WASTE MANAGEMENT AND MINERALS INVESTMENT OPPORTUNITY

Freehold
Waste Management and Minerals Investment Opportunity

Wroot Road Quarry
Wroot Road
Finningley
Doncaster
South Yorkshire
DN9 3DU

Subject to contract
September 2015

- Established sand quarry/waste management site part let to 3 tenants
- Current tenant operations including composting facility, concrete batching plant and aggregate bagging facility
- Generating £249,000 per annum with potential for growth.
- Site area of 53.3 acres (21.6 hectares)
- Buildings totalling 18,471 sq. ft (1,716 sq. m)
- Estimated red sand reserve volume of 830,000 tonnes
- Online Data-room providing further information
gva.co.uk/9136
Location

The property is situated on the eastern side of Wroot Road in a rural location. Wroot Road is connected to the A614, which lies approximately 2.5 kilometres (1 ½ miles) to the south west which provides good access to the A1 at junction 34 (Blyth services) to the south and the M180 at junction 1 (Doncaster north services) to the north.

Doncaster town centre lies approximately 13 kilometres (8 miles) to the west with Finningley approximately 3 kilometres (2 miles) to the south west.

Site Area

The subject site is of an irregular shape with a site area in the order of 21.59 hectares (53.34 acres).

Our measurements of the occupied areas of the property, in accordance with the lease plans, are as follows:

- Concrete batching plant operated by Cemex UK Operations Limited - 0.40 hectares (0.98 acres).
- The composting facility operated by Freeland Horticulture Limited – 4.53 hectares (11.19 acres).
- The aggregate bagging facility operated by Aggregates R Us Limited – 2.83 hectares (7 acres).
- We understand that the balance of the site comprising 13.83 hectares (34.17 acres) is vacant.

Description

The property offers a sand quarry with substantial remaining reserves. Part of the property has been developed for use for related added value aggregate operations, and for waste management activities. The quarry is vacant, whilst other activities are subject to leases detailed below.
**Aggregate bagging**

The aggregate bagging operation is occupied under two leases held by Aggregates R Us Ltd. The leasehold interest includes a large floodlit concrete and macadam yard, upon which the tenant’s have developed a purpose built bagging shed of steel frame construction with profile-sheet clad elevations under a pitched profile-sheet roof incorporating translucent panels and a roller shutter door for vehicle access. The operation bags up imported aggregates for onward sales to trade customers.

**Concrete batching plant**

The concrete batching plant site is occupied by Cemex UK Operations Ltd under a lease. The fenced compound accommodates two aggregate hoppers, cement silos, aggregate bays and converted HGV containers which provide staff and office accommodation. Much of this area has been surfaced with macadam.

**Composting**

Freeland Horticulture Limited operate a green waste composting facility on an area held on a lease. The composting activity is carried out on two concrete pads and within an open sided storage building and a fully enclosed processing shed. The pads have been designed to control run off of fluids via the drainage system and associated sump/surface water holding lagoons.

Freeland’s operation involves screening and shredding of delivered green waste which is then composted in external windrows prior to further shredding and sorting.

The compost processing shed is of steel frame construction with clad elevations under a pitched roof incorporating translucent panels and a roller shutter door for vehicle access.

There is a concrete surface yard area and weighbridge to the front of the unit. Freeland operates the facility under an environmental permit held by Yorkshire Horticultural Supplies Limited.
Building Floor Areas

We have measured the subject property in accordance with the Code of Measuring Practice published by the RICS and we have calculated that it provides the following approximate gross internal floor areas:

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compost processing shed</td>
<td>1,409</td>
<td>15,166</td>
</tr>
<tr>
<td>Compost storage shed</td>
<td>307</td>
<td>3,305</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>1,716</strong></td>
<td><strong>18,471</strong></td>
</tr>
</tbody>
</table>

In addition the aggregates bagging shed, which currently constitutes tenant’s improvements, extends to 281 sq m (3,025 sq ft).

Services

We understand the subject site benefits from mains electric, water and a septic tank. We have not tested these services to ensure that they are operational.

Planning

Originally the subject site formed part of a larger planning permission reference number H/20/15, which was issued by Nottinghamshire County Council on the 2nd December 1949.

The permission permitted the extraction of sand and gravel and erection of a washing plant and has subsequently been updated to include modern conditions.

We have been informed that the subject site benefits from a number of planning permissions, Reference:

- Permission No. 97/46/1156/P/REV
- Permission No. 97/1877/P
- Permission No. 06/00061/FULM
- Permission No. 09/00045/TIP
- Permission No. 12/00393/MIN

In addition the site access is subject to a routing agreement.

Further details will be provided on request.

Environmental Permit

A waste management licence reference number EAWML/43702 (plus variation notice EPR/BP3494LA) is in place for the composting operation. The licence permits the acceptance of a maximum of 100,000 tonnes of waste per annum, with a limit on the amount of waste being stored prior to composting, composted and stored for maturation of 25,000 tonnes at any one time.

Abstraction License

We understand the current site operations do not require a water abstraction license as they do not exceed a consumption of 20 cubic metres of water per day.

Energy Performance Certificate

Available upon request.

Rateable Value

The property is currently assessed for rating purposes as:

- Concrete batching plant and premises £19,750
- Quarry and premises £41,250
- Bagging plant and premises £34,500
- Aggregate processing plant and premises £15,500

The Uniform Business Rate for 2015/2016 is 49.3p per £1 Rateable Value
Tenure

The property is available on a Freehold basis to include land and buildings (excluding those identified as a tenant improvement), mineral and resulting void.

Tenancy Information

<table>
<thead>
<tr>
<th>Tenant (Description)</th>
<th>Lease Start Date (Term)</th>
<th>Passing Rent (Next review)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aggregates R Us Ltd (Aggregate bagging)</td>
<td>25 Sept 2012 (10 years)</td>
<td>£48,000 pa (25 Sept 2017)</td>
</tr>
<tr>
<td>Aggregates R Us Ltd (Aggregate bagging)</td>
<td>25 Sept 2012 (10 years)</td>
<td>£15,000 pa (25 Sept 2017)</td>
</tr>
<tr>
<td>Freeland Horticulture Ltd (Green Waste Composting)</td>
<td>29 Sept 2013 (15 years)</td>
<td>£150,000 pa (24 June 2018)</td>
</tr>
<tr>
<td>Cemex UK Operations Ltd (Concrete batching plant)</td>
<td>25 Sept 2012* (20 years)</td>
<td>£36,000 pa (2017)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£249,000 pa</strong></td>
<td></td>
</tr>
</tbody>
</table>

* Cemex lease undated, the stated commencement date is assumed.

Copies of all occupational leases are available in the GVA online data-room.

Tenant covenant information provided upon request.

Mineral Reserves

We have not undertaken our own assessment of the mineral reserves and have relied upon an historic geological report undertaken in 1988 and deducted subsequent annual sales returned by the operator.

Estimated reserves of red sand are 830,921 tonnes.

Terms

Guide Price on Application.

For further information or an appointment to view please contact:

Paul Marsh
T: 0207 911 2852
M: 07940 581738
E: paul.marsh@GVA.co.uk

Alex Sweetman
T: 0113 280 8003
M: 07831 505 078
E: alex.sweetman@GVA.co.uk

James France
T: 0113 280 8030
M: 07880 471 239
E: james.france@GVA.co.uk

GVA.co.uk
Bilfinger GVA is the trading name of GVA Grimley Limited and is a principal shareholder of GVA Worldwide, an independent partnership of property advisers operating globally. gvwORLDWIDE.com

©2012 Copyright Bilfinger GVA

Bilfinger GVA is the trading name of GVA Grimley Limited and is a principal shareholder of GVA Worldwide, an independent partnership of property advisers operating globally. gvwORLDWIDE.com

Published By Bilfinger GVA