



Thursday 16th August 2018

2.00pm

200 St Vincent Street
Conference & Events Venue
Glasgow
G2 5RQ

AUCTION VENUE

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Next Auction Date
4th October 2018

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SCOTLAND**

MESSAGE FROM THE AUCTIONEERS

Lot 1, Flat 2/2, 110 Knapdale Street
£54,995+



Lot 19, Rhinduaie, West End, Lybster
£50,000+



Lot 38, 61 Barrie Terrace, Ardrossan
£29,995+



Lot 42, Flat 2/2, 561 Pollokshaws Road, Glasgow
£25,000+



Welcome to the last Auction of the Summer,

Before the cold and dark nights start to fall upon us. In this Auction we have a variety of properties from buy to let to grand refurbishments. If you are looking for a project then lot 42 Pollokshaws Road could be exactly what your looking for. If a buy to let is what you are searching for lot 1 Knapdale Street could be the perfect rental. We have some very interesting lots in this Auction and you could be the new owner of a former police box in Edinburgh, have a look at lot 40.

We have a wide range of properties available at this auction at various price levels, here are some highlights.

- Lot 1-**Knapdale Street:** 2 bedroom flat in Glasgow in walk in condition, this would be a fantastic rental property with a potential income of over £6000 per annum. Guide Price £54,995+.
- Lot 19 - **Rhinduaie:** Nearly 50% Off this large 4 bedroom semi detached house, ideal for a buy to let or a holiday development in the heart of Lybster. Guide Price £50,000+.

- Lot 38 - **2 bedroom flat in Ardrossan:** This would be a great refurb/investor project with double digit rental yield on completion of the necessary works. With a low guide price of £29,995+ it is sure to attract high levels of interest.
- Lot 42- **South side of Glasgow:** This traditional flat is waiting for a new owner to upgrade and refurb to reveal its true potential with a low Guide Price of £25,000+ this is a property not to miss.

Remember you can bid in person, on the telephone or by completing a non-attending bidding form if you can't attend the auction in person. Please get in touch to discuss how you would like to place your bid.

We are now accepting entries for our next auction, please speak to one of our team for a free Auction Valuation.

Our next auction is the 4th of October at 200 St Vincent Street, Glasgow G2 5RQ at 2.00pm and we look forward to seeing you there.

NEXT AUCTION DATES

4th October 2018 • 29th November 2018

AUCTION INFORMATION



Administration Charge Purchasers of some lots will be required to pay an Administration Charge to the auctioneer in addition to the deposit – see individual property details.



Attending the Auction It is always wise to allow sufficient time to get to the auction. Legal packs for most of the properties will be available for inspection. It is important you read these and the final addendum/amendment sheet which will also be available as any purchase will be subject to these.



Bidding Each property will be offered individually by the Auctioneer. Ensure that your bids are clear and noticed by the Auctioneer. If you are successful in bidding for the property you will be approached by a member of Auction House staff who will request your personal information and identification. You will then be guided to our administration area and then the cashier desk for payment of the deposit.



Bidding by Proxy or Telephone If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by proxy or telephone. A Non-Attending Bid or Telephone Bid form and conditions are included in auction catalogues or can be downloaded from the Bidding Form links on our website.



Buyers Premium Purchasers of some lots will be required to pay a Buyers Premium to the auctioneer in addition to the deposit – see individual property details.



Deposit When you sign the Memorandum of Sale you will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £3,000. Deposits can only be paid by electronic bank transfer, bankers draft, personal cheque, debit card or building society cheque. Cash can be accepted to a maximum of £10,000. Please note, should the cheque have to be represented, a processing charge of £60.00 (£50.00 + VAT) will be charged by deduction from the deposit.



Disbursements Some disbursements may become payable by the purchaser on completion, these will be detailed in the Special Conditions of Sale within the property's Legal Pack.



Disclaimer Particulars on the website and within our catalogue are believed to be correct but their accuracy is not guaranteed. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.



Energy Performance Certificates (EPCs) Where required we include EPC ratings within Full Details and on the lot page within our catalogue. When available EPC Graphs can be viewed online at auctionhouse.co.uk.



General Data Protection Regulations (GDPR) This defines new customer rights and company obligations introduced on 25th May 2018. For full details please refer to the Privacy Policy showing on our website www.auctionhouse.co.uk/scotland.



***Guide Prices** Guide prices quoted online and in the catalogue are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. The sale price will be dependent on bidding in the auction room and on the Vendors' instructions.



Insurance On some properties the seller will continue to insure through to completion. Others will need to be insured by the purchaser, and auctioneers advice to all purchasers is that they should consider insuring from the date of exchange.



Plans, Maps and Photographs The plans, floorplans, maps, photograph's and video tours published on our website and in the catalogue are to aid identification of the property only. The plans are not to scale.



Pre Auction Sales Offers made on property included in this auction may be accepted by the Vendor prior to the auction. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office.

The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.



Post Auction Sales If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with your purchase under auction rules.



Proof of Identification In order to comply with Anti-Money Laundering regulations we ask that all prospective purchasers provide Proof of Identity and Residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill to the auction. If purchasing on behalf of a company you will also need a letter of authority on company letterhead. We will carry out Electronic AML checks on successful buyers and remote bidders. It will include a search with Experian who may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



Reserve Price Each property will be offered subject to a reserve price which we expect will be set within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the Vendor and the Auctioneer just prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. After the auction offers will be sought and considered on Unsold Lots at prices below the reserves.



Solicitors Details The name, address and telephone number of the solicitor who will be acting for you in any purchase will be required before you leave the auction room.



The Catalogue Details of the property and land to be sold are set out in our catalogue and on our website auctionhouse.co.uk All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.



The Contract The Memorandum of Sale will be signed in duplicate. One copy will be given to you, which you must give to your solicitor. The second copy will be retained by the Vendors' solicitor. Completion usually takes place after 28 days but this date can vary. The legal pack of each property will state the completion date due. The date may also be announced immediately prior to the commencement of bidding of each lot.



The Legal Aspect Buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction or post auction, it is advisable to consult a solicitor regarding the General and Special Conditions of Sale, the local authority search and other legal documentation.



Viewing Due to the nature and condition of auction properties we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by Auction House and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

Due to the nature of some auction properties, electricity may not be turned on therefore viewing times are restricted. Viewers will also have to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces.

ORDER OF SALE

Thursday 16th August 2018 2.00pm

200 St Vincent Street, Conference & Events Venue, Glasgow G2 5RQ

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	Flat 2/2, 110 Knapdale Street, Glasgow G22 6PD	£54,995+	Residential
2	46 Main Street, Campbeltown PA28 6AD	£32,000+	Commercial/Industrial
3	Flat 4/2, 534 Sauchiehall Street, Glasgow G2 3LX	£45,000+	Commercial/Industrial
4	Flat 1/L, 75 High Street, Lochee, Dundee DD2 3AT	SOLD PRIOR	Residential
5	5A Highholm Street, Port Glasgow PA14 5HG	SOLD PRIOR	Residential
6	Ford House, Ford, Lochgilphead PA31 8RH	SOLD PRIOR	Commercial Investment
7	37 Dillichip Terrace, Alexandria G83 9HZ	SOLD PRIOR	Residential
8	34 Victoria Crescent, Elgin IV30 1RQ	SOLD PRIOR	Residential
9	27 King Street, Newmilns KA16 9DW	SOLD PRIOR	Residential
10	Brownhill Cottage, Slains, Colliston, Ellon AB41 8SL	SOLD PRIOR	Residential
11	21 John Street, Campbeltown PA28 6DZ	SOLD PRIOR	Residential
12	25A North Hamilton Street, Kilmarnock KA1 2QL	SOLD PRIOR	Residential
13	209B Greenrigg Road, Cumbernauld G67 2QD	SOLD PRIOR	Residential
14	Former Queens Nursing Home, Ashburn Gate, Gourock PA19 1NR	SOLD PRIOR	Redvelopment
15	1B Stewart Street, Kirn, Dunoon PA23 8DS	SOLD PRIOR	Residential
16	Flat 3/1, 8 Tower Street, Rothesay PA20 0AW	SOLD PRIOR	Residential
17	8 James Brown Avenue, Ayr KA8 9SG	SOLD PRIOR	Residential
18	Meikle Mossie Farmhouse, Fenwick, Kilmarnock KA3 6AY	£540,000+	Residential
19	Rhinduie, West End, Lybster KW3 6BW	£50,000+	Residential
20	House of the Northern Gate, Dunnet Estate, Dunnet, Thurso KW14 8YD	£550,000+	Residential
21	2 Kirk Street, Campbeltown PA28 6BL	£45,000+	Residential Investment
22	12 Thornton Road, Kirktonhill ML11 9QE	£9,000+	Residential for Improvement
23	82 Patrickholm Avenue, Stonehouse ML9 3HR	£37,500+	Residential
24	35 Shore Street, Fraserburgh AB43 9EA	£54,995+	Residential
25	Amenity Land, Crookston Road, Glasgow G53 7TA	£17,500+	Plots/Building Land
26	2/L, 21 Moorburn Road, Largs KA30 9JA	£15,000+	Residential
27	18 Church Street, Kirkcaldy KY1 2AD	£48,000+	Residential
28	4D Rankine Street, Johnstone PA5 8BA	£32,500+	Residential
29	11 John Street, Arbroath DD11 1BT	£27,000+	Residential
30	Flat 2/2, 6 Hay Street, Greenock PA15 4BA	£14,995+	Residential
31	42 Brechin Road, Arbroath DD11 1SW	£100,000+	Residential
32	15 Irish Street, Dumfries DG1 2PJ	£55,000+	Residential
33	7 East Netherton Street, Kilmarnock KA1 4AX	£45,000+	Residential
34	60-62 Main Street, Baillieston, Glasgow G69 6SL	£95,000+	Plots/Building Land
35	3 Andover Hill Lower, Brechin, Angus DD9 7HA	£55,000+	Residential
36	116 Montrose Street, Brechin DD9 7DX	£20,000+	Commercial/Industrial
37	18 Earl Matthew Avenue, Arbroath DD11 5JU	£130,000+	Residential
38	61 Barrie Terrace, Ardrossan KA22 8AZ	£29,995+	Residential
39	19 Annan Road, Dumfries DG1 3AB	£40,000+	Residential
40	533 (X) Lanark Road, Edinburgh EH14 5DE	£14,000+	Commercial/Industrial
41	99B Marine Parade, Dunoon PA23 8HQ	£34,000+	Residential
42	Flat 2/2, 561 Pollokshaws Road, Glasgow G41 2QQ	£25,000+	Residential for Improvement

*Description on Auction Information page

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info@auctionhousescotland.com

Flat 2/2, 110, Knapdale Street, Glasgow G22 6PD

***GUIDE PRICE: £54,995+ (plus fees)**



Two bedroom second floor flat

Fantastic opportunity to purchase this spacious two bedroom second floor flat situated in a quiet street to the North of Glasgow. The accommodation comprises entrance hallway, lounge with access to veranda, kitchen, two double bedrooms and newly fitted bathroom. The property benefits from gas central heating, double glazing, two storage cupboards in close and communal drying area. This property would make a great first time or buy to let investment and viewing is strongly recommended to appreciate the accommodation on offer at such an attractive price.

Home Report £65,000

Great buy to let investment

Perfect first time buy

Tastefully decorated throughout

Extra storage in close

Recently re-fitted bathroom

Potential rental value £505pcm at LHA rate / £6,060pa

Area

There are good transport facilities, with Possilpark & Parkhouse train station within easy reach of the property, and various bus routes available on Balmore road, providing easy access to the city centre and surrounding areas which have a host of bars, restaurants and cinemas.

Comparables

76 Flat 1/1, Hillhead Road: Sold £65,000 08/17

76 Flat 2/1, Hillhead Road: Sold £61,000 05/17

Tenure: Freehold

Local Authority: Glasgow City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

46 Main Street, Campbeltown, PA28 6AD

*GUIDE PRICE: £32,000+ (plus fees)



Traditional shop unit

Exceptional opportunity to purchase this well positioned and well-established business which is situated on the ground floor and forms part of a larger two storey and attic mid-terraced building and which is situated on a busy thoroughfare in the popular former royal burgh of Campbeltown. The traditional shop frontage comprises recessed glazed timber door together with three-quarter height display window and internally the unit comprises good-sized serving area to the front with preparation area at the rear where the fully equipped kitchen is located with a small WC. Currently being used as a hot and cold food takeaway which has been on the go for 9 years and has built up an excellent reputation, with a high level of repeat trade from the local area, including the High School which is located nearby. Rates exempt (under small business rates relieve scheme). Total floor area approx. 27.16 m2.

Well established business

Fully equipped kitchen

Fantastic location

High level of repeat trade

Total floor area 27.16 mtr2

Rates exempt

Area

Campbeltown is a thriving, high amenity town. The town is well served by many high street and local shops including supermarkets, several garages, a college, schools, a medical centre/hospital and yacht club. Campbeltown is popular with tourists and also has a variety of hotels and restaurants. The town holds an annual regatta and music festival. The famous Machrihanish championship links golf course was recently ranked 22 by Golf Monthly Magazine out of the top 120 courses in the UK and Ireland.

Tenure: Freehold

Local Authority: Argyll and Bute Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Flat 4/2, 534, Sauchiehall Street, Glasgow G2 3LX

*GUIDE PRICE: **£45,000+** (plus fees)



Office space ideal for development

Exceptional opportunity to purchase this top floor office space positioned within the Albany Chambers building in the popular Charing Cross area of Glasgow. This fantastic property presents accommodation comprising entrance hallway, two reception areas and kitchen. There is also an attic level that presents a further two reception areas and bathroom. Specifications include secure entry system, lift access and terrace area to the rear. The property requires significant upgrading and modernisation throughout but offers great scope for an office space in a convenient position of Glasgow City Centre or also offers massive development potential to convert to residential subject to all planning permission being approved. Due to the nature of the opportunity, this would appeal to a wide range of purchasers including commercial investors and builders/developers.

Excellent city centre commercial investment

Incredible development opportunity

Huge potential for residential conversion

'B' listed building

Popular location

Area

The property is well located with easy access to Glasgow's business district as well as higher education at Strathclyde, Caledonian and Glasgow Universities with the Royal Conservatoire and Glasgow's School of Art nearby. The property has many local amenities including shops, bars and restaurants. There is easy access to the West End and Kelvingrove Park along with excellent transport links including the nearby Charing Cross train station and M8 motorway.

Tenure: Freehold

Local Authority: Glasgow City Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Meikle Mosside Farmhouse, Fenwick Kilmarnock KA3 6AY

***GUIDE PRICE: £540,000+ (plus fees)**



11 bedroom farmhouse

Substantial 11 bedroom traditional farmhouse with stunning courtyard set in 11 acres of mature gardens and grazing land and recently had roof works undertaken. The accommodation comprises, spacious reception hallway, with wc off, dining sized kitchen, generously sized dining room and drawing room, sitting room, living room, five bedrooms (one with en-suite), and an additional shower room. There is also a boot room, utility room, tack room and stables. The upper floor comprises master bedroom with dressing room and en-suite, six further bedrooms (two with en-suites), box room, two bathrooms and a loft store room. The internal layout offers flexibility to be reconfigured to an alternative layout. The property benefits from timber framed and UPVC double glazing, gas central heating, mature tree lined driveway, 11 acres of grazing land and gardens. Meikle Mosside Farmhouse offers vast potential for further development and potential change of use including equestrian, wedding venue, hotel etc (subject to consents). Planning permission was granted for change of use to form a 27 bedroom hotel and this can be viewed on East Ayrshire Council under (planning ref 14/0941/PP) which expired May 2018.

Huge development potential

Set in 11 acres of mature gardens

Planning permission for hotel use (Expired May 2018)

Potential conversion to apartments (subject to consents)

Area

This property is located between the quaint and ever popular villages of Kilmaurs and Fenwick which provide a selection of village amenities. Furthermore the property is only 2 miles from Kilmarnock where you will find a wider range of facilities including supermarket shops, high street, secondary schooling and Kilmarnock college, private schooling is also nearby. M77 motorway being only 2 miles away offering commute to Glasgow and beyond. The west coasts sandy beaches are close at hand in the local neighbouring towns of Ayr and Troon where you will also find a selection of hotels and restaurants.

Connected person

Please note that the vendor is a connected person under the terms of the Estate Agents Act 1979.

Tenure: Freehold

Local Authority: East Ayrshire Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Rhinduie, West End, Lybster KW3 6BW

*GUIDE PRICE: **£50,000+** (plus fees)**Substantial semi-detached villa**

Excellent opportunity to purchase this substantial stone semi-detached villa perfect for family living or as a quiet holiday home within the centre of Lybster. "Rhinduie" is set over 2.5 stories and comprises lounge, dining kitchen, four bedrooms, bathroom and shower room. Further benefits include gardens to the front, side and rear, driveway, double glazing and oil central heating throughout.

Home Report £115,000**Rural location****Substantial semi-detached dwelling****Private gardens****New heating system installed in 2017****Off street parking****Attractive décor throughout****Ideal family home or holiday let****Area**

The property is within very easy walking distance of all local amenities in Lybster including a general store, Post Office, bank, hotel, golf course and retail outlets. Primary education is readily available with secondary education provided in Wick/Thurso. Wick and Thurso, the main towns in the area, offer an excellent range of facilities including supermarkets, hotels, restaurants, banks and thriving High Streets offering a good range of retail outlets. Wick also hosts an Airport and County Hospital. The quaint village of Lybster offers a blend of ancient history and stunning scenery with an excellent host of outdoor activities available in the area. The area is also a highly popular tourist destination and is close to the North 500 route.

Connected person

Please note that the vendor is a connected person under the terms of the Estate Agents Act 1979.

Tenure: Freehold**Local Authority:** Highland Council**Additional Fees****Buyer's Premium:** £2,000**Administration Charge:** £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

House Of The Northern Gate, Dunnet Estate, Thurso, KW14 8YD

***GUIDE PRICE: £550,000+ (plus fees)**



10 bedroom mansion house

Dunnet Estate, near Thurso Scotland, offers stunning views across the Pentland Firth towards the Orkney Islands and brings a hugely exciting opportunity to create a desirable tourist destination resort by using the existing properties, stunning grounds and scenery to their fullest advantage. The estate extends to more than 1800 acres of land with the focal point being The House of the Northern Gate, a 10 bed mansion house whilst in need of modernisation/ refurbishment the numerous development options (subject to consents) could include a hotel, bed and breakfast or serviced apartments all geared towards the strong demand for local outdoor pursuits as well as taking advantage of the hugely popular North Coast 500 route which passes within a stone's throw of the House and Estate. Of course, another option would be to become Laird of The Manor and create a stunning family home. Also contained as part of the Estate are 6 lochs suitable for brown trout fishing, 1750+ acres of heather hills for sport and grouse shooting. The area known as Peedie Beach is roughly 200m (656'2") and whilst this stretch of beach is within the title of the property and could be referred to as private this does not change the fact that Scottish law allows for public access to all such areas. Further scope for income relates to a six acres section on the Estate which has planning approved for the erection of 10 x timber lodges. The final part of this treasure trove of opportunity is planning approval for a new build detached house.

Vast estate grounds for tourist development
Numerous business or residential options
Within reach of the North Coast 500 route
Planning approved for timber lodge development

Area

Dunnet Estate enjoys spectacular setting on a peninsula of the most northerly coastline of the Scottish mainland, overlooking Dunnet Bay to the west and over the Pentland Firth and towards Orkney Islands to the north. The town of Thurso is six miles to the west and offers a range of retail and leisure facilities with a greater range available in Wick being 18 miles to the south. Road and rail links effectively link the area to Inverness, Wick and Caithness, with Wick offering daily scheduled flights to Aberdeen, Edinburgh and would also accommodate a private jet or helicopters. The Orkney Islands is seven miles to the north with daily car ferry services operating throughout the year.

Tenure: Freehold

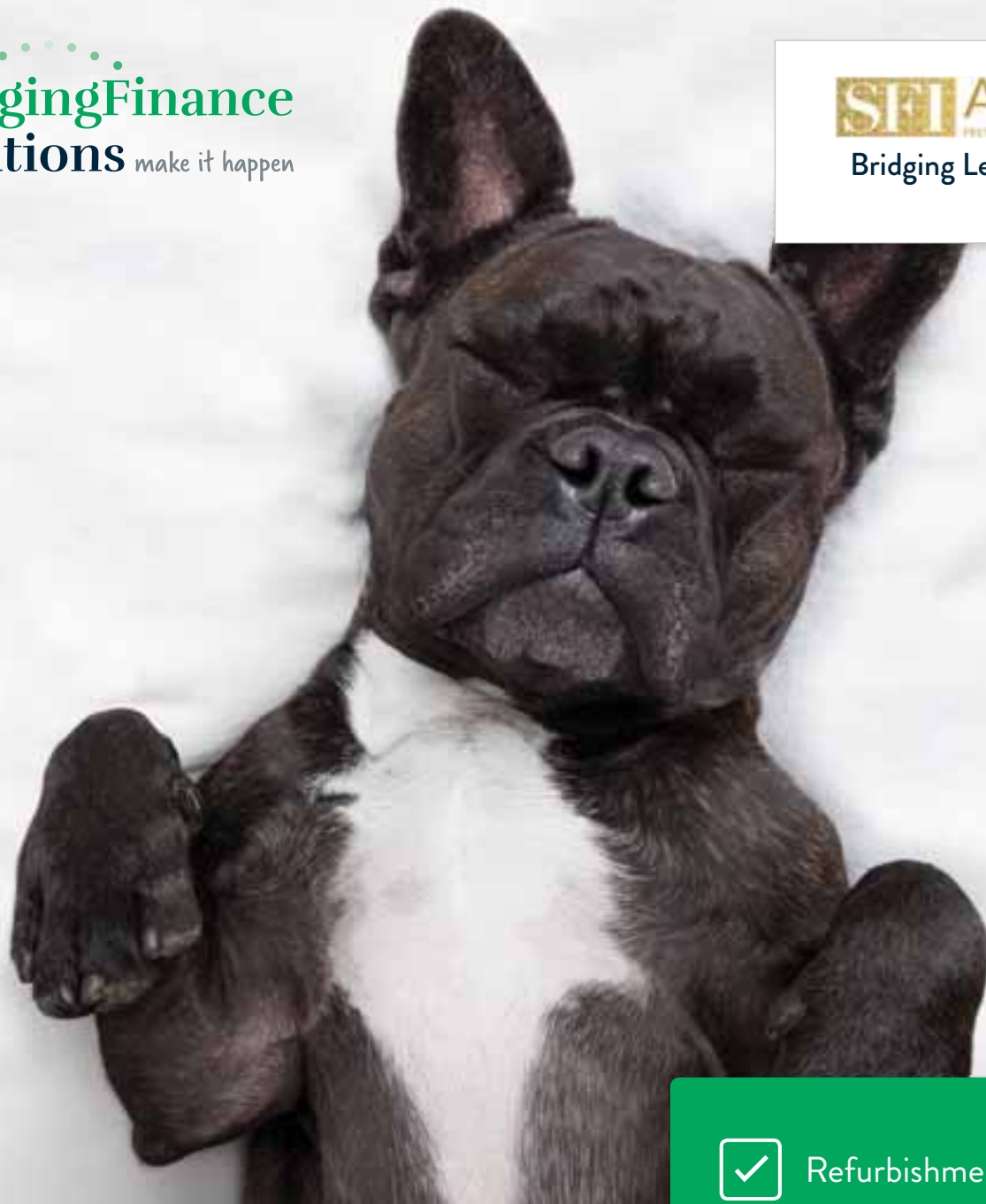
Local Authority: Highland Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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2, Kirk Street, Campbeltown, PA28 6BL

*GUIDE PRICE: **£45,000+** (plus fees)



Portfolio of 2 flats

Fantastic investor opportunity to purchase this portfolio of two flats situated in the popular town of Campbeltown. These two properties are currently tenanted at £300pcm with a potential rental return of around 16%. The property details are: 4h McLean Place: 2 bed flat and 2 Kirk Street: 2 bed flat. Viewing is strongly recommended to appreciate the accommodation on offer at such an attractive price.

Portfolio Of 2 Flats

Great investor opportunity

Both with tenant in situ

Potential rental yield of 16%

Current rental income of £7,200pa

Area

Campbeltown is a thriving, high amenity town. The town is well served by many high street and local shops including supermarkets, several garages, a college, schools, a medical centre/hospital and yacht club. Campbeltown is popular with tourists and has a variety of hotels and restaurants. The town holds an annual regatta and music festival. The famous Machrihanish championship links golf course was recently ranked 22 by Golf Monthly Magazine out of the top 120 courses in the UK and Ireland.

Tenure: Freehold

Local Authority: Argyll and Bute Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential for improvement

22

10, Thornton Road, Lanark ML11 9QE

*GUIDE PRICE: **£9,000+** (plus fees)



One bedroom flat

Fantastic opportunity to purchase this ground floor flat in need of full renovation throughout for less than the price of a family car. The accommodation comprises entrance vestibule, hallway, lounge, kitchen, bedroom and shower room. This property would particularly suit an investor or builder looking to refurbish to sell or rent out with a very attractive yield potential.

Great developer opportunity

Priced to sell

Great buy to let potential on completion of works

Close proximity to the M74 giving access to Glasgow & Edinburgh

Area

The setting is particularly central with shopping facilities as well as schooling, bus services and excellent road links which commute with the surrounding towns and cities. For those commuting by car there is access to the M74 to Glasgow, Edinburgh and all points beyond.

Tenure: Freehold

Local Authority: South Lanarkshire Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

***GUIDE PRICE: £37,500+ (plus fees)**



Fantastic opportunity to purchase this spacious two bedroom first floor flat set within a very popular residential pocket of Stonehouse close to local amenities, commuting links and local schooling. The accommodation comprises entrance hallway with storage cupboards, spacious lounge, kitchen, two double bedrooms and bathroom. The property benefits from double glazing and electric heating. This property would make a fantastic first time buy or buy to let with a potential rental yield of over 14% and viewing is strongly recommended to appreciate the accommodation on offer at such a great price.

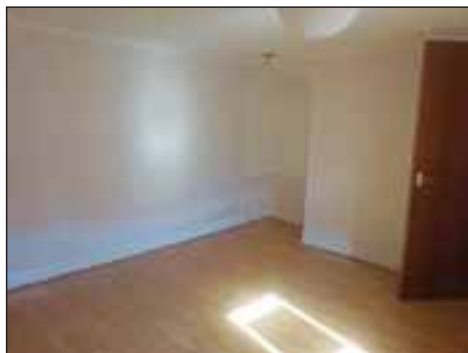
Potential rental value £450pcm at LHA Rate / £5,400pa

Stonehouse is a popular semi-rural village set just a short distance from the nearby M74 motorway link thus making it a popular location for those who commute. The village itself has several high street shops and also a choice of bars whilst nearby Larkhall provides a more comprehensive range of shops and supermarkets. Hamilton town centre is also just a short distance away and provides some excellent leisure facilities such as golf courses, gymnasiums and swimming pools, and for those who commute by public transport there are two main train stations and a central bus station all providing direct links to Glasgow, Edinburgh and the central belt.

Energy Performance Certificate (EPC): Current Rating D

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

35, Shore Street, Fraserburgh AB43 9EA

*GUIDE PRICE: **£54,995+** (plus fees)**Three bedroom mid terrace**

This three bedroom mid-terrace property enjoys prime location in central Fraserburgh. The spacious accommodation over two levels comprises lounge, dining kitchen, three bedrooms and shower room. The property further offers a large loft space, gas central heating, double glazing and rear courtyard. The property would be suitable for an investor/developer to undertake the required works for rental or resale but the excellent saving on Home Report value allows the opportunity for an owner occupier to create a substantial family home.

Home Report £70,000**£15,000 discount to Home Report****Opportunity to add value by upgrading****Convenient town centre location****Potential rental value £750pcm at LHA rate / £9,000pa****Area**

Fraserburgh is a popular coastal town outside Aberdeen. There is a good choice of local shops, bars and restaurants. There are good transport links and it also has its own golf course. This is a popular buy to let locale for people working for the oil industries. The town comprises several attractions including an award winning sand beach, a major harbour, the lighthouse museum, heritage centre and a variety of amenities and facilities all within close proximity.

Tenure: Freehold**Local Authority:** Aberdeenshire Council**Energy Performance Certificate (EPC):** Current Rating D**Additional Fees****Buyer's Premium:** £900**Administration Charge:** £1100**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Amenity Land, Crookston Road, Glasgow, G53 7TA

*GUIDE PRICE: **£17,500+** (plus fees)



Amenity land

Delightful woodland in urban setting. Rarely Available auction property. Excellent investment opportunity. Close to local amenities, transport links & M77 Motorway. Highly sought after residential area. The property is well placed for local amenities with a variety of local shops close by on Crookston Road/ Barrhead Road catering for day to day requirements. In addition, Silverburn shopping centre is within easy reach. The area offers diverse range of facilities to include shops, supermarkets and recreational activities as well as a selection of bars and restaurants and has frequent public transport links providing fast commuter access to Glasgow city centre, West End and beyond. Access to the M77/M8 motorway is within 10 minutes drive.

Ideal for developers

Rarely available

Popular locale

Close to amenities & transport links

Easy access to motorway

Area

Crookston has become a highly desirable and convenient suburb with a vast array of local amenities. Nearby facilities include numerous parks, golf courses, whilst local supermarkets, shopping malls and retail parks, such as Silverburn and Braehead offer convenient shopping. The local area is well provided for in terms of nursery, primary, secondary, further education facilities, doctors surgeries and dentists. Crookston is ideally positioned for access to Glasgow City Centre by car or public transport and is within easy access to Glasgow Airport, the central belt and west coast.

Tenure: Freehold

Local Authority: Glasgow City Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Flat 2/L, 21 Moorburn Road, Largs, KA30 9JA

*GUIDE PRICE: **£15,000+** (plus fees)**One bedroom flat**

This top floor one bedroom flat enjoys prime location on the edge of the town centre of the popular seaside town of Largs. The flat requires a full programme of refurbishment and the current accommodation comprises open plan lounge/kitchen, bedroom and bathroom. The property offers an exciting opportunity to add value through refurbishment and, on completion of essential works, would be perfect for long term or holiday rental.

Home Report £18,000**Exciting refurb opportunity****Ideal long term or holiday let****Add value through refurbishment****Area**

Largs is a popular town as it provides many amenities to include local and supermarket shopping along with primary and secondary schooling. For the commuter it is an ideal base as there are good road networks providing access to destinations further afield along with the local train station giving access up and towards Glasgow.

Comparables

32 Seamore Street: Sold £37,000 05/18

7C Kelvin Street: Sold £53,000 03/18

56 Nelson Street: Sold £45,000 03/18

Tenure: Freehold**Local Authority:** North Ayrshire Council**Energy Performance Certificate (EPC):** Current Rating G**Additional Fees****Buyer's Premium:** £2,000**Administration Charge:** £0**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

18 Church Street, Kirkcaldy KY1 2AD

*GUIDE PRICE: **£48,000+** (plus fees)**Two/three bedroom maisonette**

Fantastic opportunity to purchase this 2/3 bedroom traditional maisonette property situated in the popular Town of Kirkcaldy. The property retains many original features throughout and is close to all local amenities and the picturesque Ravenscraig Park. The accommodation comprises: entrance hallway, family room / diner, kitchen, family bathroom, two upper floor bedrooms, lounge / bedroom three and benefits from double glazing and gas central heating. Externally there is a shared brick built shed and drying green. This property would make a fantastic first time buy or buy to let investment and viewing is strongly recommended to appreciate the accommodation on offer at such an attractive price.

Home Report £70,000**Wonderful views****Great buy to let****Flexible accommodation****£22,000 discount from HR value****Area**

Kirkcaldy, nicknamed the 'lang toun', is a former Royal Burgh within Fife. Well appointed on Scotland's East coast, the town lies approximately 14 miles north of Edinburgh and is 30 miles from Dundee. A major service centre for central Fife amenities include a swimming pool, a museum, art gallery, ice rink and a number of public parks. Excellent shopping facilities in town centre and retail park compliment an area with a number of secondary and primary schools, a private school, a college and part of Dundee University's campus. The housing stock is varied with many modern developments, blended with traditional and substantial local authority properties.

Comparables:

93 Mid Street: Sold £80,000 05/18

119 Ravens Craig: Sold £66,950 07/18

10 Church Street: Sold £75,050 08/15

Tenure: Freehold**Local Authority:** Fife Council**Energy Performance Certificate (EPC):** Current Rating D**Additional Fees****Buyer's Premium:** £2,000**Administration Charge:** £0**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

4D, Rankine Street, Johnstone, PA5 8BA

***GUIDE PRICE: £32,500+ (plus fees)**



Two bedroom second floor flat

Fantastic opportunity to purchase this well presented second floor flat in the popular town centre location of Johnstone. This rarely available opportunity comprises of a bright and spacious front facing lounge, modern galley style kitchen fully fitted with a range of floor and wall mounted units, two spacious double bedrooms and a modern family bathroom. The property is fully complete with gas central heating, double glazing and well maintained communal areas. This excellent opportunity would be an ideal purchase for a first time buyer or with a huge potential 16% rental yield an excellent buy to let investment.

Home Report £40,000

Exceptional buy to let opportunity

Fully modernised

Huge 16% potential rental yield

Potential rental value £440pcm at LHA / £5,280pa

Area

Located within a convenient position of the Town Centre of Johnstone, this excellent opportunity is ideally situated to all local amenities including a wide range of shops, pubs, restaurants and transport links. Johnstone is an attractive town in Renfrewshire benefiting from having excellent commuter links to Glasgow Airport, The Royal Alexandra Hospital and The University of West of Scotland. Furthermore, the highly sought after destinations of Kilmacolm & Bridge of Weir are located nearby.

Tenure: Freehold

Local Authority: Renfrewshire Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

11, John Street, Arbroath DD11 1BT

*GUIDE PRICE: £27,000+ (plus fees)

**One bedroom ground floor flat**

Fantastic opportunity to purchase this good sized one bedroom ground floor flat which is ideally located for easy access to the town centre and will be of particular interest to the buy to let market with a potential yield of over 13% on offer. Accommodation comprises lounge, kitchen, double bedroom and bathroom. The property benefits from gas central heating and has a communal garden area to the rear. The property will require some repair and refurbishment which is reflected in the price and early viewing is highly recommended.

Home Report £40,000**Easy access to city centre****Good commuter location to Dundee****Potential rental value £343pcm at LHA rate / £4,120pa****Area**

Arbroath is a historic town situated on the north-east coast. The town provides a wide variety of business, social and recreational facilities, with excellent rail, road and bus links. The town is also an ideal base for the commuter, located 15 miles from Dundee.

Tenure: Freehold**Local Authority:** Angus Council**Energy Performance Certificate (EPC):** Current Rating D**Additional Fees****Buyer's Premium:** £1,020**Administration Charge:** £980

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Flat 2/2, 6 Hay Street, Greenock PA15 4BA

*GUIDE PRICE: **£14,995+** (plus fees)**One bedroom flat**

Fantastic opportunity to purchase this spacious one bedroom second floor flat situated in a traditional sandstone building in Greenock. Although in need of some refurbishment this property would make a great buy to let on completion of works at this attractive Guide Price. The accommodation comprises entrance hallway, spacious lounge, dining sized kitchen, double bedroom and shower room. The property benefits from gas central heating, double glazing and a communal garden area to the rear.

Home Report £18,000**Perfect buy to let investment****Plenty of on street parking****Potential rental of £350pcm at LHA rate / £4,200pa****Area**

The town of Greenock has a wide range of local amenities including high street shopping with several supermarkets and high street banking. There is established schooling at both primary and secondary levels. Recreational amenities include several play parks, sports centres and The Waterfront Centre swimming pool, ice rink and gym. There are a range of golf clubs within the local area, modern yacht marinas in Greenock and Inverkip and access to Clyde Muirshiel Regional Park. There are several railway stations, offering access to Glasgow Central and the area is well served by local bus routes.

Comparables

10 Hay Street: Sold £20,000 03/18

Tenure: Freehold**Local Authority:** Inverclyde Council**Energy Performance Certificate (EPC):** Current Rating C**Additional Fees****Buyer's Premium:** £2,000**Administration Charge:** £0**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

42, Brechin Road, Arbroath DD11 1SW***GUIDE PRICE: £100,000+ (plus fees)****Three bedroom semi-detached villa**

This three bedroom semi-detached villa enjoys central Arbroath location. Repairs and maintenance are required throughout which offers a developer a great opportunity to undertake the works and add value for resale or potential rental. The accommodation is over two levels and comprises lounge, dining room (bedroom 3), family room with conservatory off, dining kitchen, utility room (with shower off), two bedrooms, box room and family bathroom. The property also offers gardens to front and rear, gas central heating and partial double glazing.

Home Report £155,000**Impressive 36% discount****Great opportunity to add value****Ideal for developer resale or rental****Keenly priced for quick sale****Potential rental value £555pcm at LHA rate / £6,660pa****Area**

Situated in a popular residential area close to Arbroath town centre, harbour and beach this property is well situated close to local amenities which also include the main railway station. Arbroath itself is situated on the East Coast of Scotland, approximately 17 miles from Dundee and is a busy and thriving town with fine sandy beaches and red sandstone cliffs. Arbroath is also a popular tourist destination with the ruins of Arbroath Abbey dominating the centre of the town. Carnoustie with its famous Open Championship golf course is approximately 7 miles with Montrose in the north approximately 13 miles.

Tenure: Freehold**Local Authority:** Angus Council**Energy Performance Certificate (EPC):** Current Rating E**Additional Fees****Buyer's Premium:** £900**Administration Charge:** £1,100**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

15, Irish Street, Dumfries DG1 2PJ

*GUIDE PRICE: **£55,000+** (plus fees)**Three bed maisonette**

Looking for a three bedroom property within walking distance of Dumfries town centre that won't break the bank? Then this is the property for you! This three bedroom maisonette is well presented making it an ideal property for the first time buyer as well as the buy to let investor with a huge £30,000 discount from home report value. The accommodation on offer comprises lounge, modern kitchen/diner, three bedrooms and bathroom and further benefits from off street parking, double glazing and gas central heating. With current local authority rates the property has potential to earn £5,630 per annum offering a healthy return on investment of over 10% if purchased at the current guide price.

Home Report £95,000**Potential return on investment of over 10%****Great first time buy****Huge discount of £30,000 from Home Report value****Off street parking****Well presented****Central location****Close to all amenities****Potential rental value £470pcm at LHA Rates / £5,630pa****Area**

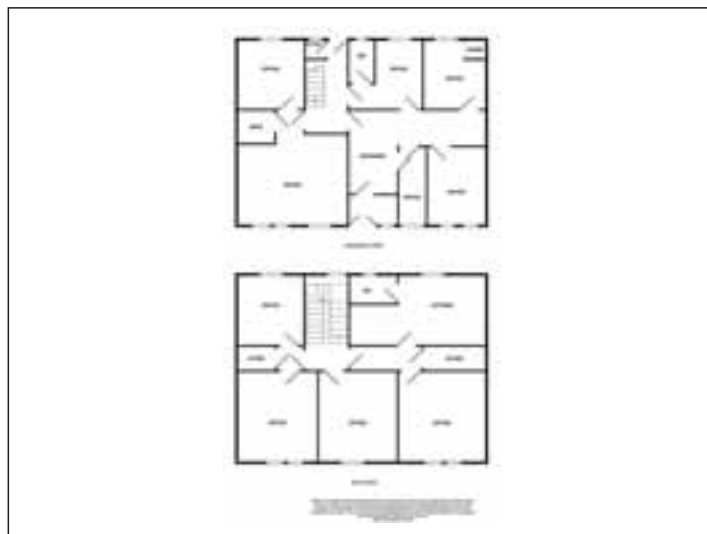
The accommodation is situated within close proximity to the River Nith with the centre of town reachable inside 10 minutes. All amenities are close at hand, including high street shopping, train station, health clubs, cinemas, restaurants, bars and supermarkets.

Tenure: Freehold**Local Authority:** Dumfries and Galloway Council**Energy Performance Certificate (EPC):** Current Rating E**Additional Fees****Buyer's Premium:** £2,000**Administration Charge:** £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

7, East Netherton Street, Kilmarnock KA1 4AX

***GUIDE PRICE: £45,000+ (plus fees)**



Substantial former office building

Fantastic opportunity for a builder/developer to purchase this substantial former office building formed over two floors and extending to circa 3000 sq ft. The property is in need of upgrading throughout but would make great office space or could offer scope to be converted to residential flats (subject to the relevant planning consents). This property has been previously sold for £132,000 in August 2011 and other sales evidence to note is 9 East Netherton Street, Kilmarnock which sold for £150,060 in April 2017. This property is priced to sell and viewing is strongly recommended to appreciate the accommodation on offer at such an attractive price.

9 East Netherton Street sold For £150,600 (April 2017)

Mixed commercial/residential area

Priced to sell

Scope for residential conversion (subject to planning)

Previously sold for £132,000

Area

The property is ideally located out-with the main centre of the town but remains within walking distance to all amenities and public transport. Local shops provide the necessary day to day requirements and Kilmarnock also offers a good range of high street shops, supermarkets, including retail parks, cinema and leisure centre and all professional facilities. Kilmarnock has a mainline rail station with a comprehensive ½ hourly service to Glasgow and the main west coast line south. Prestwick International Airport has regular and enhanced flight service flights to London, Dublin and the rest of Europe.

Comparables:

9 East Netherton Street SOLD £150,060 04/17

Tenure: Freehold

Local Authority: East Ayrshire Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

60-62, Main Street, Baillieston, Glasgow, G69 6SL

***GUIDE PRICE: £95,000+ (plus fees)**



Development plot

This fantastic development opportunity enjoys prime position on Main Street, Baillieston in the popular East End of Glasgow. Extending to approximately 0.55 acres the site currently comprises two derelict buildings, one outbuilding being used as a blacksmiths workshop, with the rest of the plot being various plant matter. Whilst the plot does not currently have any planning permission, the adjoining site has had planning approved for 39 flats (Ref. 16/01917/DC) and the site is now clear for development which would suggest that planning for this site would be viewed favourably. The keenly positioned Guide Price would allow for a number of development options which could include refurbishment of the existing buildings and partial new development or, alternatively, clearing the site completely for residential/mixed development. Indeed, the existing owners have investigated several project options including a development of five townhouses on the plot. Any development would, of course, be subject to the necessary planning permissions/consents. This is an exciting opportunity for a developer to ride the wave of local regeneration in an increasingly popular area.

Approximately 0.55 acres
Exciting development opportunity
Popular east end location
Subject to planning consent
Residential development immediately adjacent
Various development options

Area

Baillieston lies in the increasingly popular east end of Glasgow around seven miles from the city centre. Glasgow city can be easily reached by car or public transport, and Baillieston very close to the M8, M73 and M74 motorways offering excellent road links across Scotland and further afield.

Tenure: Freehold

Local Authority: Glasgow City Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

3, Andover Hill Lower, Brechin, Angus DD9 7HA

***GUIDE PRICE: £55,000+ (plus fees)**



Three bedroom terraced house

Excellent opportunity for investors looking to add to their property portfolio as well as first time buyers looking to get onto the property ladder, this mid-terraced single storey cottage is offered at auction requiring renovations at a huge £30,000 discount from Home Report value! Upon completion of works the property has a potential rental value of £6,665pa based at LHA Rates. The accommodation on offer comprises lounge, kitchen, three bedrooms and family bathroom with separate shower cubicle. The property benefits from double glazing, gas central heating, garden area to front with two single garages also to the front of the property.

Home Report £85,000

Great buy to let opportunity

Two garages

Garden ground to front

Potential rental value £555pcm at LHA rate /£6,665pa

Area

Brechin is an attractive town of interesting architecture famous for its Cathedral and its 'Round Tower'. There is a high school, library and a railway station can be found in Montrose, approximately eight miles distant. The A90 to Aberdeen passes approximately two miles from Brechin making it suitable for the commuter. For those wishing leisure pursuits, Brechin has its own golf course, leisure centre and there is fishing on the North Esk. The A90 also provides access to the Angus Glens and the University city of Dundee.

Tenure: Freehold

Local Authority: Angus Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

116 Montrose Street, Brechin DD9 7DX

***GUIDE PRICE: £20,000+ (plus fees)**



Commercial Unit

Fantastic opportunity to purchase this ground floor, single fronted commercial unit with main sales area, kitchen, hallway and w/c. The unit has recently been partially renovated with new electrics, plumbing and stud partition wall as well as a re-instated rear window. The premises will need to have remaining works carried out and is offered at an excellent Guide Price with and a rateable value of £3000 per annum. Suitable for small business rates relief.

Suitable for small business rates relief

Partially renovated

Perfect for small businesses

Approx 33.5 sqm

Rateable value £1,575 p.a.

Attractive Guide Price

Area

The popular commuter town of Brechin hosts all required amenities including primary school, supermarket and railway station with all major retailers located a 30 minute drive in the city of Dundee.

Tenure: Freehold

Local Authority: Angus Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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**AUCTION
HOUSE**

18 Earl Matthew Avenue, Arbroath DD11 5JU

*GUIDE PRICE: **£130,000+** (plus fees)**Three bedroom semi-detached house**

Fantastic opportunity to purchase this spacious three bedroom semi-detached property situated in the popular seaside town of Arbroath and convenient for schools, shops and transport links. The accommodation comprises entrance hallway with w/c, lounge leading, dining kitchen, utility, dining area with French doors to enclosed south facing rear garden. On the first floor you will find two double bedrooms with fitted wardrobes, single bedroom and family bathroom. The property benefits from gas central heating and double glazing. Externally to the front there is a grass lawn and mono bloc driveway affording parking for several vehicles. To the rear there is a south facing rear garden mainly laid to grass with a small paved patio area. The property has been tastefully decorated and well-maintained throughout and will appeal to a wide variety of buyers therefore early viewing is strongly recommended.

Home Report £160,000**£30,000 discount from Home Report value****Tastefully decorated throughout****Spacious accommodation****Sought after locale****Mono bloc driveway****Area**

Arbroath is situated on the East Coast of Scotland, approximately 17 miles from Dundee and is a busy and thriving town with fine sandy beaches and red sandstone cliffs. Arbroath is also a popular tourist destination with the ruins of Arbroath Abbey dominating the centre of the town. Carnoustie with its famous Open Championship golf course is approximately 7 miles with Montrose in the north approximately 13 miles.

Comparables

24 Earl Matthew Avenue: Sold £172,500 04/18

16 Earl Matthew Avenue: Sold £170,000 04/18

32 Earl Matthew Avenue: Sold £180,000 02/18

Tenure: Freehold**Local Authority:** Angus Council**Energy Performance Certificate (EPC):** Current Rating C**Additional Fees****Buyer's Premium:** £900**Administration Charge:** £1100**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

61 Barrie Terrace, Ardrossan KA22 8AZ

*GUIDE PRICE: £29,995+ (plus fees)

**Two bedroom cottage flat**

Fantastic opportunity to purchase this two bedroom upper cottage flat situated within a popular area of Ardrossan and within a comfortable walking distance to the beach and train station. Although in need of refurbishment throughout this property would make a great purchase for the buy to let investor. The accommodation comprises entrance hallway, lounge, kitchen, two double bedrooms and shower room. Externally there are private gardens to the rear. Viewing is strongly recommended to appreciate the potential of the accommodation on offer.

Home Report £30,000**Spacious rear gardens****Great buy to let opportunity****Requires refurbishment****Close to all amenities****Potential rental value £420pcm at LHA Rates / £5,040pa****Area**

Ardrossan and nearby Saltcoats offer a range of local amenities including beach, local shops, supermarket, restaurants, schools, train station and bus services there is a regular ferry service to the Isle of Arran from Ardrossan Marina. A summer ferry service operates between Ardrossan and the Kintyre peninsula. This excellent property is conveniently situated for all local amenities including road and regular rail links to Glasgow and all West Coast towns and thus is well located for travel throughout West Central Scotland.

Comparables

62 Barrie Terrace SOLD £51,000 09/17

67 Barrie Terrace SOLD £34,000 03/17

Tenure: Freehold**Local Authority:** North Ayrshire Council**Energy Performance Certificate (EPC):** Current Rating C**Additional Fees****Buyer's Premium:** £2,000**Administration Charge:** £0**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

19, Annan Road, Dumfries DG1 3AB

*GUIDE PRICE: **£40,000+** (plus fees)**Two bedroom ground floor flat**

Fantastic opportunity to purchase this two bedroom ground floor flat situated on Annan road within close proximity to the town centre and all amenities. The accommodation comprises entrance hallway, good sized lounge with feature gas stove, fitted kitchen, two double bedrooms and bathroom. The property benefits from gas central heating and shared rear garden. The property is ideal for a first time buyer or as a buy to let investment and viewing is strongly recommended to appreciate the accommodation on offer at such an attractive price.

Home Report £72,000**£32,000 discount****Huge buy to let potential****Short walk to town centre****Priced to sell****Potential rental value £423pcm at LHA rate / £5,086pa****Area**

Annan Road itself is a very popular part of Dumfries. Only a five minute walk to the centre of town, there are various amenities near at hand, including high street shopping, train station, health clubs, cinemas, restaurants, bars and supermarkets.

Comparables

23 Annan Road: Sold £87,000 12/16

13 Anna Road: Sold £92,000 01/16

11 Anna Road: Sold £74,000 02/15

Tenure: Freehold**Local Authority:** Dumfries and Galloway Council**Energy Performance Certificate (EPC):** Current Rating D**Additional Fees****Buyer's Premium:** £900**Administration Charge:** £1,100**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

533 (X) Former Police Box, Lanark Road, Edinburgh EH14 5DE

*GUIDE PRICE: £14,000+ (plus fees)

**Former police box**

Unique opportunity to purchase this cast iron, 2 tonne, 80 year old Heritage Carron Iron Works Structure fully refurbished with mains water, pine shelving and catering grade stainless steel internal counter for cold uncooked food serving, modernised electric supply with double power points and kingspan insulated roof. The box was formerly run as a fruit/vegetable vendor as well as a newspaper kiosk. This is an excellent small business opportunity in a busy area with low running costs and a ground rent of £300 + VAT per annum until August 2019. The box can also be moved to another location and has an endless list of potential uses including sushi or soup bar or even a business base to target students e.g. letting agent or recruitment company, subject to planning and or license.

All equipment included**Recently refurbished****Great investment****High foot traffic****Low maintenance****Mains water supply****Suitable for small business rates relief****Close to Heriot-Watt University****Area**

Juniper Green is well served with an excellent choice of local amenities. There are numerous transport options to access the city centre and beyond. As well as

Tenure: Freehold**Local Authority:** Edinburgh City Council**Additional Fees****Buyer's Premium:** £2,000**Administration Charge:** £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

99B Marine Parade, Dunoon PA23 8HQ

*GUIDE PRICE: **£34,000+** (plus fees)**One bedroom flat**

This traditional one bedroom flat will appeal to investors and first time buyers alike and offers a well maintained property that won't break the bank as well as stunning views across the Forth of Clyde. The property comprises open plan lounge/kitchen, bedroom with integrated storage and modern 3 piece shower suite. The property has a potential return on investment of over 12% if purchased at the current guide price with local authority rates of £4,380 per annum. The accommodation on offer further benefits from well maintained rear gardens, double glazing and gas central heating.

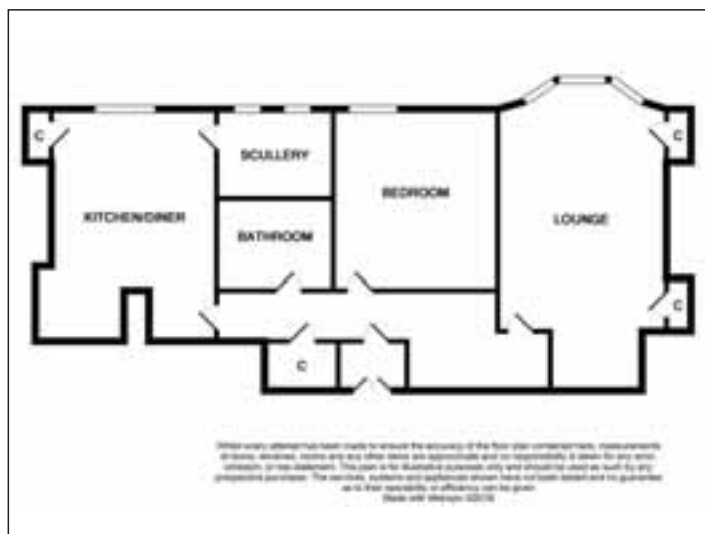
Home Report £45,000**Panoramic sea views****Great holiday let or buy to let opportunity****Approx a mile from town centre****Close to shops and schools****Excellent first time home****Great return on investment****Potential Rental Value £365pcm At LHA Rate / £4,380pa****Area**

Kirn is a highly desirable village situated about 1 mile to the North of Dunoon. The property is situated close to the Cowal Golf Course, Kirn's Indoor and Outdoor Bowling Greens and both Primary and Secondary Schools. Kirn has a various selection of shops and a promenade leading to Dunoon where you will find a further selection of shops, pubs and restaurants.

Tenure: Freehold**Local Authority:** Argyll and Bute Council**Additional Fees****Buyer's Premium:** £2,000**Administration Charge:** £0**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Flat 2/2, 561 Pollokshaws Road, Glasgow G41 2QQ

***GUIDE PRICE: £25,000+ (plus fees)**



One bedroom traditional tenement flat

Attention all BUILDERS AND INVESTORS. Fantastic opportunity to purchase this one bedroom second floor traditional red sandstone flat which is located within a popular residential area to the south of Glasgow and is conveniently placed for access to a host of local amenities, public transport services and local shops. The property is in very poor condition and will require a full program of repair and refurbishment but has the potential to be converted to a two bedroom with all the necessary consents. Accommodation which is entered by security door entrance comprises small porch accessed via storm doors, entrance hallway, spacious front facing lounge, kitchen area, double bedroom and bathroom. The property benefits from gas central heating, double glazed windows and has communal gardens to the rear. This will be a very popular lot because of the price, location and potential of the property. Please note due to the condition of the property there will be no internal viewings available and this will be available as a cash purchase only.

Home Report £30,000

Fantastic development potential

Popular residential locale

Close proximity to city centre

Possible conversion to two bed flat

Great potential end value

Potential rental value as one bed £400pcm at LHA Rate / £4,800pa

Potential rental value as two bed £505pcm at LHA Rate / £6,060pa

Area

Pollokshaws Road is ideally placed for a range of local shops, bars and restaurants within both Shawlands and Strathbungo. Also close to hand are excellent public transport and motorway links providing easy access to Glasgow city centre and destinations further afield.

Unsafe properties: Unsafe properties are evidently in a condition that poses a serious risk to the health or safety of occupants or visitors, or where the way the home is marketed suggests it is unsuitable for occupation in that condition.

Tenure: Freehold

Local Authority: Glasgow City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Anyone not able to attend the auction and wishing to make a bid for any property,
do so on the following terms and conditions:

1. The bidder must complete a separate authority form for each Lot involved, and provide a deposit of 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £3,000 PER LOT. The Administration fee/Buyers Premium is also chargeable at this stage see individual lots for the amounts.
2. The bidder must provide certified proof of identity in the form of a scan driving licence or passport, and a scan of a utility bill to info@auctionhousescotland.com. You can authorise Auction House Scotland to carry out a Veriphy check for you at a charge of £10 inc VAT. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
3. The form must be sent to or delivered to : Non Attending & Telephone Bids, Auction House Scotland, 18 Woodside Place, Glasgow G3 7QL or emailed to info@auctionhousescotland.com to arrive before 6pm 2 working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House Scotland and this can be done by telephoning the office on 0141 339 4466.
4. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
5. In the case of a Non Attending Bid, Auction House Scotland staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House Scotland reserve the right not to bid.
6. Auction House Scotland reserve the right not to bid on behalf of Non Attending bidders, in the event of any error, doubt, omission, uncertainty as to the bid, any failure to validate Proof of Identification, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
7. In the event that the Non Attending or Telephone bid is successful, the Auctioneer will sign the minute of preference on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
8. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £3,000). An Administration Charge/Buyers Premium will also be applicable, see individual lot for details. The balance of the deposit (if any) will be held by Auction House Scotland pending completion.
9. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
10. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House Scotland liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified and the deposit returned as soon as reasonably possible.
11. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
12. The authority can only be withdrawn by notification in writing delivered to Auction House Scotland at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
13. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House Scotland staff as empowered under the written authority. Auction House Scotland will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
14. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House Scotland will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

ANTI-MONEY LAUNDERING EXPLAINED

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

New Regulations have now been introduced that require auctioneers and estate agents to undertake more stringent verification of all sellers, all buyers and those that bid for auction properties. Auction House Scotland have set up procedures in accordance with these requirements and would welcome your assistance in ensuring compliance.

Everyone attending our auctions with the intention of bidding must bring with them documentation that (a) proves their identity and (b) their place of residence – these are required for compliance purposes only and we will also comply with the data protection regulations, currently in force and as and when amended. You must allow us to copy this documentation for storage and filing for 5 years.

The Documentation you must bring with you to the Auction

1. **UK individuals** – we must verify your name and residential address. Therefore, we require two documents. One must be from list A, and the other from list B.
2. **Corporate customers, partnerships, and private companies** must provide: a) The company registration number AND b) Registered address PLUS c) Evidence that individuals have the authority to act on behalf of the company.
3. **UK Trusts, public companies, partnerships, occupational pension schemes, registered charities in Scotland, local authorities or non-UK individuals** you should contact us well in advance of bidding at the auction or buying to confirm the documentation we require.

List A – Evidence of Identity (inc Photograph)

- Current valid signed passport
- Current valid signed UK photo-card driving licence
- A valid identity card (HM forces, police warrant card, prison officer, government or local authority issued)
- A firearm or shotgun licence
- An original Birth Certificate (issued within twelve months of the date of birth)

List B – Evidence of Residence (and your Name)

- An original Inland Revenue tax notification, self-assessment statement or tax demand
- An original household insurance certificate
- An original utility bill less than three months old (not a mobile phone bill)

- An original council tax bill for the current council tax year.
- An original council rent book showing rent paid for the last three months
- An original mortgage statement for the mortgage accounting year just ended
- An original statement for either current bank or building society which must be less than three months old

Bidding/Buying on behalf of another party

If you are attending the auction on behalf of another, you must have:

- (1) Proof of your own identity and residence and;
- (2) Certified copies of the actual buyer's identity and residence. (Plus a letter confirming the authority to bid).

Certified copies must be original documentation and signed as true certified copies by a UK lawyer, UK banker, authorised financial intermediary such as an independent financial advisor, NCCB regulated mortgage broker, certified accountant, teacher, doctor, a minister of religion, port master or sub-postmaster. NOTE: All of the above must be capable of being contacted by telephone by us prior to you buying and/or on the day of the auction.

Matching an Identified Buyer with source of funds

We are also required to match the Identity of the Purchaser with the Bank Account from which deposit funds are drawn; if deposit monies are to be paid from an account in another name then that individual will also need to be verified.

Electronic Anti-Money Laundering Checks

Auction House Scotland have also set up a facility with Veriphy to undertake electronic AML checks and will use the service to further verify all successful buyers and those for whom we provide remote bidding services. There is a charge of £10 inc VAT per search. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

Queries and Contacting Us

If you have any queries relating to these regulations and our requirements you should contact us well in advance of bidding at auction or buying before or after the auction. Please contact our Sales Team on 0141 339 4466.

GENERAL CONDITIONS

AUCTION HOUSE SCOTLAND

Special capitalised words are used throughout this document, and, unless the context suggests otherwise the word is defined on its first use. These conditions ("General Conditions") apply to the sale of each of the properties placed in the auction ("Lot") subject to any variation or addition referred to in the special conditions of sale relating to the Lot ("Special Conditions") which shall have precedence over these General Conditions in case of any conflict.

- 1) The owner of, or person authorised to deal with, the Lot ("Seller") reserves to itself the following rights:-
 - a) to withdraw the Lot from the auction;
 - b) the right to sell by private bargain the whole or any part of the Lot before the auction and that without disclosing the reserve price or giving any reason;
 - c) to consolidate two or more lots into one Lot and;
 - d) the right to bid by itself or by the Auctioneer up to the reserve price.
- 2) Unless otherwise stated, there will be an undisclosed reserve price.
- 3) The Auctioneer retains the right to regulate the bidding and refuse any bid or bids without assigning any reason therefor in his sole and absolute discretion. All bidders are required to register their details and provide proof of identity and any other regulatory requirements as detailed by the Auctioneer to obtain a bidder's number prior to bidding. In the event of competition, each offer after the first shall exceed the immediately preceding offer by such sum as may be prescribed by the Auctioneer. The Auctioneer retains the right to divide and sell the Lot in separate lots if the Lot is unsold, or sell a group of individual lots as one lot. All bids are to be made clearly. The person offering the reserve price or, if there be more offers than one, above the reserve price, the highest bidder, shall be the successful bidder ("Purchaser") and such bid shall be the price payable by the Purchaser to the Seller for the Lot ("Price"). On the fall of the Auctioneer's hammer on his successful bid, the Purchaser must provide the Auctioneer with their allocated bidding number and in default the Auctioneer shall be entitled to re-submit the Lot for sale. The Purchaser shall then immediately pay the deposit in the manner prescribed by the Auctioneer. After paying the necessary deposit the Purchaser shall then immediately complete and sign the Minute of Preference and Enactment, the date of which shall be the date of the auction, and shall become bound and obliged for the sum offered by the Purchaser. If the successful bidder acted as an agent he must give details of his principal at the time of completing and signing the Minute of Preference and Enactment. In default the Auctioneer will be entitled to re-submit the Lot for sale or allocate a representative to sign the contract as offeror for the Purchaser and principal. A bid which does not reach the reserve price at the time of auction may be held provisionally by the Auctioneer and submitted to the Seller of the Lot to be accepted or rejected. The bidder is held liable to their provisional bid price for 7 working days after the auction date. If the Auctioneer does not return an answer to the bidder within this time then the bidder is not required to stand on their provisional bid. If the provisional bid is accepted then the bidder shall be the Purchaser and is required to proceed under auction terms immediately upon notification.
- 4) The Judge of the Roup shall be the Auctioneer named in any Minute of Preference and Enactment and shall have power to determine whatever questions or differences may occur at the Auction between Seller and a bidder or among the bidders themselves in relation to the foresaid Auction, to prefer the highest bidder and also to adjourn the Auction from time to time.
- 5) Where the sale of a Lot is agreed pre or post auction then the payment of the deposit shall bind the person purchasing the Lot as the Purchaser to these General Conditions and the Special Conditions and the Purchaser will proceed as if the Lot had been purchased at the auction. The Auctioneer reserves the right to modify the specified Date of Entry in the auction contract.
- 6) Where a deposit payment is made by telephone or proxy form there shall be no cooling off period allowed. In default of the Purchaser signing the contract the Auctioneer will be entitled to allocate a representative to sign the contract as offeror for the Purchaser and principal.
- 7) If the Purchaser is a Limited Company then:-
 - a) The contract to purchase the Lot shall be deemed to be entered into at the request of the person bidding at the Auction ("Guarantor")
 - b) The Guarantor warrants that the Purchaser is a properly constituted Limited Company of good standing and empowered to purchase any estate or interest in land in the United Kingdom and that the Guarantor has been duly authorised by the Purchaser to bind the Purchaser to purchase the Lot.
 - c) The Guarantor guarantees to the Seller (as witnessed by the signature of the Guarantor on the Minute of Preference and Enactment which the Guarantor shall be deemed to sign as agent for the Purchaser and as the Guarantor of the Purchaser) as follows:
 - i) That the Guarantor shall within five working days of any request therefor provide to the Seller's solicitors such evidence as they may

reasonably require to verify the warranties given by the Guarantor under clause 6.b.

- ii) That the Purchaser will observe and perform its obligations under this contract to purchase the Lot and the Guarantor will pay and make good to and keep the Seller indemnified in respect of all losses, actions, costs, expenses and damages of the Seller arising by virtue of any breach by the Purchaser of such obligations and the Guarantor's liabilities to the Seller hereunder shall not be released by any neglect or forbearance on the part of the Seller in enforcing or giving time to the Purchaser for the performance of the Purchaser's contract to purchase the Lot and
 - iii) That if any liquidator of the Purchaser shall disclaim this contract to purchase the Lot then the Seller may within 28 days from the date of such disclaimer give the Guarantor fourteen days written notice requiring the Guarantor to accept such disposition of the subjects contained in the Lot upon the same terms as the General Conditions and Special Conditions (as if any such liquidator had not disclaimed the same) save that time shall be of the essence for the purpose of the date for completion which shall be on or before the expiry of such fourteen days' notice and the Guarantor shall (in addition to the payment of all sums due from the Purchaser to the Seller under this contract) pay to the Seller any interest which should have been payable to the Seller by the Purchaser but for such disclaimer.
- 8) A deposit of 10% of the purchase price (subject to a minimum of £3,000) shall be paid by the successful bidder or the Purchaser contemporaneously with the execution of Minute of enactment and Preference to the Auctioneer as agents for the Seller, and after the completion and subscription of the Minute of Preference and Enactment. Payment of the deposit must be made by cleared funds in such manner as the Auctioneer, in their sole discretion, specify. In addition to the deposit, the Purchaser will be required to pay an administration fee of £2000 inclusive of VAT. This fee is chargeable at the discretion of the Auctioneer. If the Purchaser fails to pay the deposit, the Auctioneer may re-sell the Lot or require the bidder immediately preceding to the Purchaser 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 deposit immediately after subscription of the Minute of Preference and Enactment, the Seller will be entitled to treat this as breach of contract by the Purchaser and will be entitled, but not bound, to rescind the contract and re-sell the Lot. Without prejudice to this the Seller may still claim damages for breach of contract against the Purchaser. The Auctioneer reserves the right to hold the Minute of Preference and Enactment until clear funds have been secured from the Purchaser.
- 9) The date ("Date of Entry"), when the balance of the Price is payable, shall take place on the date specified in the Special Conditions or, if not specified, twenty eight days after the date of the auction or such earlier date as may be mutually agreed between Seller and the Purchaser. The Price will be exclusive of VAT. Should VAT be chargeable on the Lot, the Seller reserves its right to charge VAT in addition to the Price, in exchange for a valid VAT invoice. If the balance of the Price has not been paid in full by 3pm on the Date of Entry the Seller's solicitors shall be entitled to refuse to settle the transaction on that day or, as a condition of completing after 3pm on that day, to require that the next working day shall be deemed to be the Date of Entry for the purpose of calculating interest on the balance of the Price payable, and apportioning incomings and outgoings. Payment of the balance of the Price in full by 3pm on the Date of Entry is of the essence of the contract. In the event of the balance of the Price or any part thereof remaining outstanding as at the Date of Entry, then notwithstanding consignment or the fact that entry has not been taken by the Purchaser, the Purchaser shall be deemed to be in material breach of contract and further, interest will accrue, on the balance of the Price, in favour of the Seller at the rate of five per cent per annum above the Royal Bank of Scotland plc base lending rate governing from time to time until full payment of the balance of the Price (including the interest accrued) is made or, in the event of the Seller exercising his option to rescind the contract, until such time as the Seller shall have completed re-sale of the Lot and received the re-sale price and further interest shall run on any shortfall between the balance of the Price and the re-sale price until such time as the shortfall shall have been paid to the Seller by the Purchaser. If the balance of the Price, with interest as aforesaid, is not paid in full by the date seven days after the Date of Entry the Seller will be entitled to treat the Purchaser as being in material breach of contract and will be entitled to rescind the contract without liability upon giving prior written notice to that effect to the Purchaser and, in such circumstances, the Purchaser's deposit will be held to be forfeit to the Seller, without prejudice to the Seller's right to claim damages for all loss, damage and expense suffered as a result of the breach of contract by the Purchaser, so far as such loss exceeds the deposit forfeited by the Purchaser, including interest on the balance of the Price calculated as set out in this clause. For the purpose of computation, the interest element of any

GENERAL CONDITIONS

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claim by the Seller shall be deemed to be a liquidate penalty provision eligible notwithstanding the exercise by the Seller of his option to rescind the contract for non-payment of the price or any repudiation of the contract by the Purchaser. If for any reason the Seller is unable to complete the sale of the Lot then all deposit monies will be returned to the Purchaser. The Purchaser agrees that the Auctioneer and Seller will not be held liable for any expenses, loss of possible income incurred by the Purchaser in this instance or any liability whatsoever.

10) The risk of damage or destruction of the Lot will pass to the Purchaser on the date of subscription of the Minute of Preference and Enactment by or on behalf of the Purchaser and the Purchaser shall make his own arrangements for insurance of the Lot with effect from that time. The Seller will be under no liability in respect of any damage to or destruction of the Lot from whatever cause as from this time. The Purchaser will be bound to proceed with the purchase of the Lot notwithstanding damage to or destruction of the Lot from whatever cause.

11) The Purchaser will be entitled to any rents of the Lot purchased by him from and after the date of payment of the Price in full. All apportionments as between the Seller and the Purchaser of rent or other receipts or outgoings shall be made as at the Date of Entry on a day/year basis on the assumption of a 365 day year.

12) The Purchaser shall be deemed to have made all necessary enquiries in connection with the planning position, the status of roads, footpaths, and main drains and generally all such other matters as are normally covered by Land Register/ Sasine Searches, Property Enquiry Certificates, Coal Reports, Searches in the personal registers, charges registers and registers of insolvencies and the Seller will not be required to produce any such certificates or Searches. The Purchaser is deemed to have placed no reliance whatsoever on:

a) any sales evidence or lettings evidence which appears in the catalogue or websites, and the Purchaser shall be deemed to have made his own enquiries with regards to sales evidence and letting potential of the Lot;

b) any comments made either verbally or in the catalogue or on websites, with respect to; descriptions or location, accommodation details or descriptions or statements, any rental guarantees, any sales evidence whatsoever, any lettings evidence whatsoever, any prospective development potential of the Lot or any related property which may be stated whatsoever, or anything which appears on the descriptive page or website relating to the Lot whatsoever, or has been verbally said to the Purchaser or prospective purchasers.

13) No warranty or representation is given by the Seller or the Auctioneer:

a) that the present use of the Lot is a permitted use under the Town and Country Planning (Scotland) Acts;

b) as to the state or condition of the Lot or any part of it;

c) as to whether the Lot is subject to any schemes, resolutions, development orders, improvement notices or other proposals under the Housing Acts or other legislation or regulations of whatever kind;

d) as to descriptions, extents, boundaries, advertisements, accommodation, rentals, rateable value, Council Tax, leases, burdens, servitudes, rights of way or wayleaves, whether formally constituted or not, building warrants, building warrant plans, certificates of completion, planning permissions, superior consents, planning or any orders, regulations or notices made by or issued by an authority, or any particulars, plans, documents or information given by the Seller or his agents;

e) as to whether the Lot is affected by rights and interests of statutory undertakers including rights and interests relating 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 or any leases and other rights of possession and occupancy or other third party interests; or

f) that upon registration of the Disposition or Assignment in favour of the Purchaser a Land Certificate in favour of the Purchaser or any derivative interest from the Purchaser shall be granted without exclusion or limitation of warranty or any relevant note by the Keeper of the Registers of Scotland.

14) The Purchaser accepts the title to the Lot as it stands and the Purchaser will be taken bound to have satisfied himself as to the validity and sufficiency of the title and the Seller's right to the Lot and his ability to sell same. Without prejudice to the foregoing or to any other clause within the General Conditions or Special Conditions, the Purchaser will be bound to accept the title subject to such burdens, conditions, rights of pre-emption, rights of redemption and restrictions on use which may be imposed or contained in the title or otherwise affect the Lot, and will be bound to comply therewith or obtain any necessary Waiver thereof all at his own expense. The minerals will

be conveyed only in so far as the Seller has right thereto. The Lot will be sold under burden of any servitudes and rights of wayleave for laying and maintaining sewers, drains, pipes, cables, telegraph and telephone poles, wires and stays that may be laid in, under, through or across the Lot. The Purchaser will free and relieve the Seller of all obligations incumbent upon the Seller to construct, uphold or maintain any items of common property and any fences, walls, drains, ditches, water supplies or other works with connection to the Lot. If the title to a Lot is not registered at The Land Register of Scotland or in Sasine Registers, it will be deduced in accordance with the Special Conditions. Any plan which the Purchaser may wish to incorporate in his title to the Lot or annex to the Disposition in his favour, or which may be required by the Keeper of the Land Register shall be prepared at the sole expense of the Purchaser and shall not be warranted by the Seller. The Seller's Solicitors will be under no obligation to exhibit or deliver any evidence including consents, affidavits or renunciations required under or by virtue of the terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended or the Civil Partnership Act 2004.

15) No Legal Reports or Searches in the Charges Registers or Company Files for the Seller or any predecessors in title will be exhibited nor will any letters of non-crystallisation of any floating charge be exhibited or delivered in respect of any floating charge granted by the Seller or any predecessor in title. No Plans Reports will be exhibited or delivered and no Advance Notice will be registered by the Seller's Solicitors. The Purchaser's solicitors shall be entitled to register at their own cost an Advance Notice in respect of the Disposition in favour of the Purchaser and any Standard security by the Purchaser in favour of a lender (provided that such Advance Notices are discharged immediately if requested by the Seller's Solicitors). The Seller will be responsible for the discharge of any recorded/registered Standard Securities affecting the Lot. Where any Lot is being sold by the Seller as heritable creditor in possession no discharges of the Standard Security in favour of the Seller or of any pari passu or postponed Standard Securities will be exhibited or delivered. No discharges of any inhibitions registered against the grantor of the said Standard Security in favour of the Seller as heritable creditor and dated after the date of registration of the said Standard Security shall be exhibited or delivered.

16) Subject to the existence of any Leases or other interests detailed in the Special Conditions, the Purchaser shall accept that vacant possession is given of the whole or any part of the Lot which is sold with vacant possession notwithstanding that there may be furniture, fittings or effects remaining therein and shall not be entitled to require the Seller to arrange for the removal of same, nor object to the taking of same, since the Seller gives no warranty as to the ownership of any moveable items situated within the Lot.

17) The Purchaser is deemed to have satisfied itself as to any lease or tenancy agreement in place and accept the terms of any such agreement for the Lot.

18) On the Date of Entry and in exchange for payment of the Price and interest thereon (if any) the Seller shall deliver to the Purchaser (i) a duly executed Disposition or Assignment of the Lot in favour of the Purchaser and under the reservations, burdens, conditions and others referred to in the title deeds of the Lot or otherwise affecting the same; and (ii) any occupancy, tenancy or lease documentation relating to the Lot. Any current lets, servitudes, rights of possession and other rights however constituted shall be excluded from the warrantice to be granted in said Disposition. The Seller will not be required to convey, transfer or assign the whole or any part of the Lot to any person or body other than the Purchaser or Guarantor. If the Purchaser defaults or its liquidator disclaims the contract nor shall the Seller be required to execute a Disposition or Assignment other than of the whole Lot nor at a price different from the Price

19) Notwithstanding the delivery of the Disposition or any Assignment in favour of the Purchaser, the General Conditions, the Special Conditions, the Articles of Roup and the Minute of Preference and Enactment to follow thereon will form a continuing and enforceable contract, except in so far as fully implemented thereby, but the contract shall cease to be enforceable after a period of three months after the date of delivery of the Disposition or Assignment. Should any documents be incorrectly executed and there be a discrepancy or disagreement on the terms, prices and parties of the contract then referral will be made to the Auctioneer's auction notes and any applicable evidence. Failure of a Seller to produce a home report or EPC when required does not constitute breach of contract on behalf of the Seller.

20) The Law of Scotland shall apply to the interpretation of the General Conditions, the Special Conditions and any Minute of Preference and Enactment, and the Articles of Roup and the Seller and the Purchaser, by subscription of the relevant Minute of Preference and Enactment, prorogate the jurisdiction of the Courts in Scotland

21) If so requested by the Auctioneer the Special Conditions, the Articles of Roup and the Minute of Preference and Enactment shall be electronically executed in terms of Part 10 of the Land Registration Etc. (Scotland) Act 2012.

Going once...

The most suitable properties for auction include:

- 🔨 Properties for improvement
- 🔨 Tenanted properties
- 🔨 Residential investments
- 🔨 Development propositions
- 🔨 Building Land
- 🔨 Mixed use properties
- 🔨 Commercial investments
- 🔨 Unique properties
- 🔨 Land (development or greenfield)
- 🔨 Lock up garages

Auction dates:

4th October 2018

29th November 2018

auctionhousescotland.com

18 Woodside Place
Glasgow G3 7QL

📞 Glasgow: 0141 339 4466

📞 Aberdeen: 01224 974 139

✉ info@auctionhousescotland.com



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