FOR SALE BY ONLINE AUCTION

Auction Date: 22nd October 2026 at 2.30pm

Town Centre Location

High Levels Of Passing Traffic, Both Pedestrian And Vehicular

Potential For Future Development Subject To Planning

Scaffolding Included As Part Of Sale

GUIDE PRICE : £50,000

CLICK HERE FOR LOCATION!

BEDFORD PLACE, FORMER SECONDARY SCHOOL SUPPORT UNIT, ALLOA, FK10 1LJ

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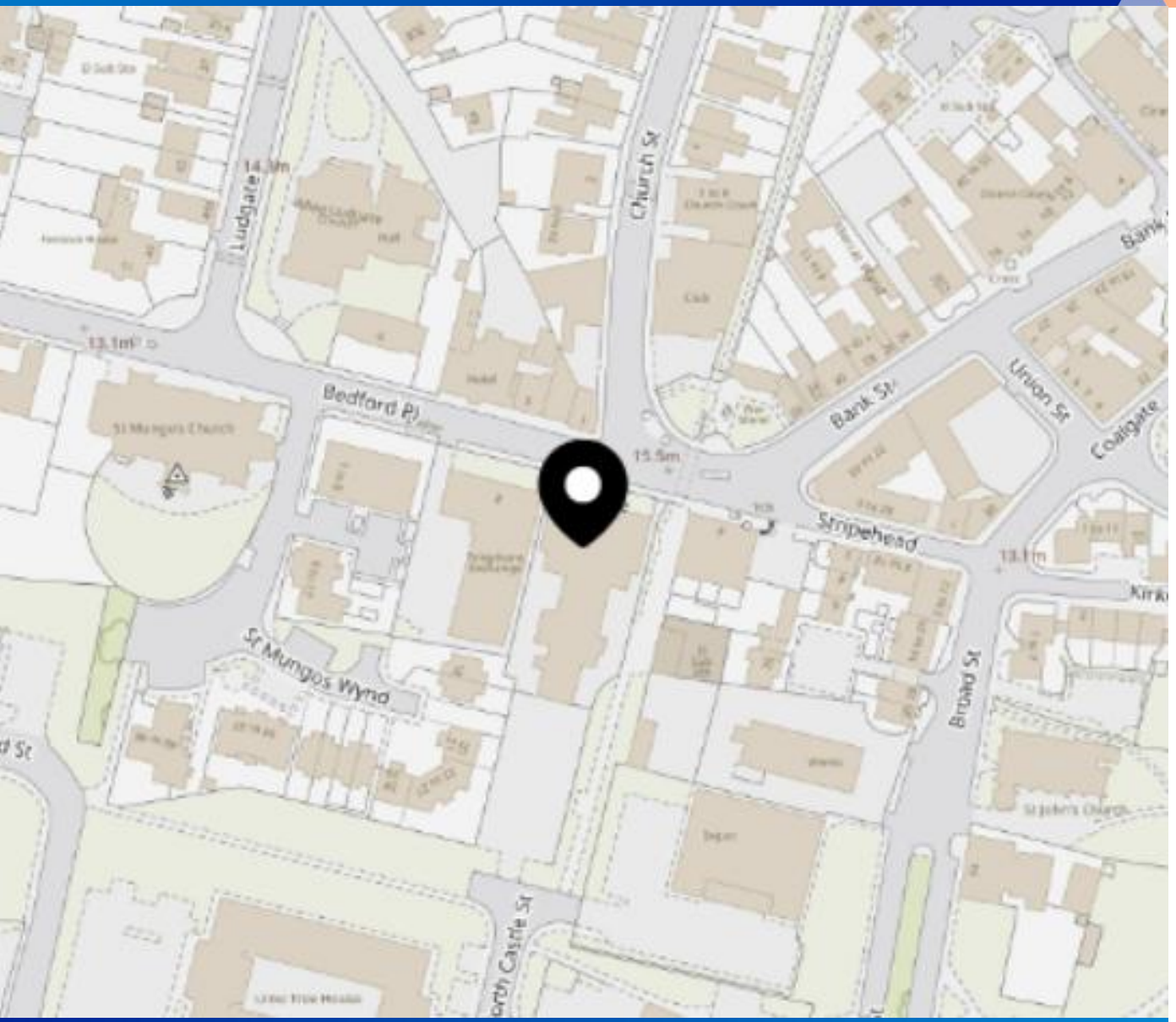
SHEPHERD

PROPERTY AUCTIONS

Location

BEDFORD PLACE FORMER SECONDARY SCHOOL SUPPORT UNIT, ALLOA, FK10 1LJ



FIND ON GOOGLE MAPS

LOCATION

Alloa is a small town located in central Scotland approximately 6 miles east of Stirling and roughly 13 miles west of Dunfermline. Alloa has a resident population now estimated to be in the order of 18,000.

Alloa has excellent transport links both road and rail. The opening of the Alloa to Stirling rail link in 2008 has substantially enhanced the local economy, together with the construction of the Clackmannanshire Bridge, which has increased the attractiveness of the town as a commuter location for the cities of Glasgow and Edinburgh.

More specifically, Bedford Place can be found west of Alloa's town centre. The subjects are situated on the south side of Bedford Place. It also connects via Church Street to the Mars Hill roundabout giving access to the A907 and the M876 motorway, which is approximately 7 miles to the southeast. This connects with the M9 motorway giving easy access to Edinburgh 37 miles to the east and Glasgow 33 miles west.

Description

DESCRIPTION

The subjects comprise a former secondary school support unit. The building was constructed in 1875 and has been latterly extended. The original building is of stone construction surmounted by a pitched roof covered with slate tiles.

The building is category 'C' listed and is contained within the Alloa Glebe Conservation Area.

The building currently has scaffolding erected, which is included within the sale. Further information is available within the legal pack.

ACCOMODATION

Accommodation	SQM	SQFT
	1,302	14,915
Total	1,302	14,915

The above floor areas have been provided on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

RATABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £44,000. The rate poundage for 2026/2027 is 48.1 pence to the pound.

The Details

BEDFORD PLACE FORMER SECONDARY SCHOOL SUPPORT UNIT, ALLOA, FK10 1LJ

AUCTION DATE

The auction will be held on Thursday 22nd October at 2:30pm.

REGISTERING TO BID

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

PLANNING

We understand that the property benefits from Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming purchaser to satisfy themselves in this respect.

GUIDE PRICE

The property has a guide price of £50,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

DEPOSIT

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,300 plus VAT.

LEGAL PACK

The legal pack is available to view online.

VAT

See Legal Pack.

ENERGY PERFORMANCE CERTIFICATE

Further information available upon request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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PROPERTY AUCTIONS

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: SEPTEMBER 2026