

FOR SALE BY ONLINE AUCTION

Auction Date:
20th August 2026 at 2:30pm

Highly sought after plot located on the western edge of South Queensferry

Site area extends to approx 8.53 acres
(3.452 Ha)

Dilapidated Category 'C' listed
Country Mansion, constructed in 1883
and occupying elevated site

GIA extends to 872 sqm (9,386 sqft)

Exceptional potential for
redevelopment subject to obtaining
planning consents

Guide Price: £275,000

On behalf of:
**Transport
Scotland**



INCHGARVIE HOUSE, SOCIETY ROAD, SOUTH QUEENSFERRY, EH30 9SJ

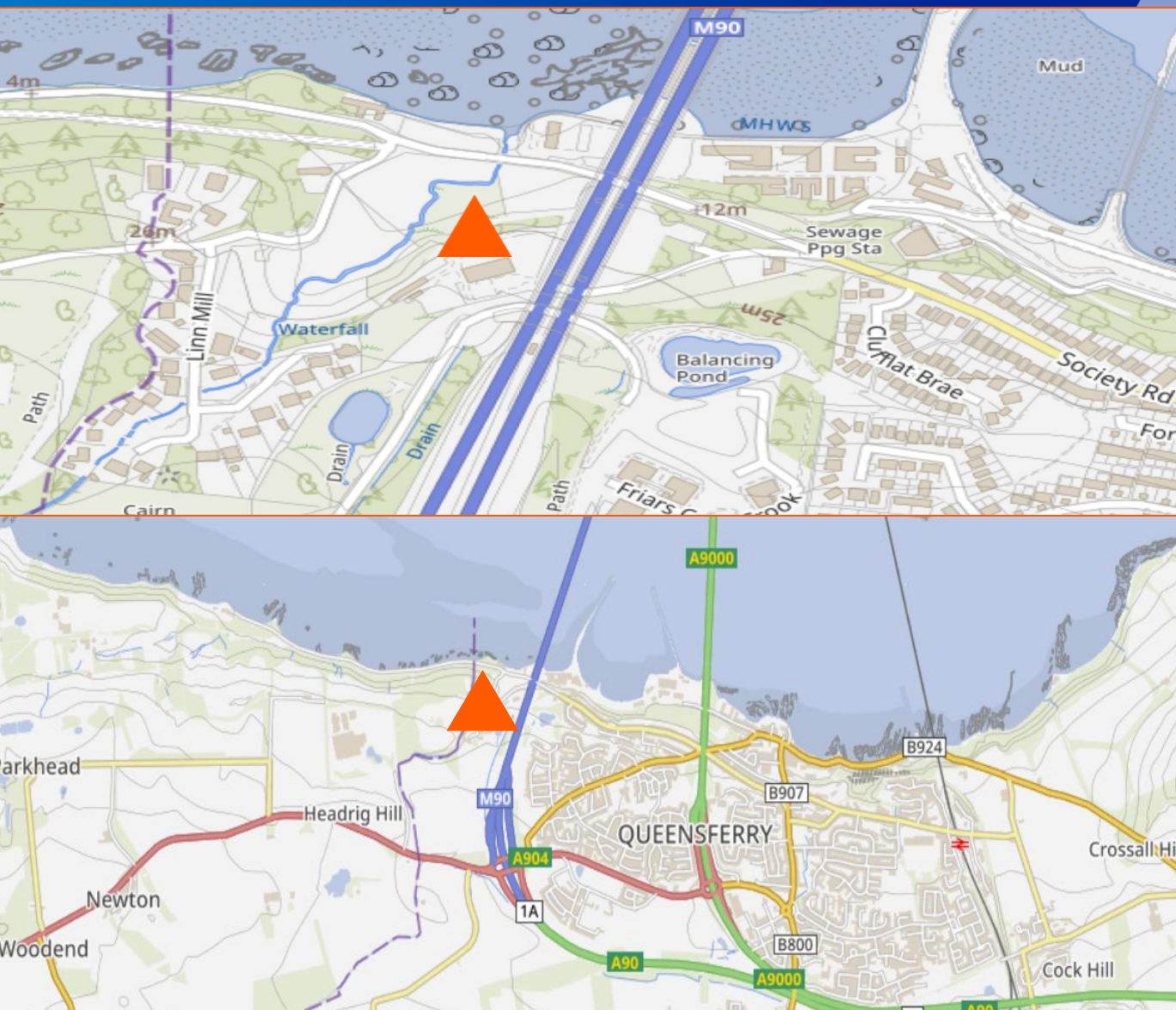
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Location

INCHGARVIE HOUSE, SOUTH QUEENSFERRY, EH30 9SJ



Location

The subjects are positioned within a plot located on the western edge of South Queensferry, positioned to the west of the Queensferry Crossing and is within close proximity to the Hopetoun House Estate.

The area benefits from outstanding connectivity, with immediate access to the Queensferry Crossing, Forth Road Bridge and Forth Bridge. These strategic transport links provide direct routes to Edinburgh City Centre, Edinburgh Airport, Fife and the wider Scottish motorway network via the M90, M9 and M8.

South Queensferry enjoys a strong and consistent level of footfall from both residents and visitors, providing a mix of retailers, cafés and restaurants, and popular attractions on the coastline including Port Edgar Marina.

More specifically, the subjects are situated off Hopetoun Road/Society Road in South Queensferry. Hopetoun Road/Society Road also provides access to the properties at Cufflat Brae and Linn Mill, whilst being the main access road to Hopetoun Estate.



WHAT 3 WORDS



GOOGLE MAPS



Description

INCHGARVIE HOUSE, SOUTH QUEENSFERRY, EH30 9SJ



Description

The subjects comprise a site situated on the western edge of South Queensferry, extending to approximately 8.53 acres (3.452 hectares). A substantial and dilapidated Category 'C' listed country mansion is positioned on the site, originally constructed in 1883 as a single private residence. The property has since been subdivided into 10 flats, arranged over the ground, first and second floors which we assume are a variation of 2,3 & 4 apartment room flats ranging from a floor area of 56 sqm -137 sqm. There are also single-storey brick sheds and a store to the west of the main dwelling.

The site is arranged over two distinct levels. The upper level, accessed from Society Road, comprises Inchgarvie House, a range of outbuildings, and an area of mature woodland. The lower level is traversed by the Linn Burn and consists primarily of rough grassland. It is important to note that this lower section of the site is zoned as a floodplain.

The subjects benefit from an elevated position and enjoys exceptional views across the Firth of Forth. The coastal setting and outstanding outlook create a rare development opportunity, subject to the necessary planning and local authority consents.



Description

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FLOOR AREA	m ²	ft ²
Ground, First & Second Floors	872.00	9,386

The above floor area, which has been provided to us, is stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Condition

The property has been subject to vandalism and is therefore in poor condition. As such, no internal access can be provided for viewings etc.

Services

It is understood that the property is connected to the usual mains services of gas, water, drainage and electricity.

Please note no certification or warranties are available for the utilities or service connections, and for the avoidance of doubt the building will be sold as seen.

Council Tax

Flats 1-10 - Band C and D.

Planning

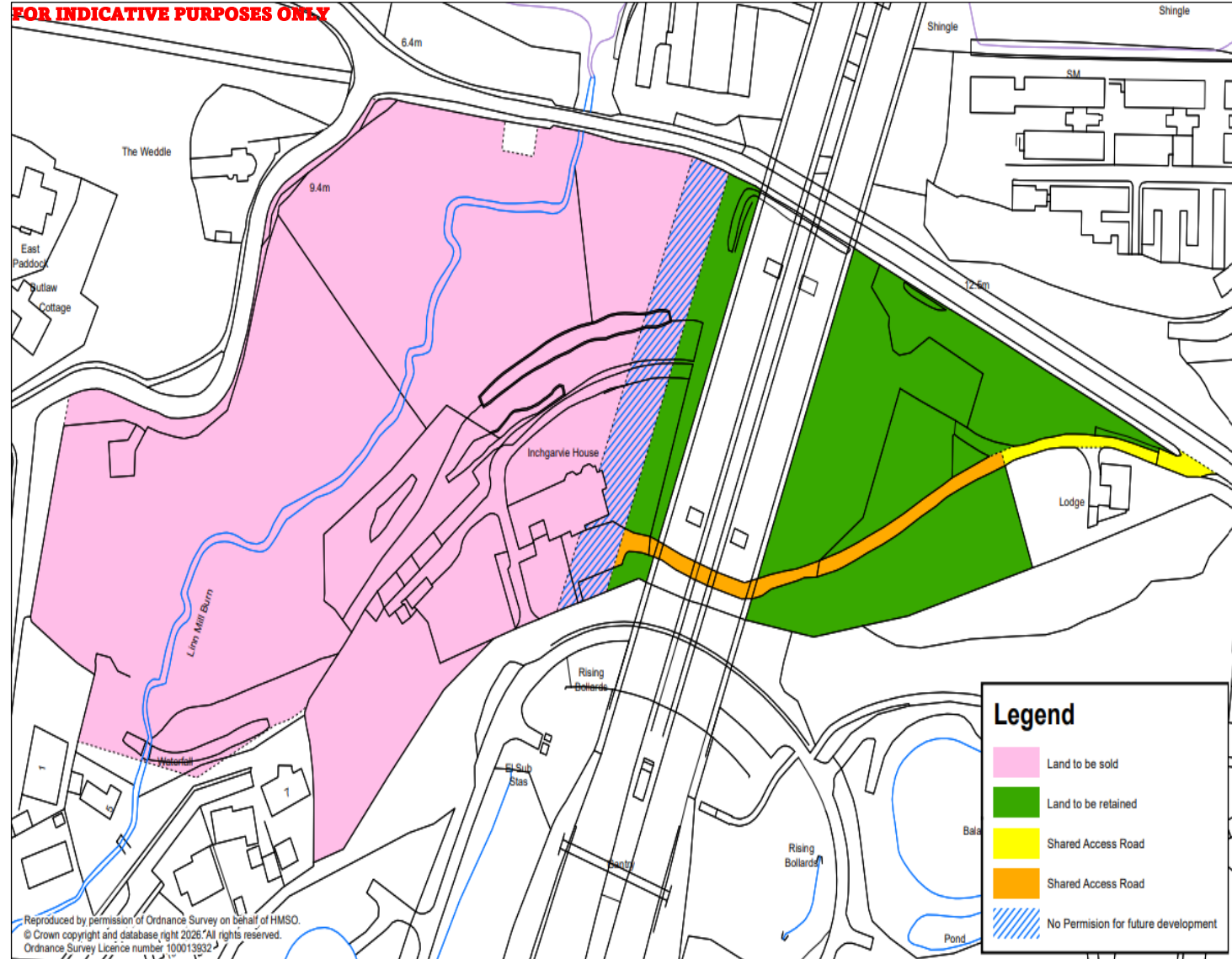
Inchgarvie House comprises 10 residential 2 to 4 apartment room flats (Planning Ref: 92/02401/FUL).

We assume the property is currently registered for Class 9 (Houses) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is Category C listed and further details can be viewed at [Historic Environment Scotland - Inchgarvie House](#)

The whole of the lower level and part of the upper level of the grounds sit within a Site of Importance for Nature Conservation (SINC).

Interested parties are advised to make their own planning enquiries directly with City of Edinburgh Council.





Auction Date

The auction will be held on 20th August 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 **£275,000**.

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

There are no buyer's fees on this lot.

No Resale Clause

Please note the vendors will not permit resale of the property within 12 months from the date of purchase. See legal pack for further information.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

See Legal pack.

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