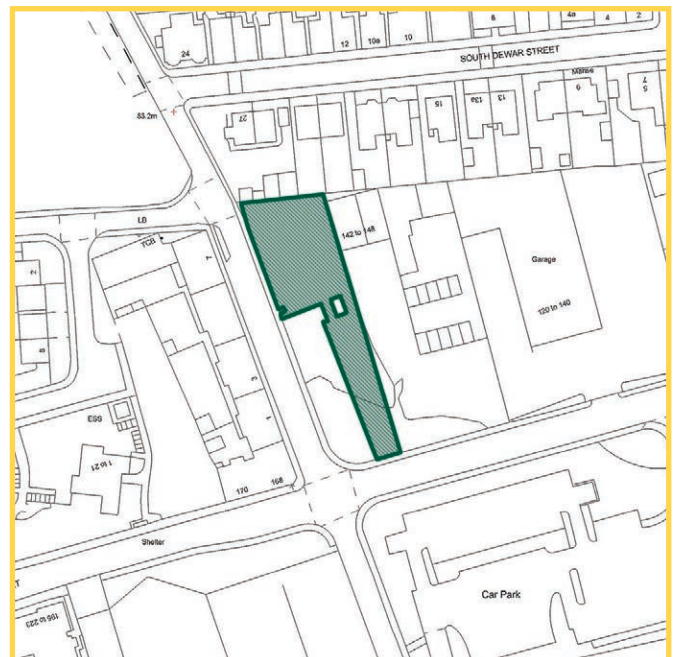
DESCRIPTION: This is an irregular shaped site extending to approximately 1,014 sq.m and lying at the south end of William Street. At one time there were tenement flats in this location and the current subjects of sale boundaries relate to some of the buildings and common areas that were once in place. There is housing on the north side of the plot and to the west across the public road and light industrial to the east. The site is mainly flat and down to mixed mature woodland and scrub. The boundaries are undefined apart from along the northern boundary where there is a stone wall between the plot and the houses and a part dilapidated stone wall on part of the western boundary. There is unrestricted parking within the area. Interested parties should inspect the title pack for further information particularly regarding title boundaries and access, this can be obtained from the seller's solicitors. Situated within a popular residential area of the town and with easy access to surrounding amenities, the site may provide a suitable opportunity for development, subject to gaining necessary planning consents.

SITE AREA: 1,014 sq.m. (approx.)

PLANNING: The site may provide an opportunity for development, we understand that a planning application for residential development was at one time submitted covering the strip of land adjacent to this plot (located right on the corner) which is not included within the subjects of sale. For further information prospective purchasers are advised to contact contact Planning and Building Standards, Fife Council Tel: 03451 55 11 Email: development.central@fife.gov.uk

TENURE: Owner Vacant Possession.

VIEWING: At any time.



**Lot
20***2 Bed and Boxroom Semi Detached House with Garden in Convenient Location***6 BOWHOUSE PLACE, METHIL KY8 2DQ**

LOCATION: The coastal town of Methil is situated on the south coast of Fife and together with Buckhaven and Leven forms the Levenmouth conurbation that has a population of approximately 31,000. Lying some 9 miles north east of Kirkcaldy and 6 miles east of Glenrothes the area is easily accessible via the A915 which is the main coastal road running through Fife. Methil, and nearby Leven, provide for a range of shopping, schooling, leisure and recreational facilities. The surrounding countryside and coastal areas are popular for golfing and walking. There are rail facilities at Markinch (approx. 6 miles) and a bus station in Leven. The property is situated in Methilhill which is

to the west of town centre, within a popular residential area which is conveniently placed for access to the A915.

DESCRIPTION: The subjects comprise a two bed and study/boxroom semi-detached house of rendered brick construction with pitched tiled roof. The house, which has recently been vacated, benefits from gas central heating, double glazing and carpeting. Internally, the property extends to living room, kitchen/diner with patio doors to rear which are now in need of repair, two bedrooms, study/boxroom and shower room. Externally, there is a garden ground to the front, side and rear, coal store and a garage which is accessed from the lane to the rear (West) of the property. The garage is in need of repair. Within easy reach of local amenities and schooling, the house provides an opportunity for owner occupation or for rental investment. Council Tax Band A.

ACCOMMODATION: The accommodation extends to HALL, LIVING ROOM 4.3m x 3.9m (14'1" x 12'8"), KITCHEN 4.1m x 2.3m (13'5" x 7'5") with wall and base mounted units, oven, hob and washing machine, SHOWER ROOM with shower, WHB, W.C., stairs lead to first floor: No1 BEDROOM 3.2m x 3.8m (10'5" x 12'5") No2 BEDROOM 3.2m x 3.8m (10'5" x 12'5").

EPC: Upon Request.

TENURE: Owner Vacant Possession.

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

*3 Bed Detached Tenanted House in Convenient Location - Rental £6360 p.a.***ST IVES, 112 WELLESLEY ROAD, BUCKHAVEN KY8 1HU****Lot
21**

LOCATION: See above Lot. The property is situated at the roundabout where Wellesley Road enters Buckhaven from Methil heading south west. College Street leads from this roundabout round to the rear of the property where there is a small car park. Parking is available here.

DESCRIPTION: The subjects comprise a three bed, two storey detached house of rendered brick construction with pitched tiled roof. The house, which is currently tenanted, has gas central heating and double glazing. Internally, the property extends to living room with kitchen and rear porch off and door to rear, dining room, three bedrooms and shower room. Externally, there is a small area of ground to the front and access/parking to the rear as well as cellar access. There is some local shopping within the vicinity and the property is well served by the local bus routes. Council Tax Band C.

ACCOMMODATION: The accommodation extends to PORCH, HALL, LIVING ROOM 3.2m x 4.1m (10'5" x 13'5"), KITCHEN 3.1m x 2.8m (10'2" x 9'2") with wall and base mounted units, REAR PORCH, DINING ROOM 2.9m x 4.3m (9'5" x 14'1"), SHOWER ROOM with shower, WHB, W.C., No1 BEDROOM 3m x 4.2m (9'8" x 13'8"), No2 BEDROOM 4.1m x 3.6m (13'5" x 11'8"), No3 BEDROOM 2m x 2.7m (6'6" x 8'9").

EPC: Upon Request.

TENURE: The property is subject to a Short Assured Tenancy rental agreement which commenced 3/3/10 with a current passing rent of £530.00 per month payable in advance. It should be noted



that the current tenants have resided in the property for a longer period of time, both through owner occupation and previous tenancy agreements.

VIEWING: External viewing only. Please contact the Auctioneers, SVA Property Auctions Ltd Tel: 0131 624 6640 for further information on the property.

SVA GENERAL CONDITIONS OF SALE

I 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 First of October, Two Thousand and Nineteen, 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

CRUMMOCKSTEPS BPT (SITES 1 & 2), DENNY, FK6 5HJ

- The Special Conditions of Sale (if any) are available from the sellers Solicitors: 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.

AS TO LOT 2

DALTON GREEN TWP, DALTON, ECCLEFECHAN, DG11 1DL

- The Special Conditions of Sale (if any) are available from the sellers Solicitors: 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.

AS TO LOT 3

LADYSBRIDGE COTTAGES, LADYSBRIDGE DRIVE, BANFF

- There are Special Conditions of Sale and they are available from Central Legal Office NHS, Anderson House, Breadalbane Street, Edinburgh, EH6 5JR, Tel: 0131 275 7868. Email: moyra.mccammont@nhs.net (Moyra McCammont)

AS TO LOT 4

30 JAMES STREET, PETERHEAD, AB42 1DR

- The Special Conditions of Sale are available from the sellers Solicitors: Peterkins Solicitors, 100 Union Street, ABERDEEN, AB10 1QR, Tel: 01224 428 264, rd@peterkins.com, (Robert Davidson).

AS TO LOT 5

15-17 TRAILL STREET, THURSO, CAITHNESS, KW14 8EJ

- The Special Conditions of Sale (if any) are available from the sellers Solicitors: Twin Deer Law, TDL HQ, Lochaber Rural Complex, FORT WILLIAM, PH33 6SQ, Tel: 01397 702519, johnnybell@twindeerlaw.co.uk, (Johnny Bell).

AS TO LOT 6

"AUCHINLEE", HIGH ASKOMIL, CAMPBELTOWN, PA28 6EN

- There are Special Conditions and they are available from Church of Scotland Law Department, 121 George Street, EDINBURGH, EH2 4YN, Tel: 0131 240 2258, jcampbell@churchofscotland.org.uk, (Jennifer Campbell).

AS TO LOT 7

89 AUCHAMORE ROAD, DUNOON, PA23 7JJ

- The Special Conditions of Sale (if any) are available from the sellers Solicitors: Stirling & Gilmore, 24 Gilmore Street, ALEXANDRIA, G83 0DB, Tel: 01389 722700, g.yeoman@stirlingandgilmour.co.uk, (Graeme Yeoman).

AS TO LOT 8

GROUND FLOOR LEFT, 102 BON ACCORD STREET, ABERDEEN, AB11 6UY

- The Special Conditions of Sale are available from the sellers Solicitors: Peterkins Solicitors, 100 Union Street, ABERDEEN, AB10 1QR, Tel: 01224 428 264, rd@peterkins.com, (Robert Davidson).

AS TO LOT 9

BASEMENT CENTRE, 98 BON ACCORD STREET, ABERDEEN, AB11 6UY

- The Special Conditions of Sale are available from the sellers Solicitors: Peterkins Solicitors, 100 Union Street, ABERDEEN, AB10 1QR, Tel: 01224 428 264, rd@peterkins.com, (Robert Davidson).

AS TO LOT 10

130-132 MID STREET, KEITH, AB55 5AA

- 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

LAND AT EGLINTON STREET, BEITH

- There are Special Conditions of Sale and they are available from Shepherd and Wedderburn LLP, 1 Exchange Crescent, Conference Square, Edinburgh, EH38UL, Tel: 0131 473 5122. Email: claire.mitchell@shepwedd.com (Claire Mitchell)

AS TO LOT 12

STEADING PLACE, MEIGLE

- The Legal Pack and the Special Conditions of Sale (if any) are available from Kerr Stirling Solicitors, Benview, 19 Wellside Place, Falkirk, FK1 5RP. Tel: 01324 622741. Email: alison.neilson@kerrstirling.co.uk (Alison Neilson)

AS TO LOT 13

ROSNEATH DSR, THE CLACHAN, ROSNEATH, G84 0RL

- The Special Conditions of Sale (if any) are available from the sellers Solicitors: 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.

AS TO LOT 14

32 HIGH STREET, BANFF, ABERDEENSHIRE, AB45 1AE

- The Special Conditions of Sale (if any) are available from the sellers Solicitors: Raeburn Christie Clark & Wallace, 12-16 Albyn Place, ABERDEEN, AB10 1PS, Tel: 01224 332 400, craig.veitch@raeburns.co.uk, (Craig Veitch).

AS TO LOT 15

26 WELLINGTON STREET, ABERDEEN, AB11 5BT

- The Special Conditions of Sale (if any) are available from the sellers Solicitors: Raeburn Christie Clark & Wallace, 12-16 Albyn Place, ABERDEEN, AB10 1PS, Tel: 01224 332 400, craig.veitch@raeburns.co.uk, (Craig Veitch).

AS TO LOT 16

FORMER KEITH CARAVAN PARK, DUNNYDUFF ROAD, KEITH, AB55

- The Special Conditions of Sale (if any) are available from the sellers Solicitors: Holmes Mackillop, 109 Douglas Street, Blythswood Square, GLASGOW, G2 4HB, Tel: 0141 226 2302, aismail@homack.co.uk, (Amir Ismail).

AS TO LOT 17

SITE OF FORMER ST MARY'S CHURCH, ETTRICK TERRACE, SELKIRK, TD7 4LE

- The Special Conditions of Sale are available from the sellers Solicitors: Cullen Kilshaw, 1 Rowan Court, Cavalry Park, PEEBLES, EH45 9BU, Tel: 01721 724 987, bruce.riddell@cullenkilshaw.com, (Bruce Riddell).

AS TO LOT 18

FORMER ARBROATH ELLIOT PUMPING STATION, ELLIOT, ARBROATH, DD11 2PE

- The Special Conditions of Sale (if any) are available from the sellers Solicitors: 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.

AS TO LOT 19

LAND AT WILLIAM STREET/PITTENCRIEFF STREET, DUNFERMLINE

- The Special Conditions of Sale are available from the sellers Solicitors: Morton Fraser Lawyers, Quartermile Two, 2 Lister Square, EDINBURGH, EH3 9GL, Tel: 0131 247 1079, Matthew.Barclay@morton-fraser.com, (Matthew Barclay).

AS TO LOT 20

6 BOWHOUSE PLACE, METHIL

- The Special Conditions of Sale are available from the sellers Solicitors: Brodies LLP, 110 Queen Street, GLASGOW, G2 3BX, Tel: 0141 245 6779, joanne.kerr@brodies.com, (Joanne Kerr).

AS TO LOT 21

ST IVES, 112 WELLESLEY ROAD, BUCKHAVEN

- The Special Conditions of Sale are available from the sellers Solicitors: Brodies LLP, 110 Queen Street, GLASGOW, G2 3BX, Tel: 0141 245 6779, joanne.kerr@brodies.com, (Joanne Kerr).

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"/>
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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 19th September 2019)
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 28th NOVEMBER 2019.
CLOSING DATE FOR ENTRIES - FRIDAY 11th OCTOBER 2019.
Further details and subsequent dates to be confirmed.

Glasgow Trade Halls

85 Glassford Street, Glasgow, G1 1UH



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