

WOOD MOORE

Billingham Sawmill, Wood Yard
First Hurn Drove
Billingham
LN4 4BL

Significant Mixed-Use Premises FOR SALE

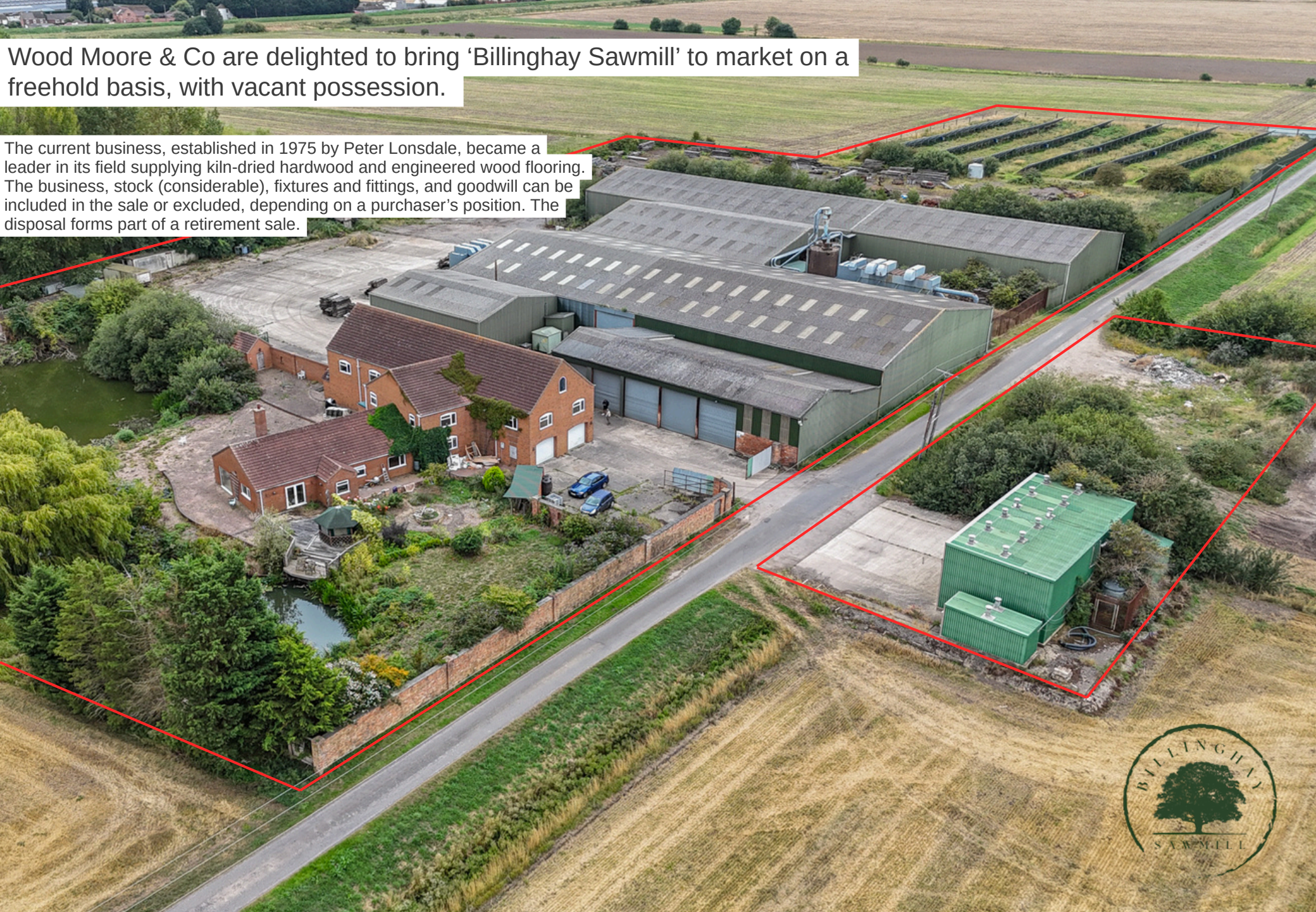
with or without the Business and Goodwill

5,761.4 m² (62,016 ft²) of accommodation across 3.1 ha (7.65 ac)

Asking Price: £2,250,000 (freehold, with vacant possession)

Wood Moore & Co are delighted to bring 'Billinghay Sawmill' to market on a freehold basis, with vacant possession.

The current business, established in 1975 by Peter Lonsdale, became a leader in its field supplying kiln-dried hardwood and engineered wood flooring. The business, stock (considerable), fixtures and fittings, and goodwill can be included in the sale or excluded, depending on a purchaser's position. The disposal forms part of a retirement sale.



OVERVIEW

A significant mixed-use premises located less than 2 km from the village of Billingham and the A153 main road. The property offers:

- Over 5,000 m² (53,000 ft²) of high-bay clear-span warehousing
- Over 610 m² (6,500 ft²) of showroom and office space within a detached, cavity-built premises
- A well-appointed 3-bedroom bungalow
- 750Kva sub-station on site.
- A 200 kW solar array
- RHI bio biomass boilers
- A site extending to around 3.1 ha (7.65 ac)
- Current Stock and Machinery via separate negotiation, if required.

Asking Price: £2,250,000 (Freehold, with vacant possession subject to renewables).

Note: An additional c. 8.5 ha (21 ac) of adjacent woodland and paddock is available by separate negotiation, along with current stock and machinery.



SUMMARY OF ACCOMMODATION

The site is accessed from First Hurn Drove, only a short drive from the A153. Accommodation centres around extensive warehousing, a three-storey cavity-built showroom and office premises, and a detached 3-bedroom bungalow set in large gardens with patio, overlooking lakes and open countryside.

Viewing really is essential to fully appreciate with an accommodation schedule outlined below:

Description	Use	Floor Area	
		m2	ft2
Residential (3 bedrooms, kitchen/diner, living room & bathroom)	C3	142.4	1533
Office/Showroom Ground Floor	Reception Showroom Office Kitchen Double Garage	240.0	2583
First Floor	Bedroom with bath Ancillary	240.0	2583
Second Floor	Ancillary	130.0	1399
Warehousing Warehousing	Manufacturing	5009.0	53917
Solar Array	Services	200kw capacity	

A more detailed look at each element is below.



In addition to the above, the Property includes a 200kw solar array across 0.6 ha (1.5 ac) and Bio-mass boilers off the warehousing.

The solar array produces around £40,000 Per Annum.
The RHI Bio-mass Boilers produce approx. £20,000 Per Annum.



RESIDENTIAL BUNGALOW

Gross Internal Area: 142 m2 (1,533 ft2)

The bungalow is tucked away at the eastern part of the site, with a shared driveway adjacent to the office/showroom. The Property is set within its own self-contained mature gardens extending to c. 0.44 ha (1 ac) with lakes.

Accommodation includes:

- Fully fitted kitchen/diner with integral appliances
- Family lounge with patio doors overlooking gardens and lakes
- 3 bedrooms
- Family bathroom (newly fitted with three piece suite and fittings)

Recently refurbished with new oak flooring throughout and a completely new bathroom.

The bungalow, of cavity brick construction under a pitched tiled roof with uPVC double glazing, is heated via a central heating system. It can be occupied alongside the commercial element or let separately, with potential for a separate access if required.



OFFICE / SHOWROOM PREMISES

Gross Internal Area: 610 m² (6,566 ft²)

Located adjacent to the main customer entrance, this three-storey, cavity-built brick premises sits under a pitched tiled roof and benefits from uPVC double glazed windows and doors throughout.

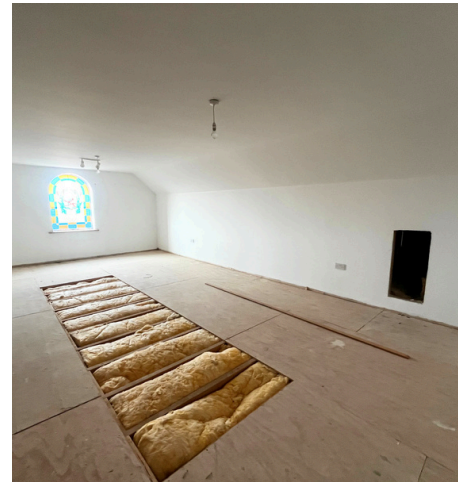
Ground floor:

- Reception area and large showroom
- Office and WC facilities
- Fully fitted staff kitchen (interconnected with bungalow)
- Oversized double garage with electric roller shutter doors

First & second floors:

- Ancillary/recreational space with part-fitted new bathroom with plumbing in place
- Areas partly converted to provide additional space

Heating is via a central heating system. The space is adaptable for continued office/showroom use or reconfiguration.



WAREHOUSING AND SITE

Gross Internal Area: 5,009 m² (53,917 ft²)

Clear eaves height: 5.6 m (18.4 ft)

The warehousing is arranged around a gated main access designed to facilitate a high volume of daily artic deliveries.

- Two main warehouses interconnected by an open bay warehouse for dry unloading and storage
- The open bay warehouse has electric roller shutter doors to each warehouse either side and allows through-access for vehicles to access the large rear apron

The buildings are of steel portal frame construction with mixed metal and cement sheeting above power floated concrete floors. Compressor piping runs through all warehousing.

External areas include:

- 0.36 ha (0.90 ac) concrete apron
- 0.80 ha (1.97 ac) hardstanding yard (asphalt millings)

The external areas provide ample storage space with scope for expansion (subject to planning).

Additionally, a separate warehouse opposite the main site is used as a drying kiln together with a yard.





FURTHER INFORMATION

The Sale

Freehold interest by private treaty.

Asking Price: £2,250,000

Furthermore, the current business, established in 1975 by Peter Lonsdale, became a leader in its field supplying kiln-dried hardwood and engineered wood flooring.

The business, stock (considerable), fixtures and fittings, and goodwill can be included in the sale or excluded, depending on a purchaser's position.

The disposal forms part of a retirement sale.

Renewable Energy Agreements

The solar array is currently held on an agreement with approximately 9 years left to run; £11,000 was received following the latest billing quarter.

The Bio-mass agreement also has approximately 9 years left to run and produces around £20,000 Per Annum.

These figures are provided as indicative and should be confirmed.

Services

Mains electric and water are connected to the Property. Drainage is via three septic tanks.

There is a 750Kva substation on the site with the current operation drawing 275Kva.

Energy Performance Certificate

The property is subject to the following EPC's:

- The Bungalow - C (69)
- Warehousing - B (49)
- Office/Showroom - C (70)

Copied are available on request.

Wayleaves, Easement & Rights of Way

The property is sold subject to and with the benefit of all rights of way, light, support, drainage, services, easements, quasi-easements, and wayleaves, whether or not mentioned in these particulars.

Plans & Areas

All plans and areas are provided in good faith for illustrative purposes. Their accuracy is not guaranteed. Purchasers will be deemed to have satisfied themselves regarding boundaries.

Viewings

Prospective purchasers wishing to view the property should make an appointment through the selling agents. Those wishing to view the property do so at their own risk.

NOTE: The vendor may consider selling the adjacent c. 8.5 ha (21 ac) woodland and paddock by separate negotiation.



This opportunity is offered by:

WOOD MOORE

Jasper Caudwell BSc (Hons) MRICS
Director
T: 07951344794
E: jcaudwell@woodmoore.co.uk

Jamie Thorpe MSc MRICS
Director
T: 07304 072391
E: jthorpe@woodmoore.co.uk

Garry Wood BSc (Hons) MRICS
Director
T: 07790 831915
E: garry@woodmoore.co.uk