



For Sale

Derwenthaugh Eco Parc, Derwenthaugh Road,
Swalwell, Newcastle upon Tyne, NE16 3BJ

Freehold - Waste Management/Renewables/Industrial/Logistics Opportunity

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Location

Located off Derwenthaugh Road, within Derwenthaugh Industrial Estate in the Blaydon area of the Metropolitan Borough of Gateshead, approximately 3 ½ miles to the west of Newcastle upon Tyne and 3 miles to the north west of Gateshead town centre.



The site is accessed from the A694, via the A695/ A694/A1114 roundabout approximately 190 metres south east of the site, and provides good access to the A1 via the A1 Western By-pass a short distance to the south.

Description

A modern purpose built materials recycling facility, previously accommodating an autoclave operation. Opened in 2010, to receive 320,000 tonnes per annum of municipal solid waste and non-hazardous commercial/industrial waste, with additional consent for the treatment of small volumes of hazardous waste.

Comprising waste reception hall, two storey waste treatment area, processed material storage and

materials segregation area, along with four storey office and ancillary accommodation.

Separate gatehouse, weighbridge office and workshop / pump house buildings. Mechanical ventilation with integral negative pressure, odour management and dust suppression system and comprehensive fire detection and prevention system.

Office accommodation for c.100 people fitted out to a good, modern standard with three pipe fan coil air conditioning.

Reinforced concrete surfaced yards and access roads, in and out weighbridges, perimeter steel palisade fencing, surfaced car parking for 58 spaces. Site drainage to interceptors.

Site Area

The site is of an irregular shape and located to the south east of Derwenthaugh Industrial Estate. The total site, delineated by the red boundary is in the order of 5.4 acres (2.2 hectares), with a site frontage of 182 feet (55.5 metres) and average site



depth in the order of 281 feet (85.8 metres).

Use	Sq ft	Sq m
Main Building (Warehouse)	90,581	8,415
Main Building (Offices)	22,645	2,104
Workshop & Pump House	1,378	128
Weighbridge Control Room	592	55
Gatehouse	172	16
	115,369	10,718

Floor Areas

Eaves Heights

Main building: 7 Metres – 12.5 Metres
(23 Feet – 41 Feet)

Workshop: 7 Metres (23 Feet)

Services

Access to all mains services including water, electricity (3 phase), gas, mains drainage and sewerage.

Grid Connection

A grid connection offer for a 10MW export capacity is held by an associated party and is available under separate negotiations. Current available capacity of 11 KV.

Planning

A non-material amendment (Ref: DC/20/00098/NMA) was consented 1st June 2020 to allow for modification to enable the treatment of clinical waste in addition to the installation of a pyrolysis thermal treatment plant.

A non-material amendment (Ref: DC/19/00075/NMA) was consented on 1st Feb 2019 to allow a change to the scheme to allow thermal treatment of non-recyclable waste, biogenetic fuels and compost like output using a two stage combustion process involving pyrolysis and a final combustion stage.

On 30th May 2018 planning permission was granted for a small scale electricity generation facility (20MW) and a battery storage facility (29MW). This was not implemented and expired.

On 22nd July 2014, planning was granted (Ref: DC/14/00034/FUL) for the installation of two thermal treatment plants to convert non-recyclable waste into a clean gas for use in gas engines to generate renewable electricity. This includes the erection of external plant including the installation of 2 x 35 metre high stacks. This was not implemented and has expired.

Planning was granted (Ref: DC/05/00961/FUL) on 17/08/2005 for the development of an Ecoparc comprising a biological and mechanical waste treatment facility utilising steam sterilisation, waste materials recovery and separation, bulking and transfer.

Environmental Permit

Graphite Resources (DEP) Limited hold two Permits issued by the Environment Agency for operations at the property:

Environmental Permit reference EPR/KB3939RR, last varied 18th September 2015, for the operation of a physio/chemical treatment facility and;

Installation Permit reference UP3332EA, issued on 18th September 2015 for the treatment, disposal and incineration of hazardous waste.

Energy Performance Certificate

The property is the subject of 4 EPC's, all due to expire on 13th September 2025:

Control Room: Energy Rating D

Gate House: Energy Rating E

Main Building: Energy Rating D

Workshop and Pumphouse: Energy Rating G

Rateable Value

The property is assessed for rating purposes as a waste recycling plant and premises with a current Rateable Value of £237,000

Tenure

The property is available on a Freehold basis to include land and buildings. There are currently tenancies in place but the freehold is being offered with vacant possession.

VAT

The property is registered for VAT.

Terms

Guide price - Inviting offers.

For further information or an appointment to view please contact:

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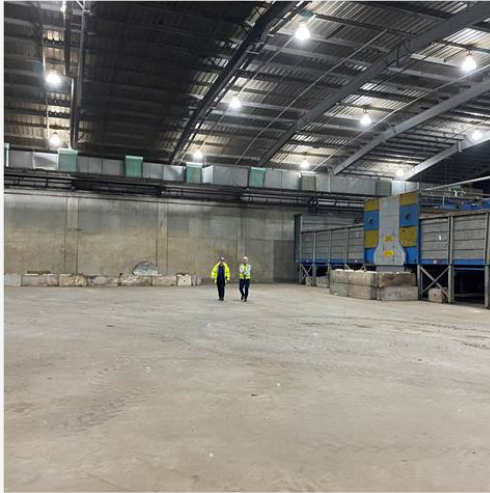
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**If you would like to know
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