FOR SALE BY ONLINE AUCTION

REDEVELOPMENT OPPORTUNITY

Auction Date: 22.10.26

Ground & Attic Floor Property with Sea Views

Private Gardens & Off-Street Parking

Central Position within Scenic Harbour Village

Scope for Residential Conversion or Redevelopment into 2x Dwellings (STC)

Guide Price:
£45,000 - £55,000

360° VIRTUAL TOUR

WHAT 3 WORDS

14-14A MAIN STREET, PORT WILLIAM, DG8 9SD

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PROPERTY AUCTIONS

Location

Traditional property with private grounds overlooking harbour and Luce Bay

FIND ON GOOGLE MAPS

The property occupies a convenient position within the picturesque harbour village of Port William.

The 18th century village is steeped in history and is now a well-established holiday destination, set on the South West Coastal 300 route.

https://scotlandstartshere.com/swc300/

Port William lies on the Machars peninsula in Dumfries & Galloway and overlooks Luce Bay, forming part of the spectacular Solway Firth coastline.

The village benefits from being positioned on the A747 which allows for easy access to the national road network, with the A75 trunk road only a 15-minute drive to the north.

Local amenities include a Spar convenience store & Post Office, café / bar, takeaway, filling station, doctor's surgery, and a primary school.

Nearby visitor attractions include caravan sites, holiday parks, golf courses, an astronomy centre, gardens, museums and a distillery, as well as an array of landmarks & monuments.

Most main facilities are available within the nearby towns of Newton Stewart and the 'Scottish National Book Town' of Wigtown, which hosts a popular literary festival every autumn.

The immediate area and wider region also offer a wide variety of outdoor pursuits such as walking, climbing, wild swimming, sailing, fishing, and world-class mountain biking centres.

Description

The subjects comprise a linked ground & attic floor building with a single storey extension.

It appears the original stone and slate building was initially constructed as a dwelling before being converted and extended for commercial use during the 20th century.

The extension is of brick construction and surmounted by a flat roof with mineral felt cladding.

There are presently two separate display frontages. Windows are a mix of single-glazed timber sash & casement / double-glazed uPVC casement design. There are also several single / double glazed skylights.

The overall site area extends to circa 0.033 Ha (0.08 Ac) or thereby.

The site is enclosed by stone walls and extends to a private drive, two areas of garden ground and a brick / felt outbuilding.

The internal accommodation is as follows:

Ground Floor
Salon, Staff Room, Kitchen, Retail Area and Store

Attic Floor
Store and Bathroom with WC

The floors are of suspended timber construction. The walls and ceilings are mostly lined except for the gable wall within the attic store.

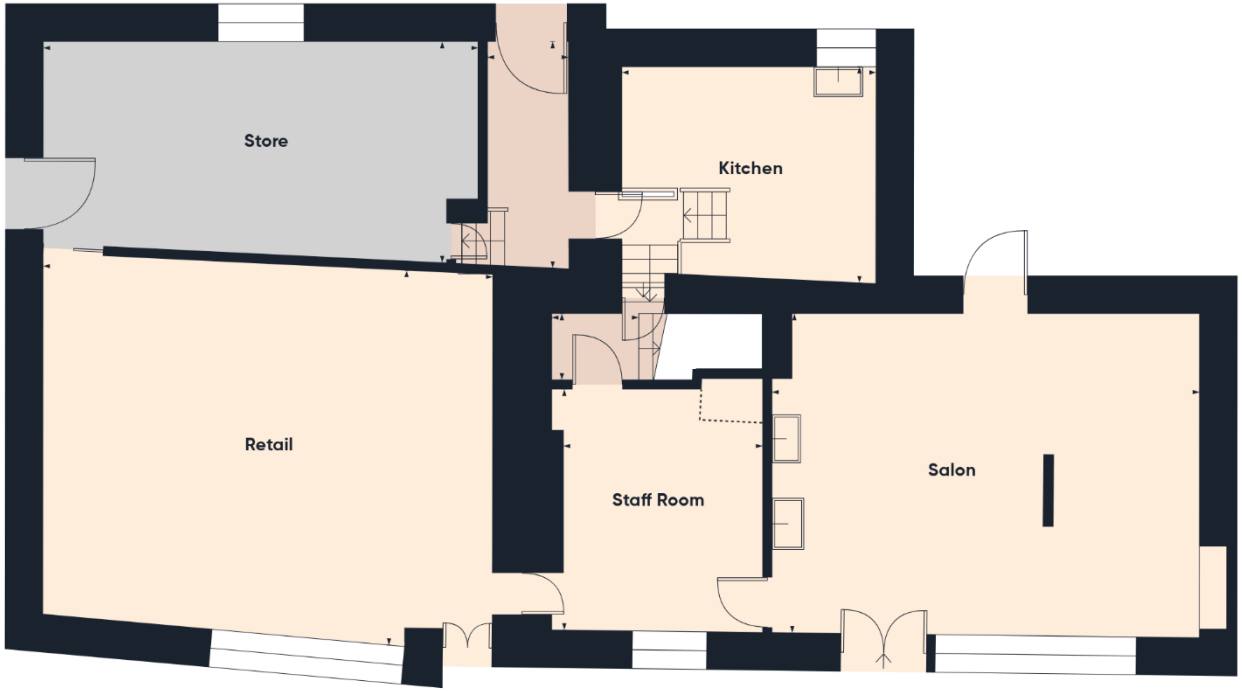
Kitchen and sanitary fittings are on semi-modern lines.

FLOOR AREAS	m^2	ft^2
Ground Floor	115.30	1,241
Attic Floor	24.61	265
TOTAL	**139.91**	**1,506**

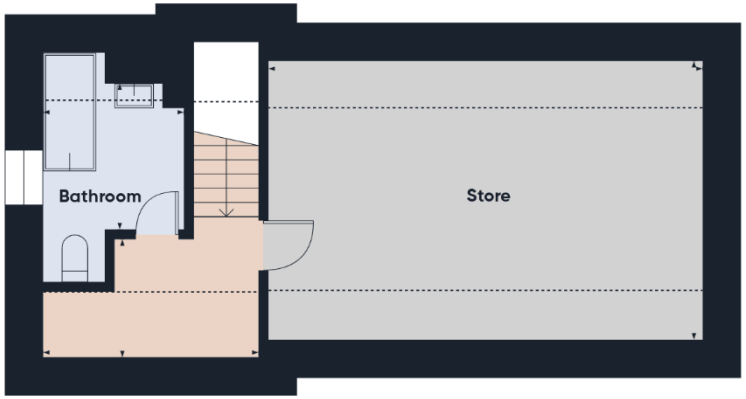
The above floor areas have been calculated from on-site measurements and are stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plan

14-14A MAIN STREET, PORT WILLIAM, DG8 9SD



Ground Floor



Attic

Description

Condition

The extension is affected by structural movement.

No reports or estimates have been obtained, and prospective purchasers must satisfy themselves on this matter prior to bidding.

Services

Mains water, electricity and drainage.

Space heating is provided by an oil-fired boiler connected to a series of wall mounted radiators.

Rating Assessment

14 Main Street: £1,600
14A Main Street: £1,000

The property therefore qualifies for 100% Rates Relief under the Small Business Bonus Scheme, subject to occupier eligibility.

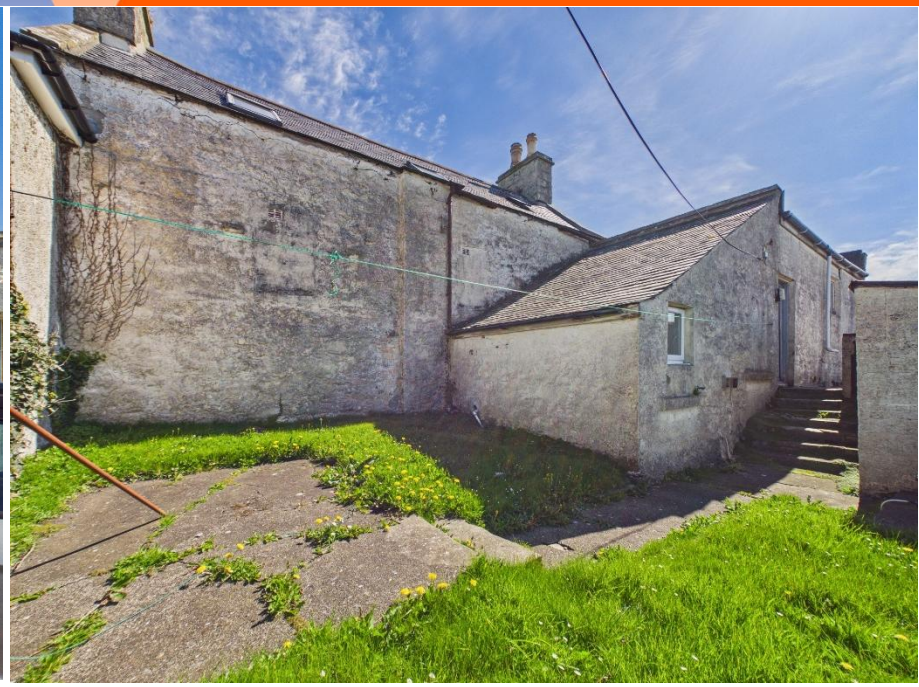
Planning

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

The building is however well suited to residential conversion or redevelopment into a single dwelling or possibly two separate dwellings, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Gallery



Location & Site Plans

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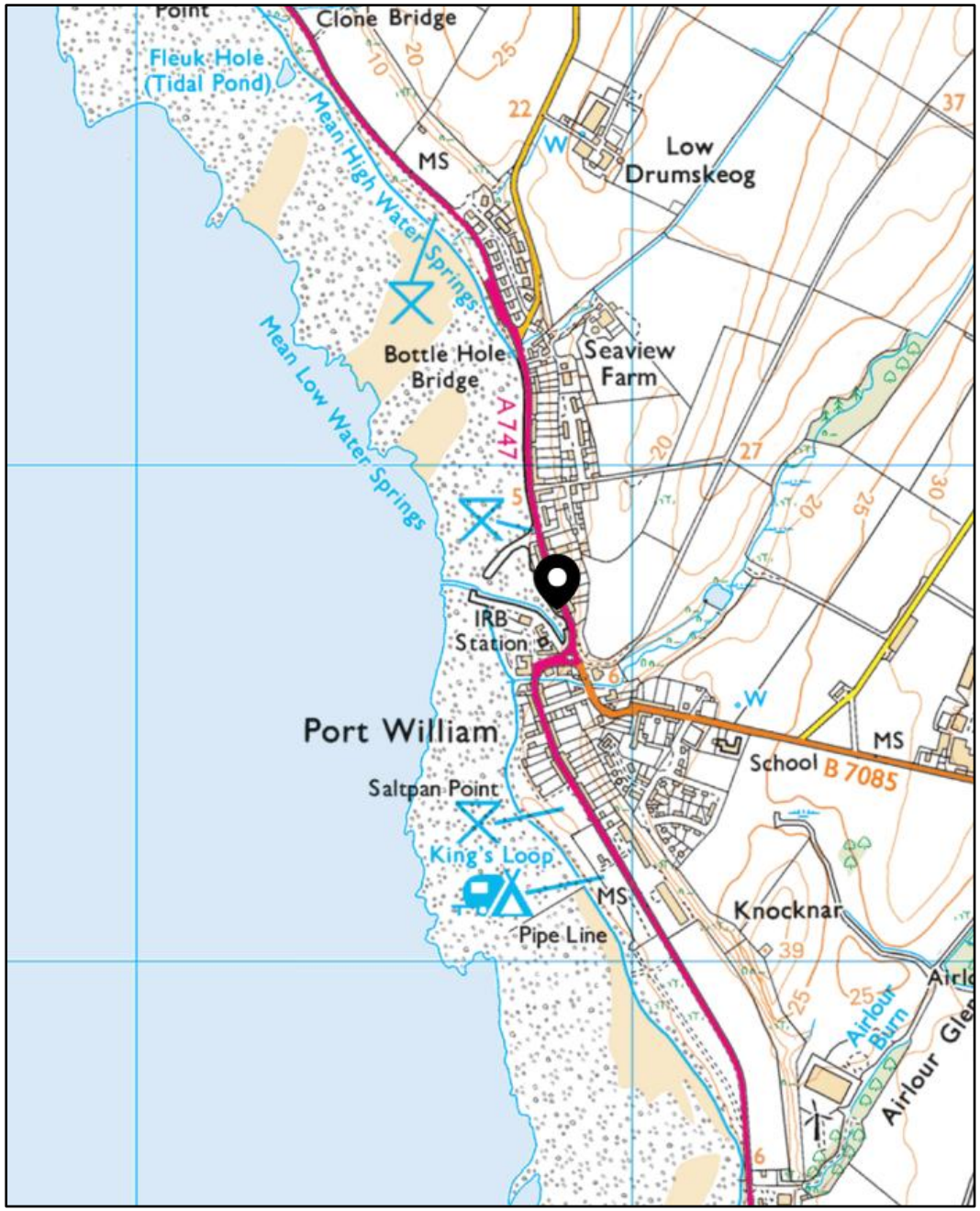

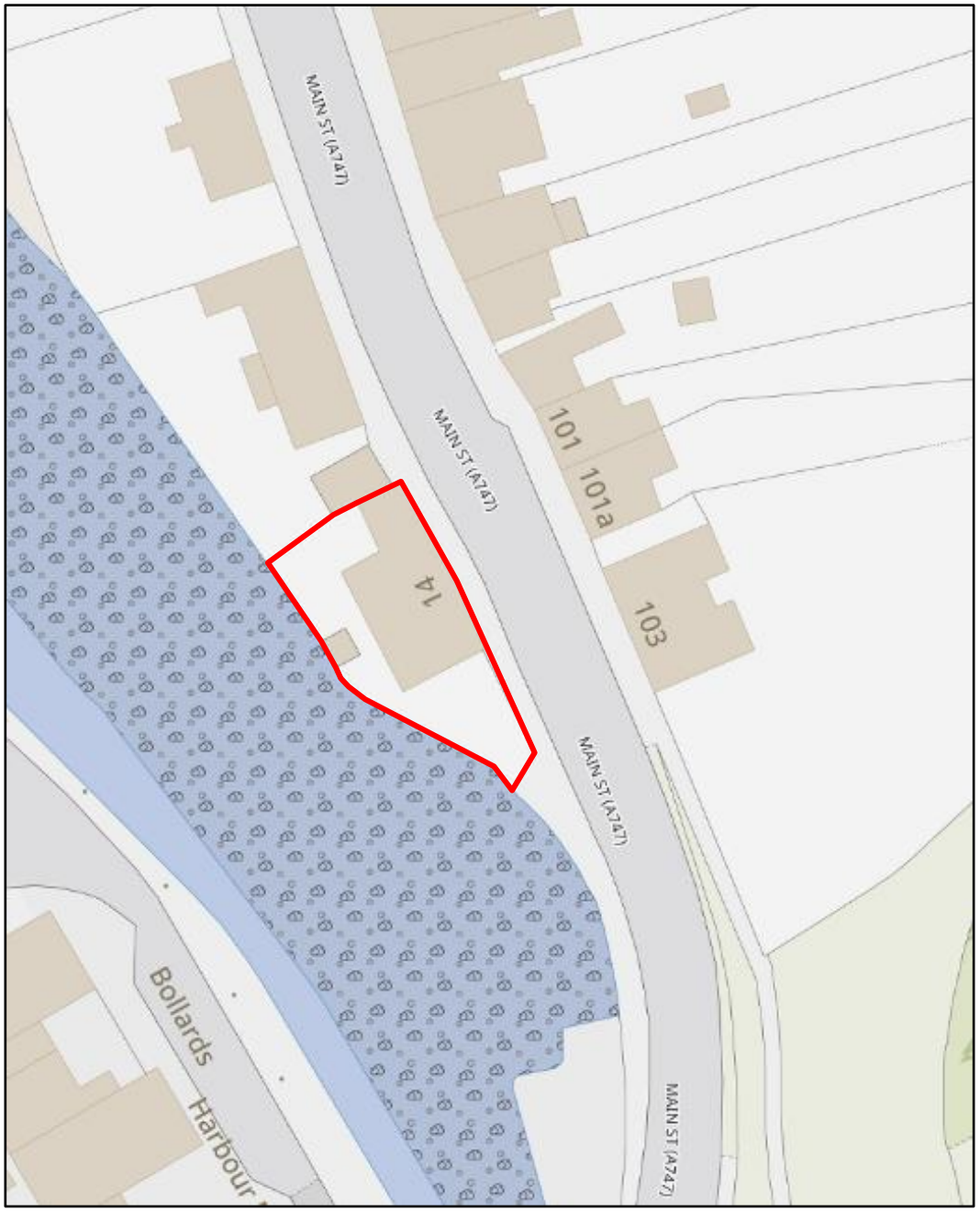

The Detail

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 **£45,000 - £55,000**.

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 Rating: D

A copy of the EPC is 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.

shepherd.co.uk

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**

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