

# THE STRAW STORE (WITH BIOMASS DRYING FACILITY) WADDINGHAM, GAINSBOROUGH, LINCOLNSHIRE, DN21 4TF

(Brigg 8 miles, Scunthorpe 12 miles)



**EXTENDING IN TOTAL TO 3.72 ACRES OR THEREABOUTS**

A COMMERCIAL STRAW DRYING AND STRAW STORAGE SITE, THREE RHI  
ACCREDITED BOILERS TOTALLING **900KW CAPACITY** WITH MODERN GENERAL  
PURPOSE BUILDINGS, 30KW ROOF MOUNTED **SOLAR ARRAY**

**FOR SALE AS A WHOLE BY PRIVATE TREATY**

**FREEHOLD WITH VACANT POSSESSION**

**Solicitors**

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## General Remarks and Stipulations

### Introduction

The Straw Store at Pyewipe South, Redbourne, Gainsborough, Lincolnshire offers an excellent opportunity to acquire a commercial straw drying and storage business comprising one 500kw and two 200kw RHI accredited Biomass Boilers and an impressive yard of general purpose straw storage buildings and weighbridge.

### Location

The premises is located on the Redbourne road lying approximately 1.7 miles to the south of the village of Redbourne and 1 mile to the north of the village of Waddingham. The site has excellent road access being situated only 2.5 miles from the A15 between Scunthorpe (12 miles to the north west) and the city of Lincoln, only approximately 19 miles to the south. In addition **Junction 4 of the M180** motorway is situated only 7 miles to the north, offering excellent access to the motorway network and beyond.

### Description

The site extends in total to approximately 3.72 acres of concrete yard and hardstanding. Access is directly from an A road half-way between the villages of Redbourne and Waddingham via an automated secure barrier set back from the highway providing a safe access for articulated lorries and tractors. The site comprises the following:-

**PORTACABIN** - 24'2" x 8'5" ( 7.38m x 2.60m) containing two office areas, a small kitchen area and **W.C. Cabin** 12'2" x 9'2" ( 3.70 m x 2.80 m) comprising gents and ladies facilities.

**WEIGHBRIDGE** - A portable weighbridge with approximately 50 tonne weight capacity.



**GENERAL PURPOSE BUILDING 1** (see site plan) - Four bay 80' 0" x 56'0" (24.38m x 17.00m) steel portal framed building, concrete floor, concrete sectional panels to 3.00 metres, part timber drive-on drying floor to one bay with side air tunnel/fan; box profile cladding to eaves under a corrugated fibre cement roof. Adjoining:-

**GENERAL PURPOSE BUILDING 2** - Four Bay 76'6" x 27'2"

(23.35 x 8.3 m) steel portal framed building accessed via roller shutter doors, with concrete floor, box profile cladding floor to eaves under a corrugated fibre cement roof housing: **Ken Mills Bale Buster** (2 years old) feeding an **Alvan Blanch CD Drier** (2 years old) adjoining:-



**BUILDING 3: BOILER ROOM** - Three bay 45'9" x 29'0" ( 14.00m x 8.80m) steel portal framed, concrete floor, part block walls, part sectional concrete pannelled walls under a corrugated fibre cement roof housing:- **One ETA 500kw Boiler and two ETA 200kw Boilers**, connected to three auger fed wood chip reception bays and three separate heat exchangers.

**BUILDING 4: DRY STRAW STORAGE** - Three bay 78'7" x 59'05" (24.00m x 18.00m) steel portal frame, concrete floor under a corrugated fibre cement roof, open fronted, 3m high sectional concrete panels to sides and gable ends housing:- Second **Ken Mills Bale Buster** plus additional reception area (20'0" x 14'0") for a dry straw conveyor, with concrete sectional pannelled walls.

**GENERAL PURPOSE BUILDING 5 (STRAW STORE)** - Five bay 98'4" x 57'0" (30.00m x 17.30m) steel portal frame, concrete floor, open gable ends, box profile cladding from floor to eaves under a box profile roof housing:- **A roof mounted 112 Solar Panel Array (approx 30kw) installed May 2015, with two 15kw Inverters.**

**GENERAL PURPOSE BUILDING 6 (STRAW STORE)** - Three bay 59'05" x 98'4" (18.00m x 30.00m) steel portal frame, open sided, box profile roof and cladding to rear gable end with concrete floor.

**G500 QX Diesel Generator with 2500 litre diesel tank connected to:-** **CONTROL ROOM** -A brick built building with upvc doors and windows, housing conveyor and Baler controls, QVIS CCTV screens connected to comprehensive camera array over the site and automated alarm system.

GENERAL PURPOSE BUILDING 7 (STRAW STORE) - Two bay 39'3" x 59'05" (12.00m x 18.00m) steel portal frame, open fronted, box profile cladding to rear gable end under a corrugated fibre cement roof with **Ken Mills Conveyor system** to:

**2015 Krone 1290 HDP High Density Baler over automated under floor conveyor to recycle chaff.**

TIMBER FRAMED SHED (BUILDING 8) - Four bay timber framed open fronted 36'4" x 33'0" (4.10m x 10.10m) under a box profile roof.

GENERAL PURPOSE BUILDING 9 - Three bay 59'05" x 98'4" (18.00m x 30.00m) open sided straw store with concrete floor under a box profile sheet roof.

GENERAL PURPOSE BUILDING 10 - Three bay 59'05" x 98'4" (18.00m x 30.00m) with box profile roof and cladding to rear gable end with a concrete floor.



### Outgoings

The site is not rateable.

### Supporting Data

All supporting RHI, solar income streams and straw sales are available on our website or from the offices of the Selling Agents.

### Tenure & Possession

The site is offered for sale freehold with the benefit of vacant possession on completion.

### Wayleaves, Easements, Rights of Way

There are no third party rights of access over the premises. The property is sold subject to any rights of way, reservation of minerals, water drainage, sporting rights, easements and other wayleaves and all rights of access whether mentioned in these particulars or not.

### Value Added Tax

The sale price(s) is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

### Services

Mains water, three phase and single phase electricity are connected to the site. The W.C. portacabin is connected to a septic tank (soak away).

### Viewing

Viewing is strictly by appointment with the Selling Agents on (01652) 653669. Weekend contact mobile number 07970 126302.

### Method of Sale

The land is offered for sale by Private Treaty. Interested parties are invited to speak to Tony Dale of the Selling Agents on (01652) 653669 or 07970 126302 to discuss their interest.

### Important Notice

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- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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21 April 2020



## SITE & LOCATION PLAN

