

**BIG RED BARN**  
ELSRICKLE, BIGGAR, ML12 6QZ



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Established business on main arterial route with scope for development

Biggar 5 miles ■ Edinburgh City Bypass 18 miles  
Glasgow 38 miles ■ Abington (J13 M74) 16 miles  
Carlisle 73 miles

- Café and Shop
- Attractive woodland with scope for development
- Land extending to approximately 84.01 acres (34.00 hectares) in total
- Available as a smaller lot or as a whole.



**Galbraith**

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 OnTheMarket



## LOCATION

The Big Red Barn is a well-established business set in a picturesque location with excellent views over the surrounding countryside. The property is located on a busy junction approximately 18 miles south of the Edinburgh City Bypass, on the A702 trunkroad which is one of the main arterial routes linking Edinburgh to the M74 at Abington approximately 16 miles to the south.

The Big Red Barn is located approximately 5 miles north of Biggar which has a range of amenities and facilities including local and national retailers, supermarkets, medical services, restaurants and schools. Edinburgh city centre is located about 25 miles to the north and has a wider range of facilities including supermarkets, leisure facilities and many tourism related activities.

The surrounding area is known for its unspoilt rolling countryside and benefits from excellent accessibility to nearby towns and attractions including Peebles which is a popular town about 14 miles to the east, Dawyck Gardens, Stobo Castle and the World Heritage Site at New Lanark.

## THE PROPERTY

The property comprises an area of land extending to approximately 84.01 acres in total located to the east of the A702 and to the south of the A721. Formerly a working farm the property was bought by the current owners and developed into an established café and shop in 2014.

The property has the following accommodation:

**Café/Shop:** An attractive stone construction building with white harled walls under an insulated pitched metal box profile roof. Internally the property has been finished to a high standard with a vaulted ceiling with exposed timber roof trusses, polished concrete floor and timber framed double glazing. The café and shop has an open plan layout with a commercial kitchen, office and toilet facilities. On the northern elevation of the building there is a store that accommodates the biomass boiler and associated equipment.

The café and shop extends to approximately 1,314 sq.ft (122.07 sq.m).

In addition there is a kitchen storage shed and attractive raised beds in the garden area.

**Brick Barn:** The barn is of brick construction under a corrugated sheet roof. Internally the barn has a concrete floor and access doors along the southern elevation. Immediately to the east is the Larch Room which provides additional dining accommodation opening out onto an outdoor seating area and garden with a small corrugated red barn known as the Pie Shed.

The Brick Barn extends to approximately 2,486 sq.ft (230.98 sq.m).

**Red Barn:** The red barn is of steel truss construction with metal corrugated sheet cladding. The eastern elevation is open and the building is used for a wood store to supply the biomass boiler.

The Red Barn extends to approximately 2,319 sq.ft (215.49 sq.m).

A new access was formed by the owners which leads to a car parking area laid to bound hardcore. To the south of the buildings there is an area of hardstanding which is enclosed by woodland on two sides.

## WOODLAND

The woodland extends to approximately 81 acres in total and lies to the south and east of the buildings and is a haven for wildlife. The woodland was planted in 1996 and principally broad leaf native species together with some conifer species. The woodland is made available to customers to stretch their legs and walk their dogs and enjoy the beautiful surroundings and also enjoy the wildlife.

Within the woodland area there are two poly-crubs which are used for the growing of salad, herbs and vegetables.

## THE BUSINESS

The family run business was established around 9 years ago and has been developed as a café and





shop renowned for its quality food and drink offering. Sustainability is at the core of the business ethos and food is prepared and cooked on site, and locally sourced produce is offered at every opportunity and includes fresh produce from the poly-crubs. The business enjoys local and regional custom and also passing trade with the property being situated on the junction of the A702 and A721. Regular customers come from as far afield as Cheshire and Cumbria and also those looking for a day trip from Edinburgh and Glasgow.

In addition, the shop offers a range of quality gifts from talented Scottish designers, their own jams and chutneys, gin, kitchenware, reference books and gift cards.

More information on the business can be found at the following:  
Web: <http://www.thebigredbarncompany.co.uk/>  
Facebook: The Big Red Barn  
Instagram: thebigredbarncompany

The Big Red Barn is featured in the Extra Mile Guide which is an insider's guide to alternative and delicious places to stop just off motorways and main roads and is a signature of quality. Further information is available by following <https://theextramile.guide/>

We also consider there are good prospects of further diversification in the form of developing woodland experience accommodation such as bothies, glamping pods or chalets, subject to obtaining the necessary consents.

The business employs around 12 staff mainly on a part-time basis and enjoys a healthy annual turnover and profit. Trading accounts can be provided to seriously interested parties on request following viewing of the property and the signing of a non-disclosure agreement.

It should be noted that gift stock and food stock will be agreed by separate negotiation prior to the sale. All cut timber/logs are excluded from the sale but may be available to buy under separate agreement.





## SERVICES

The property benefits from a mains connection of electricity and water as well as by connection to a private spring fed system from within the woodland. Drainage is by means of connection to a private septic tank and treatment plant. Heating and hot water is by way of connection to a biomass boiler. The biomass is a 50kw system supplied by wood from their own property and is on a RHI agreement due to expire in 2034 and generates an income in the order of £2,000 to £2,500 per annum. Further information is available on request.

The wind turbine was installed in 2014 and was subsequently sold to Access Energy with rights to the feed-in-tariff (FIT). Big Red Barn retains first use of electricity generated with any excess sold to the grid. The wind turbine is let for a nominal £1 per annum and the FIT expires in April 2034.

The sewerage treatment is on a private system. In the event that only Lot 1 is sold the sellers will reserve the right to oblige the purchaser to divert the current inflow for the existing tank into a new tank to be located adjacent to it. The cost of any diversion and connection will be met by the sellers.

A right for the overflow for surface water drainage to be routed across the Lot 1 area will be required to enable discharge to the existing drainage ditch.

## RIGHTS OF ACCESS AND RESERVED RIGHTS

In the event that only Lot 1 is sold the sellers will reserve an unrestricted right of access over the track to the east of the buildings to the area of hardstanding to the south. It should be noted that the woodland is not a commercial plantation and there are no planned activities for substantial timber extraction.

The first section of the access road will be retained by the sellers with a right of access granted to the purchasers. The maintenance of this will be on a user basis.

The seller will reserve a right to connect to all service media through the subjects for sale.





Two neighbouring landowners have a right to connect to the spring water in the woodland. However, the supply is not currently used as the neighbours benefit from mains supplies of water.

Access Energy have a retained right of access to the wind turbine for maintenance purposes.

### PLANNING

Historically, the subjects have benefitted from planning consent for a “tied” residential property. This planning consent has expired, however, we would consider there to be reasonable prospects for a single house tied to the business to be constructed on site, subject to obtaining the necessary consents.

### ENERGY PERFORMANCE CERTIFICATE

The residential property has an energy performance rating of A+. Please contact the selling agents for a copy of the EPC.

### BUSINESS RATES

The cafe has a rateable value of £8,100, the yard area has a rateable value of £3,000, both of which are subject to 100% small business rates relief.

### DATA ROOM

An online data room has been prepared, containing relevant accounts information for the business, the RHI agreement and wind turbine lease and agreement of sale details.

Please contact Galbraith for access.

### ASKING PRICE

The subjects are available as a separate Lot or as a Whole as follows:

**Lot 1:** The Café/Shop, Brick Barn, poly-crubs, carpark and approximately 6.43 acres of woodland.

**The Whole:** All of the buildings, area of hardstanding, the woodand totalling approximately 84.01 acres,

Interested parties will be notified of any closing date and requested to submit an offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales for completing the transaction.

We recommend that interested parties note their interest in the subjects to be kept informed of any closing date and to receive any additional pertinent information.

### LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

### VAT

It should be noted that the land and buildings are opted to tax for VAT purposes.

### VIEWING AND FURTHER INFORMATION

Viewing of the property is by appointment only.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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07909 978 644

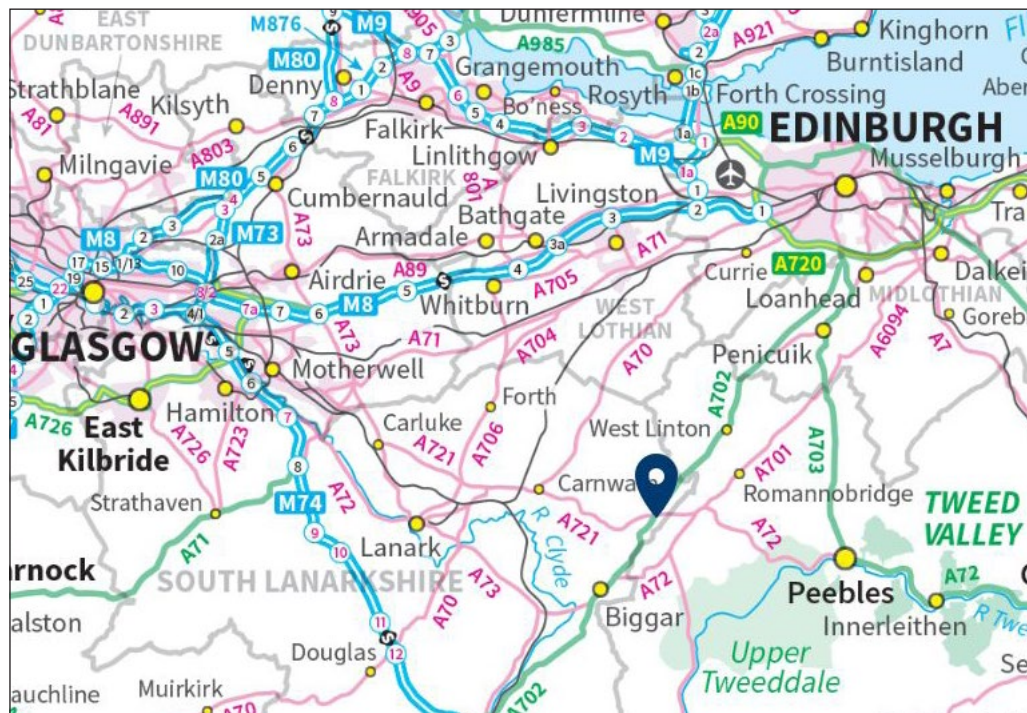
Galbraith,  
Suite C, Stirling Agricultural Centre  
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### SOLICITORS

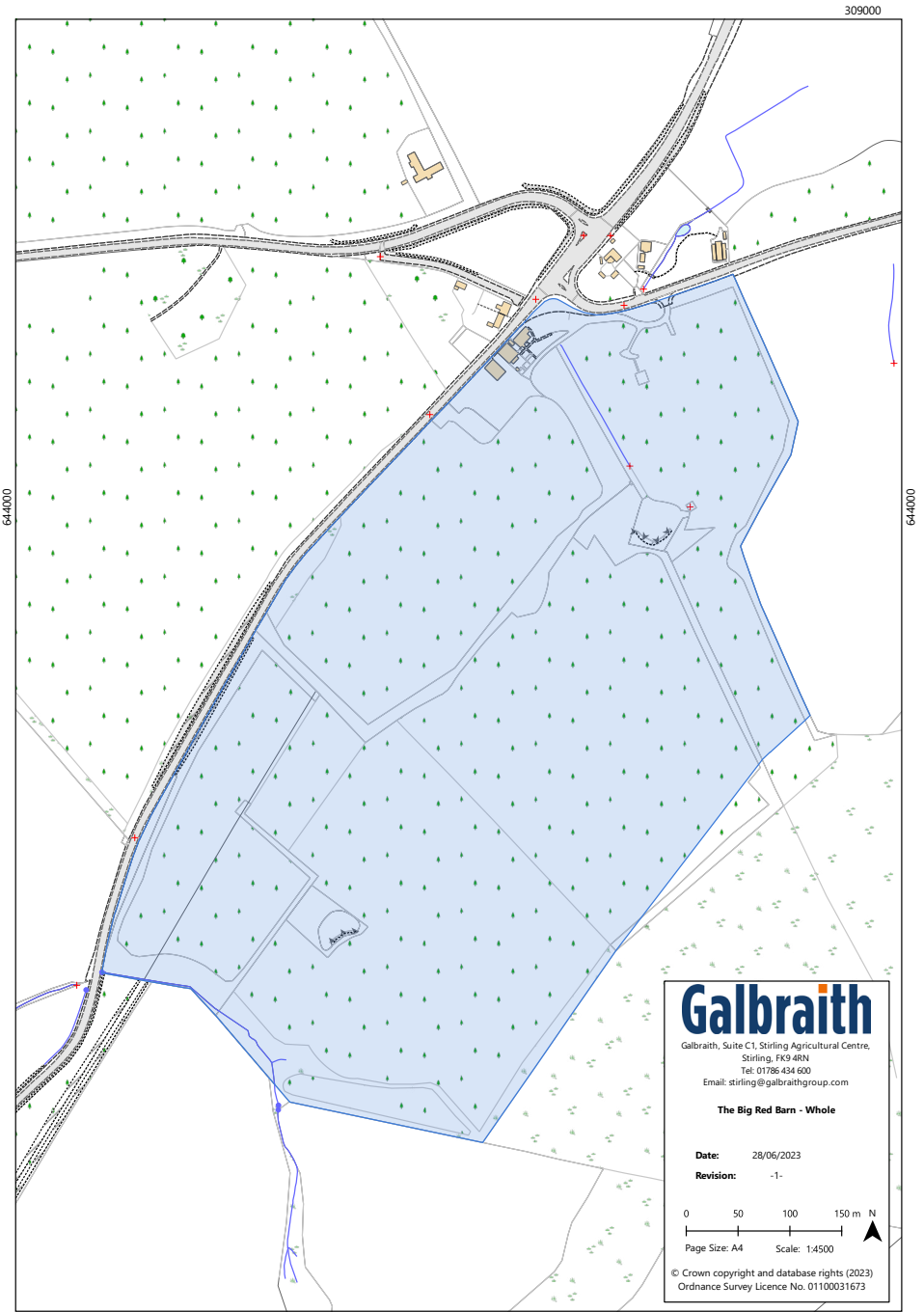
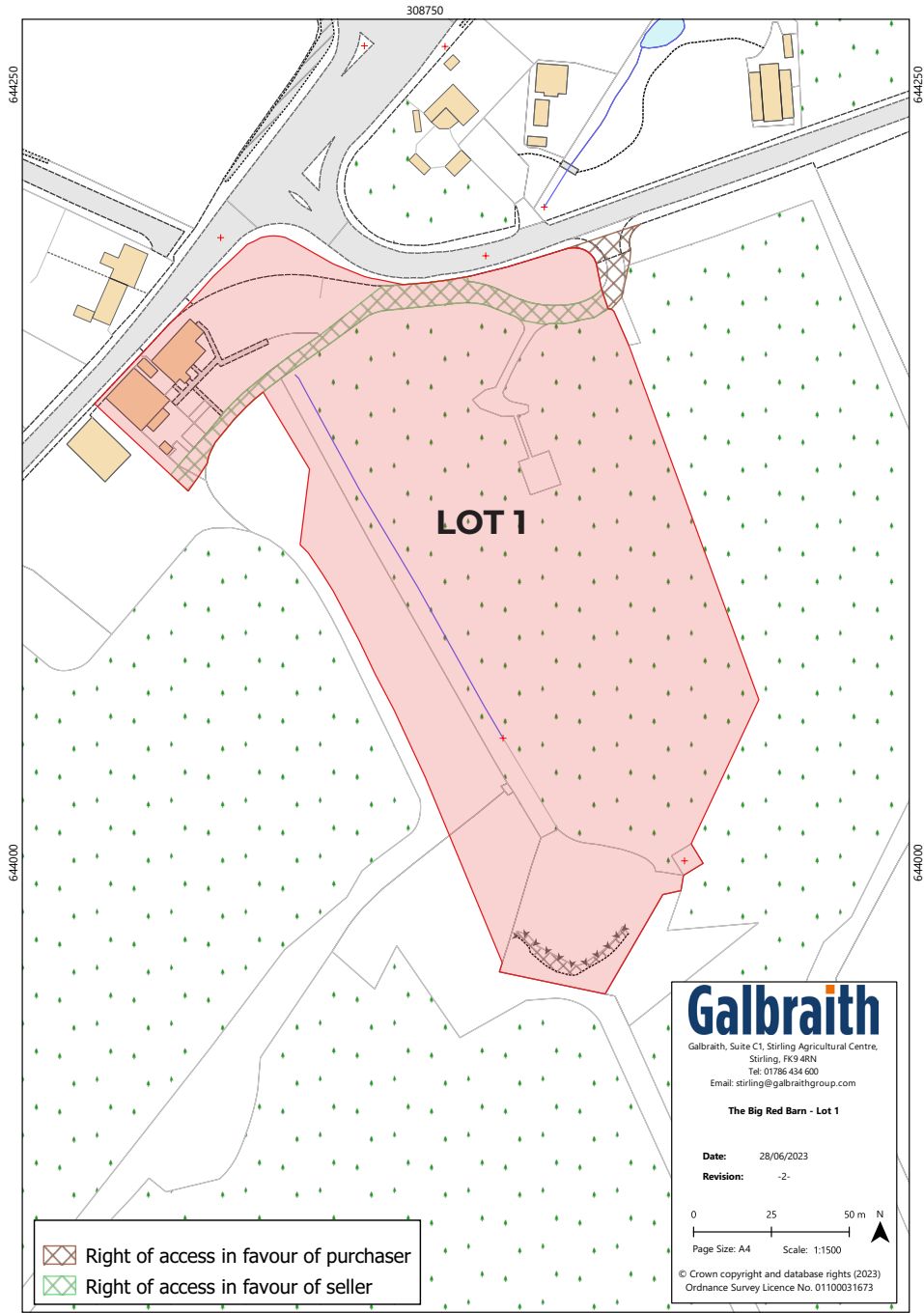
Anderson Strathern  
1 Rutland Court  
Edinburgh  
EH3 8EY

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in June 2023. 8. Particulars prepared June 2023.











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