

FOR SALE BY ONLINE AUCTION

INVESTMENT / REDEVELOPMENT

Auction Date: 22.10.26

Substantial three-storey building
(2x shops & 1 x office)

Large rear garden
with vehicle access from Church Lane

Category C Listed

Scope for residential conversion /
redevelopment (STC)

Guide Price: £75,000



GOOGLE MAPS



WHAT 3 WORDS



'CREE HOUSE'
20-22 VICTORIA STREET, NEWTON STEWART, DG8 6BT

CONTACT: Fraser Carson: f.carson@shepherd.co.uk | 01387 264333
Robert Maxwell: robert.maxwell@shepherd.co.uk | www.shepherd.co.uk



Location

CREE HOUSE, 20-22 VICTORIA STREET,
NEWTON STEWART, DG8 6BT



The subjects occupy a prime town centre position fronting the main traffic thoroughfare.

Newton Stewart is a market town located in the Dumfries & Galloway region of southwest Scotland with a resident population of approximately 4,000 and acts as the administrative hub for the surrounding hinterland.

The town has been formed on the banks of the River Cree and is bypassed by the A75 trunk road, at its junction with the A714.

The property is located on the western side of Victoria Street (A714) and opposite Mortons Entry.

We understand a right of vehicle access exists over a shared driveway from Church Lane into the rear of the site. The driveway is shaded blue on the enclosed OS Map (Page 4).

Local amenities include primary schools, Douglas Ewart High School, a cottage hospital, medical centre, retirement home, pharmacies, dental surgery, veterinary practices, Sainsburys, Aldi and Co-op supermarkets, a wide range of hospitality venues, together with a variety of retailers and professional services.

In addition, leisure facilities include The Merrick Leisure Centre & swimming pool, public parks, a football club, tennis courts, bowling club and a golf course.

On-street parking is available along Victoria Street with a large public car park off Goods Lane / Riverside Road also within easy walking distance. The property is immediately adjacent to public transport links.



Description

CREE HOUSE, 20-22 VICTORIA STREET,
NEWTON STEWART, DG8 6BT



The subjects comprise a three storey end-terraced building with single storey rear projections, formed by two ground floor retail units together with a first & second floor office.

The main building is of stone construction under a mansard roof that appears to be clad with lead and slate. The rear projections appear to be of brick construction under pitched and slated roofs. In addition, there is a small range of single storey attached outbuildings.

The building is presently boarded-up therefore internal access for viewings etc. is not available.

Both ground floor retail units have dedicated entrance doors set either side of the central doorway that serves the upper floor offices.

We understand both retail units extend to front sales areas, rear stockroom / office accommodation, together with staff kitchens and toilet facilities.

The upper floor office is believed to provide three offices, a kitchen and a toilet at first floor level, as well as five offices and a toilet at second floor level.

In addition to the rear vehicle access, we are advised there is also pedestrian access to the garden from the public footpath on Victoria Street.

Services

The property is assumed to be connected to mains supplies of water, gas, electricity and drainage. Prospective purchasers must satisfy themselves as to the general availability of mains services.

Ratable Values

20 Victoria Street:	£6,000
20A Victoria Street:	£5,900
20B Victoria Street:	£6,200

Planning

The property is Category C listed and falls within a local conservation area.

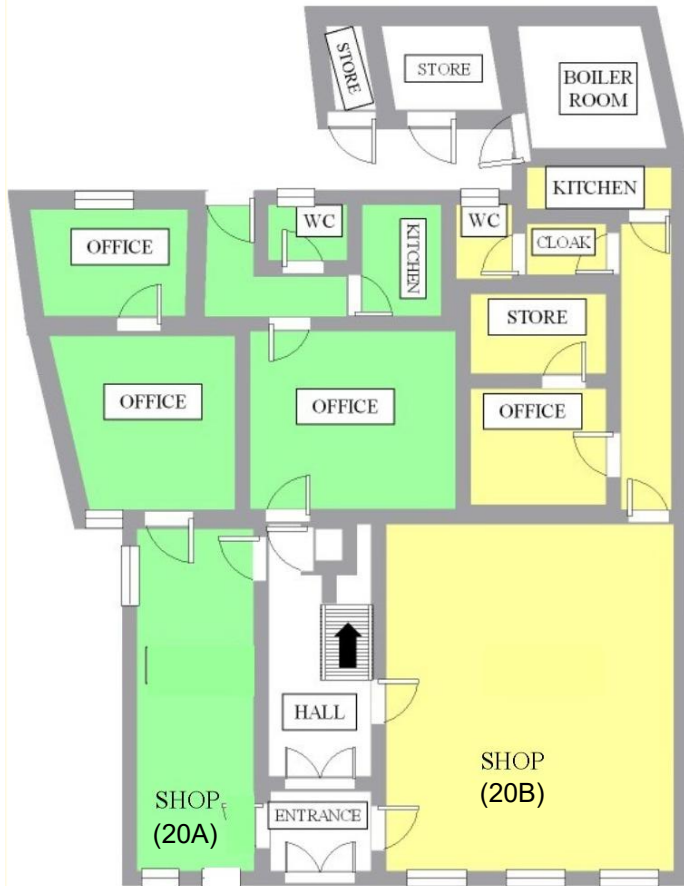
We assume the units are currently registered for Class 1A (Shops, Financial, Professional and Other Services) or Class 4 (Business) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited to residential conversion / redevelopment, subject to Local Authority consents. Prospective purchasers are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

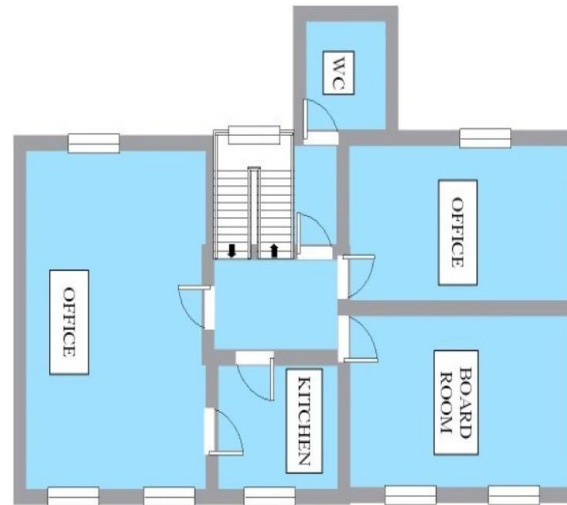


Indicative Floor Plans

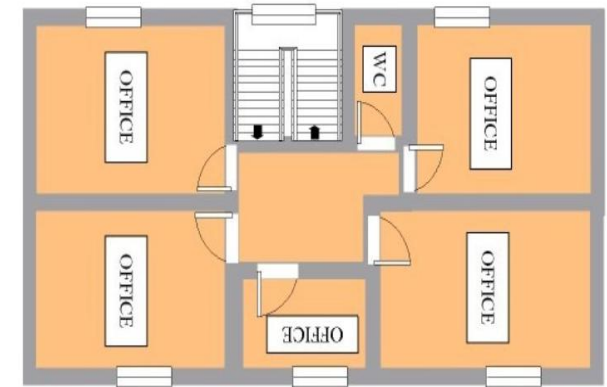
CREE HOUSE, 20-22 VICTORIA STREET,
NEWTON STEWART, DG8 6BT



Ground Floor



First Floor



Second Floor

INDICATIVE FLOOR AREAS

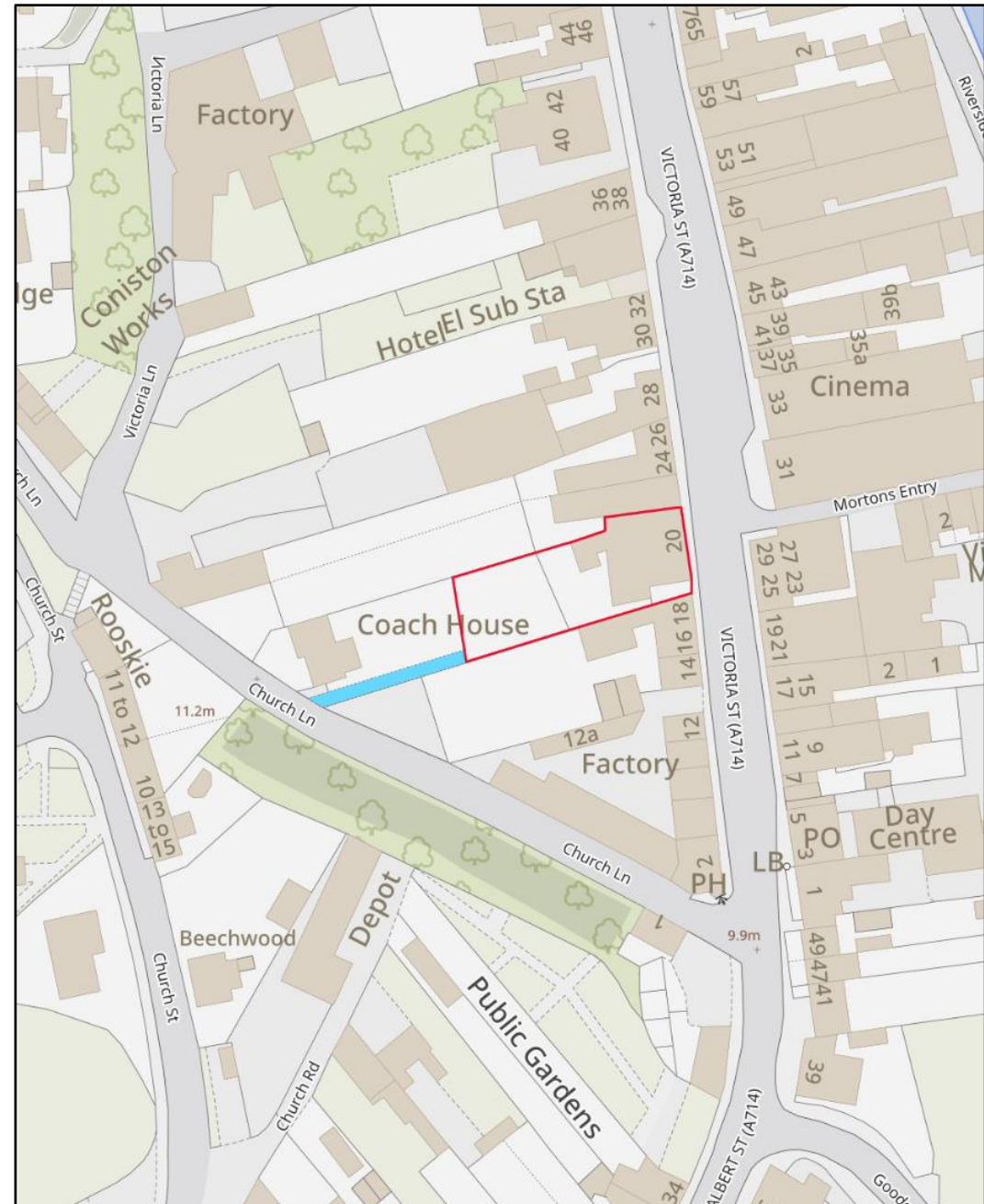
	m ²	ft ²
20 Victoria Street (First & Second Floors)	219.04	2,358
20A Victoria Street (Ground Floor)	99.40	1,070
20B Victoria Street (Ground Floor)	83.68	901

The above floor areas have been obtained from the Energy Performance Certificate lodged against each unit. For the avoidance of doubt, the floor areas have not been corroborated.



Location & Site Plans

CREE HOUSE, 20-22 VICTORIA STREET,
NEWTON STEWART, DG8 6BT





Auction Date

The auction will be held on Thursday 22nd October 2026 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.

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.

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.

Guide Price

The property has a guide price of **£75,000**.

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.

Buyer Fees

The buyer's fee is 1.5% plus VAT, subject to a minimum of £1,500 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

Energy Performance Ratings:

20 Victoria Street: F

20A Victoria Street: G

20B Victoria Street: G

A copy of the EPCs are available on request.

Get in Touch

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



Fraser Carson

f.carson@shepherd.co.uk



Robert Maxwell

robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors

18 Castle Street, Dumfries, DG1 1DR

t: 01387 264333



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.

[shepherd.co.uk](https://www.shepherd.co.uk)



SHEPHERD

PROPERTY AUCTIONS