

An opportunity to acquire a manufacturer of fenestration products

Opportunity

- The Company is a leading Scottish manufacturer of PVCu windows and doors for the trade and new build markets.
- The Group operates from a 60,000 sq ft facility in Livingston with capacity for 1,200 frames per week (currently producing c.750).
- Strong reputation, wide product range and own delivery fleet position the business for significant growth.

Key Highlights

- Secured new-build order book of approximately £1.8m, with a pipeline of £11m generated within 14 months and an additional £9m potential from Cruden Homes over the next 2–3 years.
- Established relationships with major national housebuilders.
- Scotland offers a substantial market opportunity with limited competition and strong demand driven by UK Government housing targets.
- Significant investment has already been made by the parent company to modernise machinery and improve product quality.
- Experienced workforce of over 70 skilled professionals and a scalable production facility capable of supporting future growth.

Financial Overview

- Revenue dipped slightly from £6.3m in FY24 to £6.2m in FY25.
- Repeat business from loyal trade customer base.
- Increase in turnover and improving margins from new build contracts.
- Positive forecasts based around existing trade sales and increased new build workstreams.

Historical P&L Summary

£'000	FY24A	FY25M
Revenue	6,275	6,152
Cost of Sales	(3,971)	(3,950)
Gross Profit	2,304	2,202
Overheads	(1,604)	(1,858)
Other direct costs	(1,667)	(1,465)
EBITDA	(967)	(1,121)
Finance costs and depreciation	(764)	(223)
Net Profit Before Tax	(1,731)	(1,344)

A: Statutory Accounts M: Management Accounts

Forecast P&L Summary

£'000	FY26F	FY27F	FY28F
Revenue	8,287	10,068	12,141
Cost of Sales	(5,158)	(6,016)	(7,161)
Gross Profit	3,128	4,052	4,980
Overheads	(1,919)	(1,929)	(1,974)
Other direct costs	(1,511)	(1,627)	(1,846)
EBITDA	(302)	496	1,160
Finance costs and depreciation	(122)	(106)	(106)
Net Profit Before Tax	(424)	390	1,053

Historical Balance Sheet Summary

£'000	FY24A	FY25M
Fixed Assets	435	840
Current Assets	1,596	1,200
Current Liabilities	(3,440)	(4,446)
Net Current Liabilities	(1,843)	(3,246)
Net Liabilities	(1,408)	(2,406)

Expressions of Interest

- Interested parties will be required to sign a non-disclosure agreement (NDA).
- Expressions of interest are required no later than noon on 21 January 2026.

For Further Information

Further information is available upon completion and return of an NDA, which is available on request. Enquires should be directed in the first instance to:

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Important Notice

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