

FOR SALE

Attractive Inn Overlooking the Green in a Pretty Scottish Borders Village

**GRAHAM
SIBBALD**



Ancrum Cross Keys

Ancrum, Jedburgh, Scottish Borders, TD8 6XH

Offers around £250,000 - Freehold

Find out more at
www.g-s.co.uk

- **Attractive Inn Overlooking the Green in a Pretty Sottish Border Village**
- **Close to Borders Town of Jedburgh**
- **Great Range of Bar; Lounge & Restaurant Areas**
- **Fantastic, Large Beer Garden**
- **Potential for 4 Letting Bedrooms OR Owners Accommodation**
- **Established & Well-Known Business, Popular with Village Community**



INTRODUCTION

The Ancrum Cross Keys is an attractive and characterful inn located in the charming village of Ancrum, a Conservation Area. Ancrum, in the Scottish Borders, is a picturesque village lying less than 5 miles from the town of Jedburgh and only an hour's drive from Edinburgh. Sitting close to the Ale Water, which joins The River Teviot, the village thrives off a strong community spirit.

The Ancrum Cross Keys, a Category C Listed Building, has a prominent position in the village, overlooking the beautiful Ancrum village green. The inn has a range of food and beverage facilities; main bar, bar lounge and restaurant. Outside, there is a patio area with picnic-style tables to the front, as well as a large beer garden, which leads to access to the Ale Water.

On the first floor there is potential redevelopment space, previously owners' accommodation, that could be developed into letting bedrooms or revert to spacious accommodation for owners.

The property is primarily a bar serving the local community, however in recent years the restaurant side of the business has become increasingly popular.

The availability of the Ancrum Cross Keys offers a wonderful opportunity for a buyer to acquire a traditional village pub with great further development potential.

THE PROPERTY

The Ancrum Cross Keys, as well as being located in a Conservation Area, is an Historic Scotland Category C Listed building. The pub/restaurant is arranged over the ground and first floors of a mid-terraced red sandstone building,

At first floor level, accessed via an external staircase in a rear courtyard, there are various rooms which are currently unoccupied but could be remodelled to provide either letting bedrooms, staff or owners' accommodation.

A feature of the inn is the large beer garden area to the rear, ideal for alfresco activities and from where there is access to the Ale Water.

ACCOMMODATION SUMMARY

The accommodation can be summarised, very briefly, as follows:-

From the car parking area in front of the inn there is access via the west facing patio to the front to the main door entrance.

Public Areas

- Front Public Bar (20); open fireplace; bar servery
- Bar Lounge (20); L-shaped room
- Back Bar (10); fireplace; back-to-back servery
- Restaurant (25); fireplace

First Floor

The first floor, accessed by an external staircase from the courtyard, is currently not in use. Formerly a private flat it comprises:-

- 6 x rooms
- Kitchen area
- Bathroom

The first floor requires complete refurbishment. Plans have been drawn-up to show how 4 x letting bedrooms and office space can be created or it could revert to private accommodation.

Service Areas

- Commercial kitchen
- Cellar
- General store
- Outside store accessed from garden

Outside

- Off-road parking (5 cars) at front
- Terraced patio, with tables & chairs, at front
- A "carriage" pend, used for general storage, gives access to rear courtyard
- Enclosed courtyard with "picnic" style tables
- Sizeable garden at rear, laid out to grass, with "picnic" style tables.
- Path access to the Ale Water



TRADE

Accounts for the year ended 31st March 2025 show a good turnover of £257,840 (net).

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

STAFF

TUPE regulations will be applicable to all staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE/RATINGS

<https://www.ancrumcrosskeys.com/>

Trip Advisor – 4.4 Very Good

SERVICES

Mains gas, electricity, water and drainage. Heating and hot water from gas fired boiler.

ENERGY PERFORMANCE CERTIFICATE

Ancrum Cross Keys – EPC Rating – E

The EPC is available upon request.

RATEABLE VALUE

Ancrum Cross Keys - Rateable Value £14,000 (1st April 2023).

TENURE

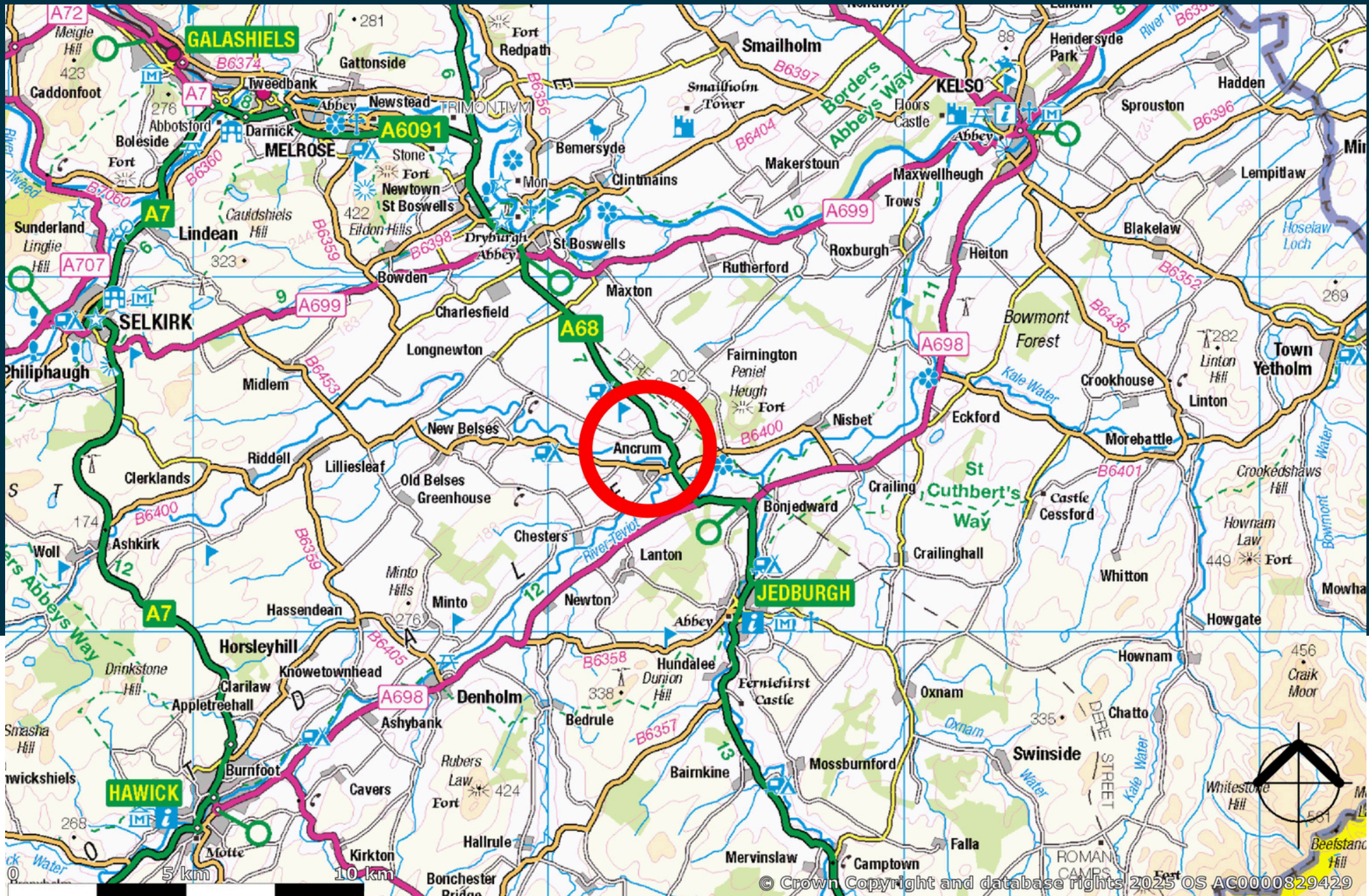
Heritable (Freehold) / Outright Ownership.

EXCLUSIONS

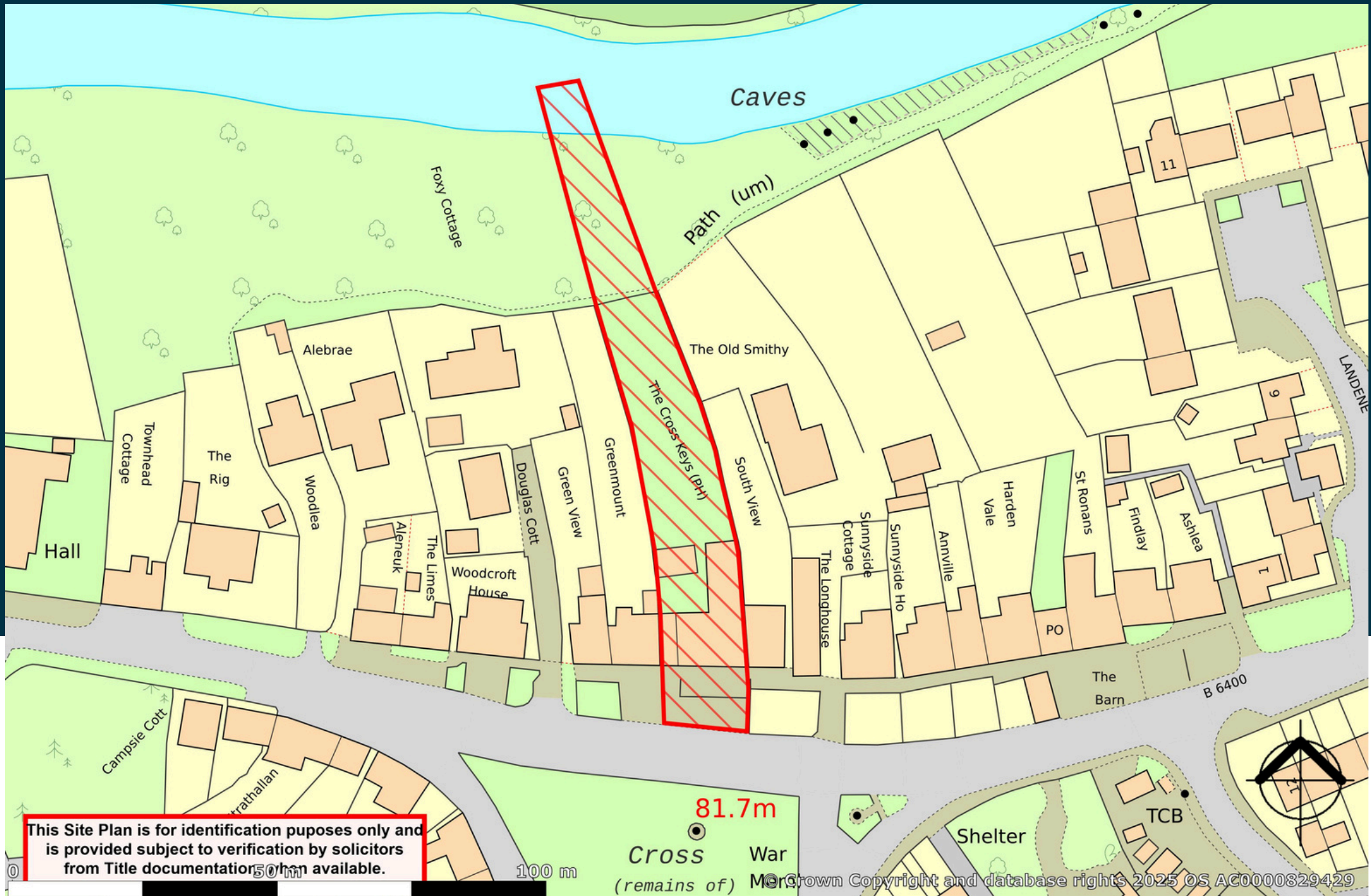
Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.







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PRICE

Offers around £250,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh, EH3 8JB

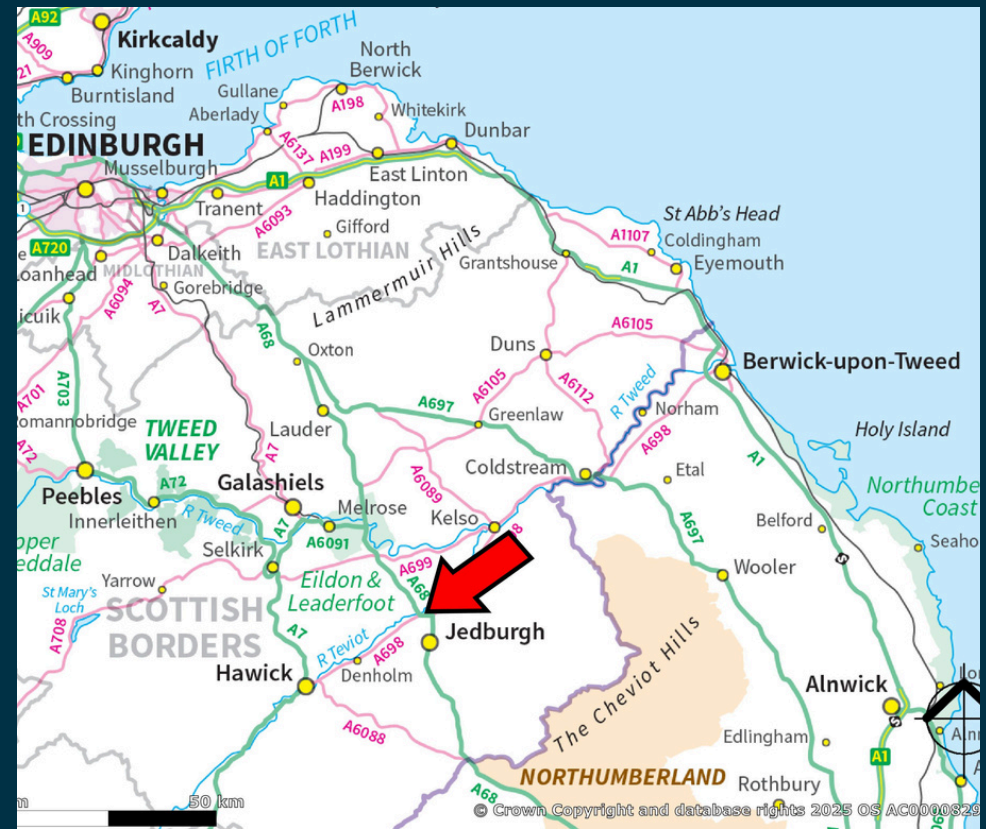
To arrange a viewing please contact:



Alistair Letham
Consultant - Hotel + Leisure
Alistair.Letham@g-s.co.uk
07836 341 710



Katie Tait
Agent - Hotel + Leisure
Katie.Tait@g-s.co.uk
07500 423 941



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: **August 2025**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.