

NORTHERN ENERGY

MARKET AVAILABILITY



26th February 2020

1 Background

Northern Energy have instructed Carter Jonas to assist in searching for new premises as their existing location is not sufficient to support current operational needs.

The heating and transport fuel distribution company are based out of a yard outside Hampsthwaite with other smaller depots around the region. It is understood the company are looking for a new central depot.

Carter Jonas have a strong presence in the North Yorkshire market, being involved with a number of clients in the region providing professional services in a commercial and rural capacity. We have an intimate knowledge of commercial market conditions, are up to date on the latest transactions and understand up and coming opportunities. From a rural perspective we represent and advise a great deal of land owners in the region. Having a direct relationship with landowners we are well positioned to discuss the possibility of purchasing or leasing land which may not be on the market or even identified as a prospective site for disposal.

2 Location requirements and specification

It is understood Northern Energy have a specific property requirement. It is unlikely an existing premises with the necessary fuel storage in situ will be on the market or in existence within the region.

There may be options available with part of what Northern Energy require from an operations perspective already in situ, but any additional storage equipment, workshops, offices, etc will have to be installed retrospectively following a successful acquisition of a site, at the occupiers expense.

The new site/depot requirement and specification for Northern Energy from correspondence up to date is understood to be as follows:

- Use – Fuel Storage/distribution (This includes Heating oil, red diesel and auto gas)
- Offices to accommodate 50 staff (existing is approximately 6,500 sq ft)
- Workshops for tanker maintenance/repair
- Gas and fuel storage containers
- Residential property cannot be within 150m of any fuel storage containers
- 400,000 litre gas storage to be kept under COMA site regs

From a locational perspective any new central depot will need to be within close proximity of major road communications. The search area was conducted within the following parameters:

- A1 corridor between Leeming Bar and Wetherby. Possibly as far south as the M62
- Workforce is predominantly centred around current base at Hampsthwaite
- Land on or adjacent to an industrial estate. (Likely to benefit from more relaxed planning conditions)
- Well connected to access points/junctions of main A roads
- 3 – 5 acre sites size

At this stage it is worth mentioning that as we are heavily involved with rural and commercial land and property work in this area we anticipate there to be a very limited number of opportunities that will be of interest. Prior to carrying out a focused search we were not aware of any potential site readily available on the market.

As a result of the anticipated lack of availability the main search criteria was for a 3 – 5 acre site with development potential. This was inclusive of farm land (that could potentially be allocated as Greenfield) that is surplus to requirement and could be purchased.

3 Site search

The site search began with circulating a specific property/land requirement on a confidential basis to all agents active in the region via email. The requirement circular included the following search criteria:

Location – A1 corridor between Leeming Bar and Wetherby

Size – 3 – 5 acres

Specification – Land with development potential (greenfield/brownfield etc). Offices in excess of 6,000 sq ft in situ would be beneficial. Workshops in situ would be beneficial. Fuel storage tanks in situ would be beneficial.

Tenure – Freehold

Timescale – ASAP.

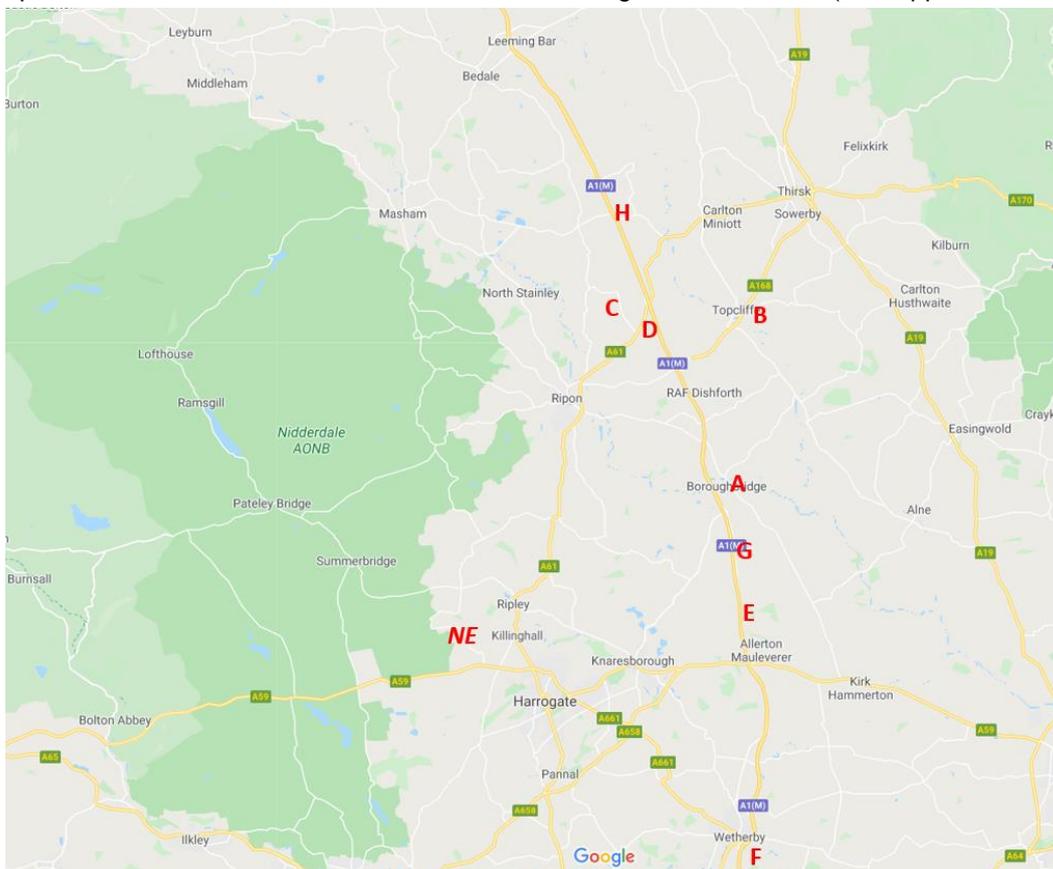
In circulating a requirement to active agents it has the benefit of understanding all live sites currently available along with being sent details on sites yet to be brought to market, so either imminent to be released or up and coming development sites not yet openly marketed. This gives us a full in depth view of availability in the market with options that would otherwise be unknown.

For further availability options in the area from a rural perspective, colleagues in the rural division helped identify potential suitable sites that form part of estates they advise on. Specialising in rural practice in the region they are involved in a professional capacity with substantial amounts of land around the A1 between Leeming Bar and Wetherby.

4 Availability

We have reviewed the availability of 3 – 5 acre sites along the A1(M) from Leeming Bar to Wetherby within reasonable proximity to main A roads and access to major road networks.

The map below indicates where the sites are situated along the A1 corridor. (See appendix I for full scale map)



Northern Energy's current location is marked as 'NE' on the map.

A - Old Goods Yard – Boroughbridge (see brochure)

The site is open storage land/industrial site that is located 1.5 miles east of junction 48 of the A1(M).

Surrounding occupiers are of an industrial nature and the site is accessed off Milby Lane. The site extends to approximately 4.6 acres off plan benefitting from being level and surfaced with a combination of compacted hardcore, tarmacadam and concrete. There are also 5 industrial units/workshops in situ which offer a combined Gross Internal Area of 15,838 sq ft.

The quoting price is £390,000 per acre or £1.8 m for the whole site

The site benefits from being over 150 metres away from residential property for fuel storage tanks.

B – Dalton New Bridge – Thirsk (see brochure)

The site extends to 66 acres of industrial/distribution land located 4 miles east of junction 49 of the A1(M).

Adjacent the popular Dalton Industrial Estate, the site is under offer to a developer who is willing to sell serviced plots on a Freehold basis. The entire site has been proposed for employment use within the Hambleton Local Plan.

Quoting price for freehold plots to be confirmed by the agent in a few weeks.

C – Potter Space – Ripon (see brochure)

The available plot forms part of a larger industrial development site where some units are already under construction. It is located under a mile from junction 50 of the A1(M).

Approximately 4 acres remain and the agent informed me the developer may sell subject to a robust offer being put forward.

The agent indicated there are a number of other plots on the estate that may be worthy of consideration. If this site is of interest I can request further details.

D – Junction 50 A1(M) 40 acre site – greenfield (see appendix II)

A large future development site which is worth mentioning at this stage. The site is in its infancy in terms of deliverability of serviced plots with allocation for employment use and benefiting from full infrastructure. Presently allocated as Greenfield on the Local Plan it has potential to be released subject to a robust planning application.

Located immediately south off junction 50 of the A1(M).

E – Allerton waste recovery (see appendix III)

The land to the east and south of the Allerton Waste Recovery Park may be a suitable location for Northern Energy. Located just over 1.5 miles north of junction 47 of the A1(M).

The site extends to well over 5 acres and presently does not have a specific use, appearing to be waste land which suggests development for use as open storage and fuel containers will not come up against too much resistance from the Local Authority.

At this stage it would be good to understand whether the site is right for Northern Energy before any further enquiries are made.

F – Wetherby cricket and Bowling Clubs (see appendix IV)

Both Wetherby Cricket Club and opposite Bowling Club combined is approximately 5.9 acres. Located to the south of Wetherby.

The clubs may not be willing to sell, however it is worth exploring the possibility as the clubs may be struggling financially or in retaining members so a sale of the site may be of interest to them.

If this site is of interest to Northern Energy we can make an appropriate approach to the board members with a purchase proposal.

G – Land north of Wills Marquee hire – Grafton cum Marton (V)

Comprising farmland/greenfield land surplus to requirement, the Land owner may be willing to sell a plot between 3 – 5 acres.

If this is a suitable site we can carry out further investigative work on feasibility and likely purchase price.

It is located just over 1.5 miles south of junction 48 of the A1(M) off the A168 along the route leading to Grafton Cum Marton.

H – Land to the east of the A1(M) opposite Heck food processing premises (VI)

Land to the east of the A1(M) opposite the Heck food processing factory. The potentially available land is adjacent Eastern Harvesters Limited Agricultural Services and is currently Greenfield which may be successful in obtaining planning permission for the necessary use.

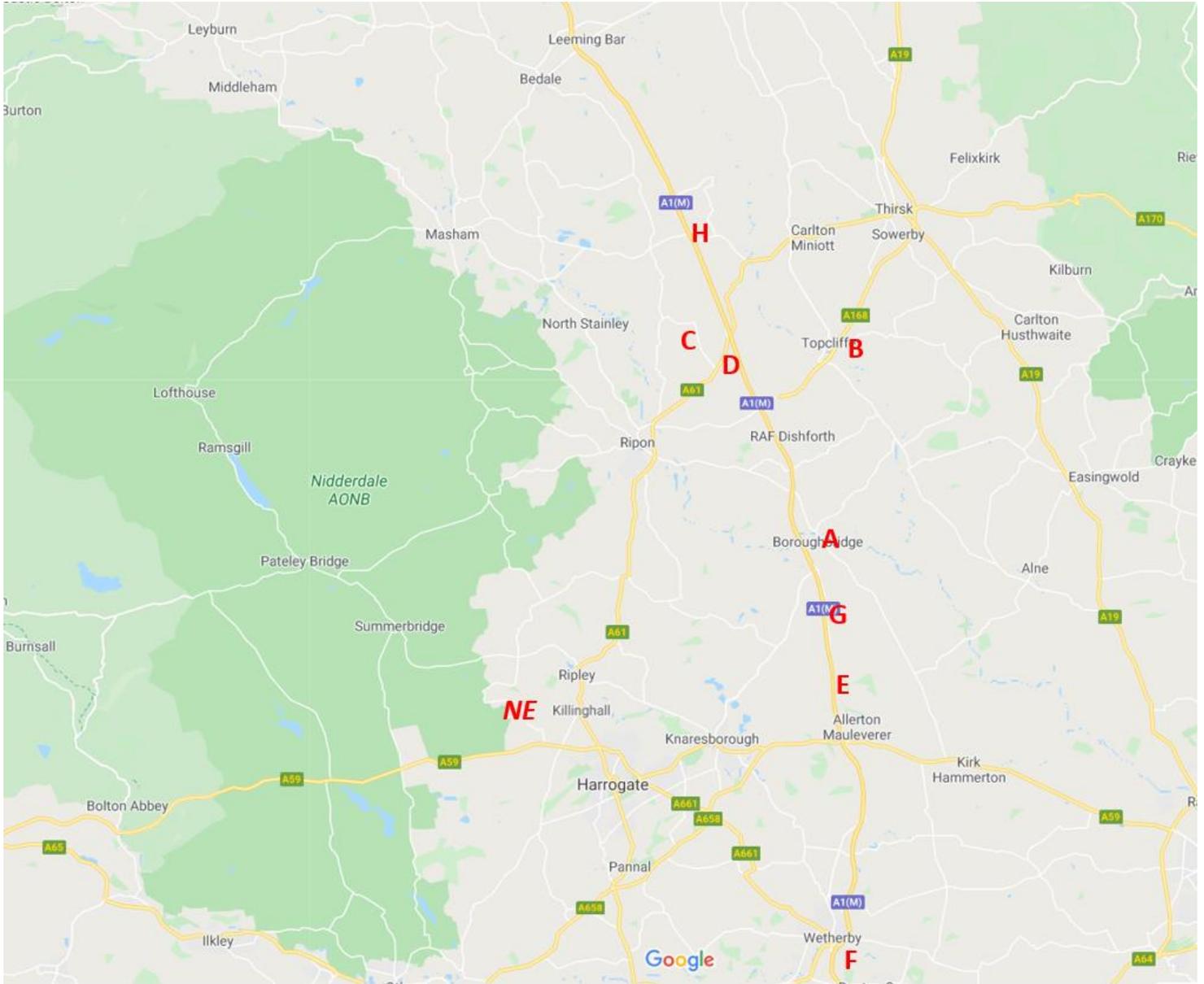
If this site is of interest my colleague in our rural division can make an approach to the land owner with a purchase proposal.

5 Conclusion

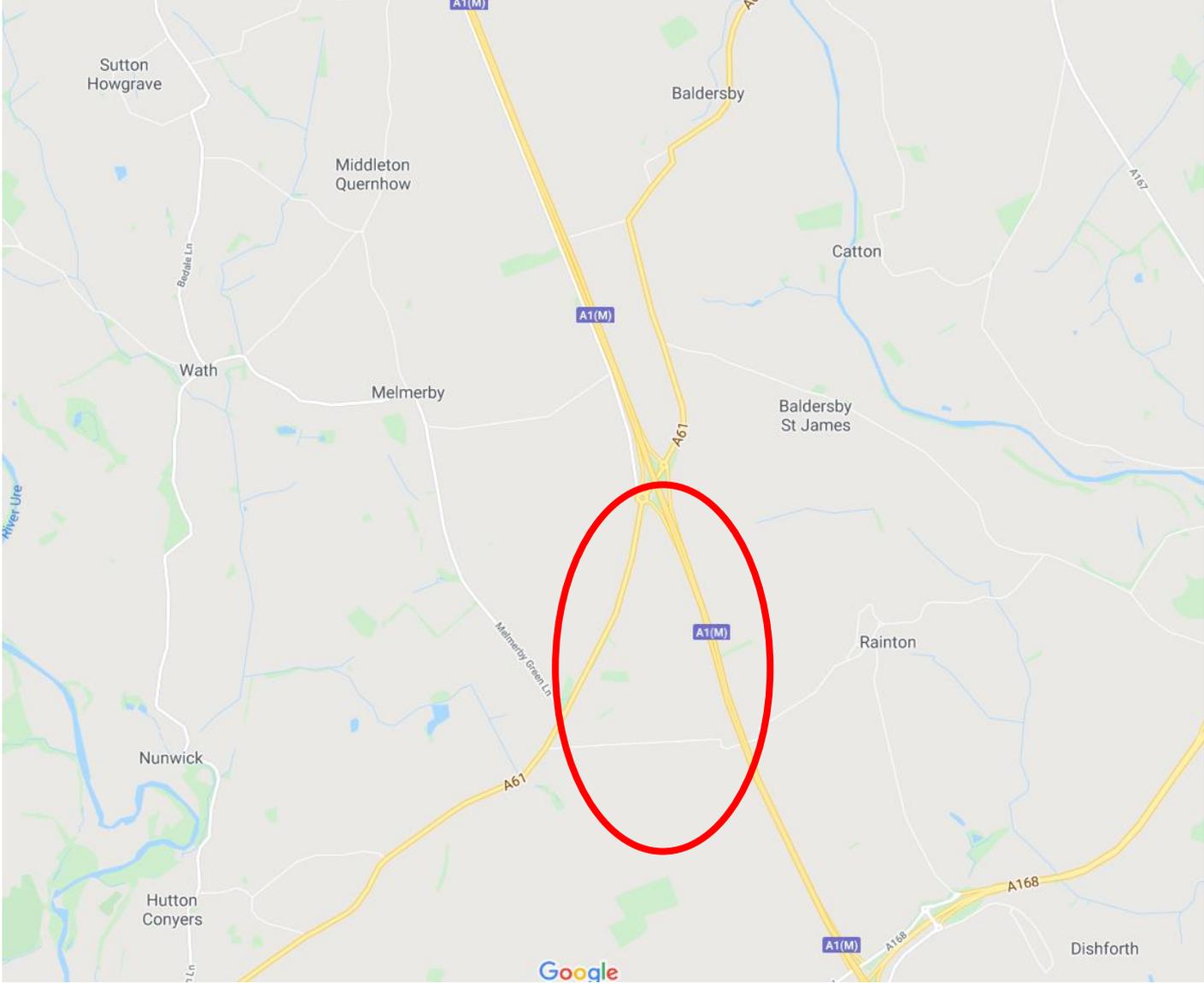
As we anticipated the volume of available properties/sites is fairly slim within the search area. The options identified represent a broad overview of sites with potential, some of which require significant further investigation as to their viability. This can include for example, whether the land owner is willing to sell for a reasonable price, onerous conditions or restrictive covenants and preliminary planning appraisal outcomes. We have included all options in this instance in order to offer you a range of choice.

At this stage it is worthwhile us visiting your office to discuss which of the identified sites above are suitable options, in your opinion for operational needs. Once we have a short list from you we can give our advice from a commercial perspective of the merits each site presents and where difficulties may arise in taking them forward through the planning process to deliver an operational site.

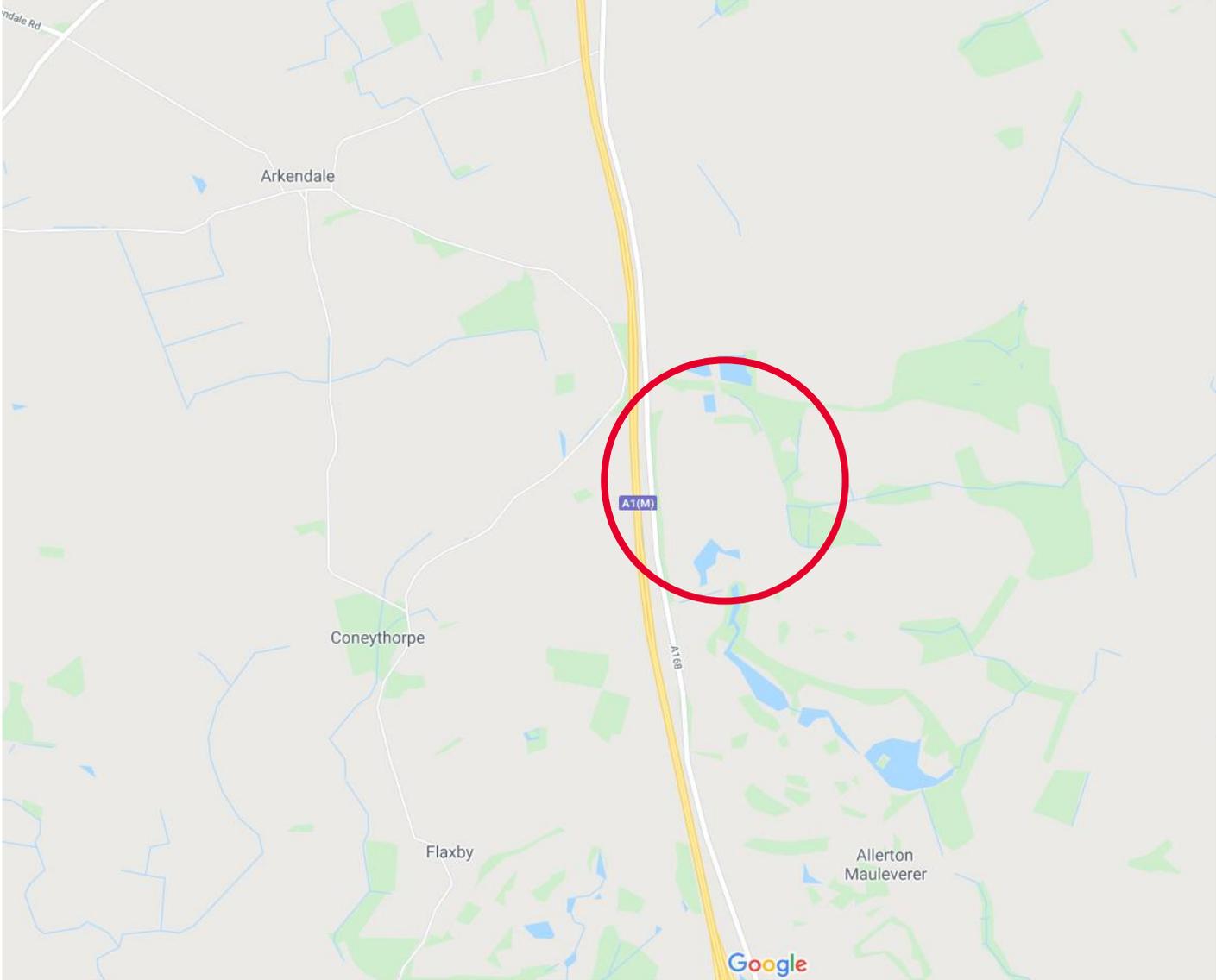
Appendix I



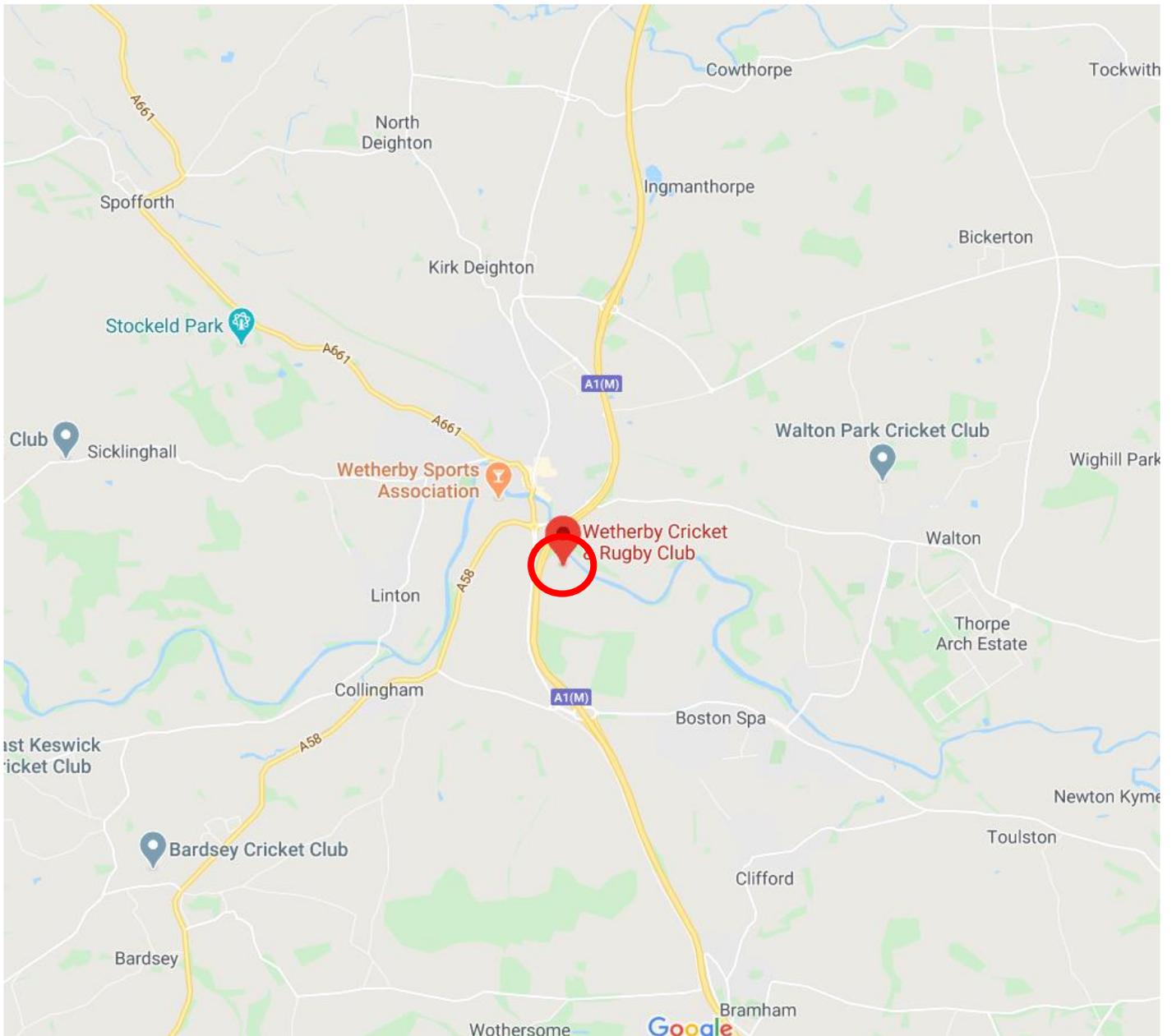
Appendix II



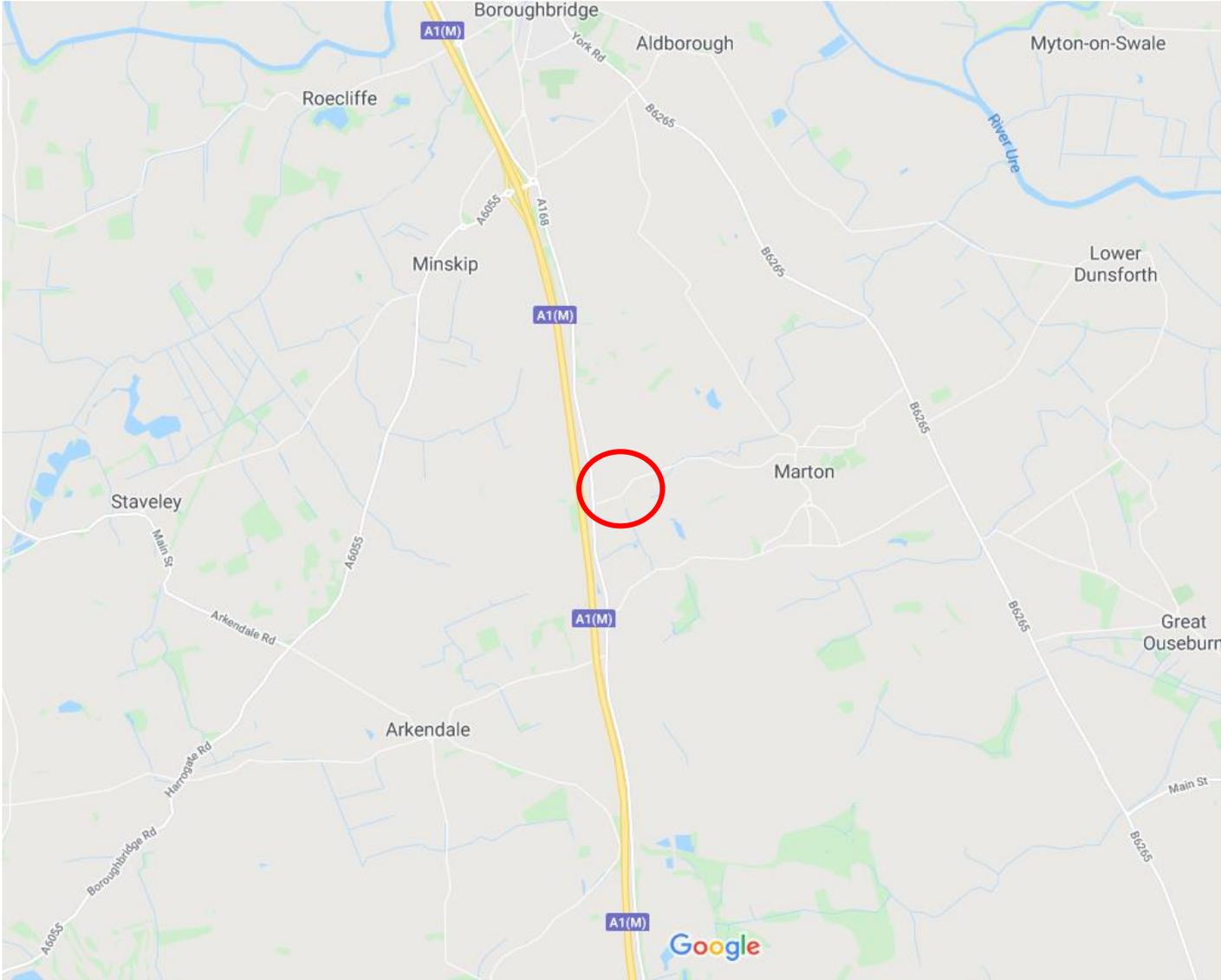
Appendix III



Appendix IV



Appendix V



Appendix VI

