

FOR SALE.

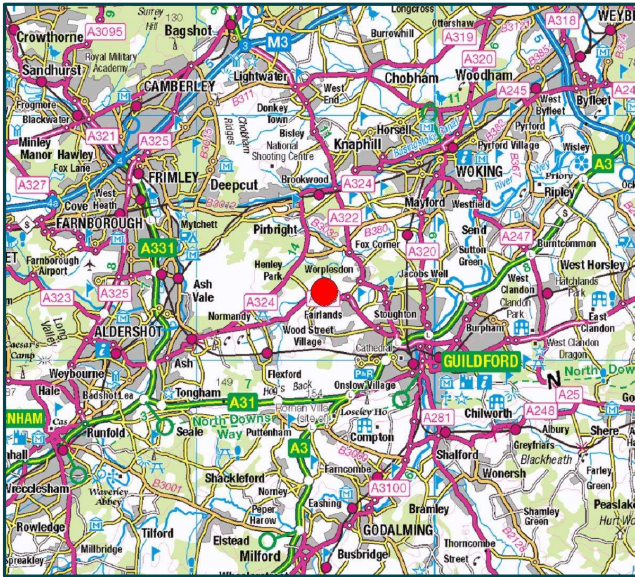


Key Features

- Trading Business of John Gunner & Co Ltd
- Freehold site
- Total area of 4.11 acres with high quality surface
- Planning permission to operate a Materials Recycling Facility
- Environmental Permit
- maximum throughput of 75,000 tonnes per annum
- Plant & Machinery
- Bungalow providing residential accommodation

Location

The subject property is situated on the north side of Aldershot Road (A323), on the outskirts of the village of Worplesdon, as denoted by the red circle on the site plan below.



The subject property lies 6.8 km (4.2 miles) to the north-west of Guildford. Woking is situated 11.5 km (7.2 miles) north-east of the property.

The site benefits from direct access to the A323 which connects to both the M3 and A3. Both routes connect to the M25 at junctions 12 and 10 respectively.

Description

The subject property comprises a recycling and waste management facility for skip waste, with a part concrete storage yard, waste canopy and raised picking line, internal storage space, and ancillary office space.

The site is accessed from Aldershot Road. The site entrance comprises a bell mouth and a good quality concrete access road, with a weighbridge and site offices located just beyond. To the west of the access road there is a sunken weighbridge and a portacabin office with car parking.

A waste canopy has been constructed together with a trommel and raised picking station. The canopy is used for the storage of waste and is of a steel frame construction with 3 metre reinforced concrete push walls and is built to a good specification with 6.75 metre eaves. The unit has been constructed in a way to allow for the building to be extended in the future. A trommel has been constructed next to the waste canopy, along with a raised picking line unit on steel legs. This unit is of similar construction to a portacabin, with a flat roof and external stairs providing access.

Further plant is sited along this boundary for the processing of inert waste, concrete bays hold the separated materials.

The main buildings on site are located towards the southern boundary and consist of a single storey office adjoining storage space used for the storage of waste electrical and electronic equipment (WEEE). These units are of 1960s construction however have recently undergone internal works. The office and storage units are of brick construction with flat roofs and double glazing. To the east of the office is the bungalow, used for residential purposes, within a fenced garden area.

The operational yard has recently been resurfaced to a high specification where the re-handling and sorting of waste occurs together with skip storage. The surfaced yard benefits from surface water interceptors.

Accommodation

| Approx. GIA | Sq Ft | Sq M |
|--------------------|--------------|------------|
| Office | 871 | 80.9 |
| Stores | 2,516 | 233.8 |
| Waste Canopy | 744 | 69 |
| Picking Line Unit | 642 | 59.6 |
| Weighbridge Office | 309 | 28.7 |
| TOTAL | 5,082 | 472 |

Site Area

The subject property has an approximate site area of 1.66 hectares (4.11 acres).

Our understanding of the freehold boundary is shown in red below.



Planning

The subject benefits from a number of planning permissions dating back to 1989. We outline below the most relevant permissions.

Permission ref: GU09/1044

Permission was granted as at 24 November 2009 for the development of 0.3 hectares of the existing waste site as a Materials Recovery Facility (MRF) comprising a trommel and picking station together with hard-standing, push walls, a weighbridge and weighbridge office, car parking, overnight HGV parking and a resurfaced access road. The use of the facilities for the storage of imported waste and recovered materials and the change of use of the former garden centre and shop business to provide offices and mess accommodation and storage for waste electrical and electronic equipment.

Permission ref: GU12/P/02098

Permission was granted as at 12 July 2013 for the use of land for the storage and treatment of trommel fines and for storage of recyclable materials in connection with planning permission reference GU09/1044.

Further details on the planning permission are available on request.

Environmental Permit

The subject property benefits from an Environmental Permit, issued to John Gunner and Company Limited reference number EPR/DB3001LW.

The most recent and extant version was issued on the 9 March 2017, for the operation of a waste transfer station.

A Permit has been associated with the subject site for a number of years, the original license was granted in 1992 (SCC/15705/166).

Key operational conditions include:

- Maximum quantity of waste accepted at the site is 75,000 tonnes per annum.
- Permitted activities include the physical treatment including manual and mechanical sorting, separation and screening of non hazardous waste for recovery or disposal.

The following waste categories are permitted at the site:

Permitted Waste Categories

Wastes from agriculture, horticulture, aquaculture, forestry, hunting and fishing, food preparation and processing

Waste packaging, absorbents, wiping cloths, filter materials and protective clothing not otherwise specified

Construction and demolition wastes (including excavated soil from contaminated sites)

Municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions

Site Photographs



John Gunner & Co Ltd

Accounts information available on application subject to the signing of NDA.

Plant & Machinery

A full asset register can be made available on request.

Proposal

Offers are invited for the benefit of the freehold to include residential bungalow, plant and machinery together with trading entity.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs.

Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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SUBJECT TO CONTRACT

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Particulars dated MONTH YEAR. Photographs and video dated MONTH YEAR.

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