

Energy from Waste Business Opportunity,  
Unit 8, Hill Barton Business Park,  
Clyst St Mary, Exeter, Devon, EX5 1DR

**CARTER  
JONAS**



An opportunity to acquire waste management business and premises located upon established industrial estate in Exeter.

Exeter city centre 6 miles; M5 motorway 2.5 miles

Planning Permission for waste management usage and operation of a gasification plant.

- Yard Space of approximately 1.1 acres;
- 12,000 sq ft building.

# Energy from Waste Business Opportunity

## Unit 8, Hill Barton Business Park, Clyst St Mary, Exeter, Devon, EX5 1DR

Located on the outskirts of the city of Devon, the business and premises of Embergreen Exeter Limited offers an opportunity for the development of a combined waste transfer station and energy from waste facility. It is the interest in the Embergreen Exeter Limited business and its associated assets which is offered for sale.

The property occupies an area of approximately 0.44 hectares (1.1 acres), and is situated 6 miles by road by road from Exeter city centre and 2.5 miles from from junction 30 of the M5 motorway.

Of particular note, the property at Hill Barton Business Park benefits from an extant operational Planning Permission specifically permitting use of the land for waste management and the processing of non-recyclable wastes via a gasification unit. It is understood Embergreen Exeter Limited have also previously operated a pilot site at Hill Barton Business Park premises for the processing and thermal treatment of biological wastes. The pilot process was undertaken with permission from the local authorities Environmental Health Officer and exclusively utilized a process known as RUDERAL.

In addition, an associate company of Embergreen Exeter Limited also benefits from a Waste Management Licence permitting the operation of the Hill Barton Business Park site as a waste transfer station facility.

### Method of Sale

The leasehold interest in the property at unit 8 Hill Barton Business Park is for sale as a whole by private treaty.

Formal, written bids are to be received by Carter Jonas no later than 4:30pm on Friday 20th December 2013.

### Tenure

The property is leasehold and Embergreen Exeter Limited currently occupy the premises under the terms of a 25 year lease with breaks in the tenant's favor, the remainder term being approximately 23 years. Vacant possession will be offered upon completion of sale.

### Easements and Other Rights

The interest in the leasehold property is sold subject to and with the benefit of all public and private rights of way, wayleaves and easements whether or not specifically mentioned.

### Title

The leasehold title has been registered.

### Town and Country Planning

Various extant Planning Permissions granted over time currently permit the property to be utilized for waste management and energy production purposes.

### Environmental Permitting

A waste management licence reference EAWML/21740 was issued by the Environment Agency in February 2004 permitting the receipt, storage and transfer of waste materials.

### Services

We have been made aware that the property benefits from a connection to mains services.

### Local Authority

East Devon District Council, Council Offices, Knowle, Sidmouth, Devon, EX10 8HL. Tel: 01395 516551

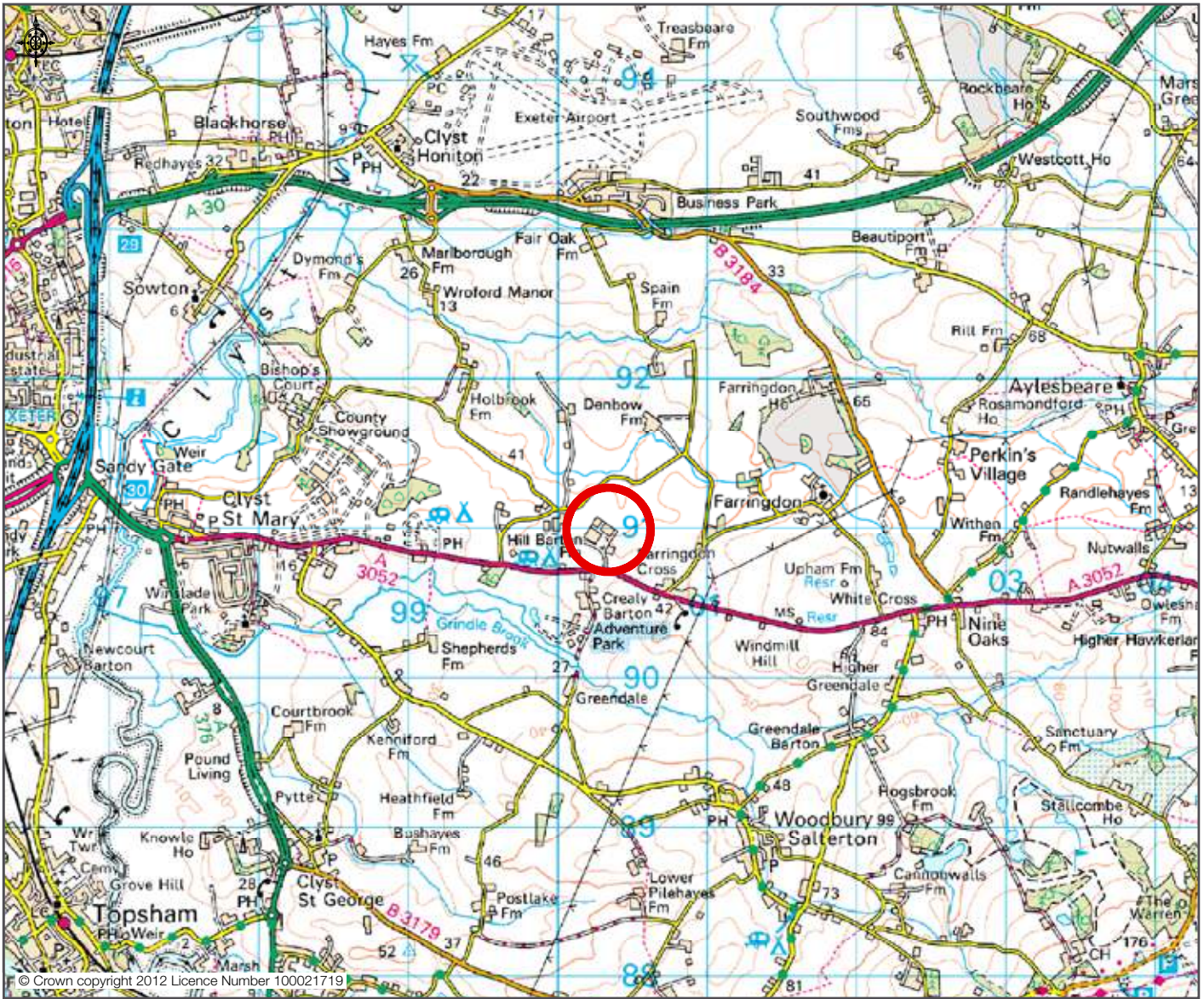
### Solicitor

Addleshaw Goddard LLP, Milton Gate, 60 Chiswell Street, London, EC1Y 4AG. Tel: 0207 606 8855

### Data Pack

A comprehensive data pack containing site plans, planning permissions, waste management licence, lease and other information to assist a possible purchaser will be made available from Carter Jonas on request. The cost of the data pack is £50.





**Energy Performance Assat Rating**

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**75** This is how energy efficient the building is.

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