



By order of the Directors of Woodmat Ltd

Business Assets and Lease Assignment Opportunity of Biomass wood pellet manufacturing facility, production capacity 28,000 tonnes per annum (Subject to availability)



Please be aware that this is a PPE site – visitors must wear adequate PPE at all times

PRIVATE TREATY SALE: This is offered for sale by Private Treaty negotiations and offers are invited

AT: Woodmat Limited, 32 Chilcot Avenue, Brynmenyn Industrial Estate, Bridgend,
South Wales, CF32 0RQ

ON VIEW: By arrangement only

OFFERS IN BY: Immediately

CLEARANCE: By arrangement

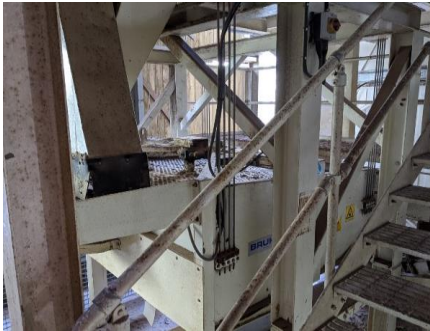
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OFFICE ADDRESS: Tower Wharf, Cheese Lane, Bristol, BS2 0JJ

PRIVATE TREATY SALE

Lambert
Smith
Hampton



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Production:

- **Fulton** 60J gas operated steam boiler (2008), max rating 600kw, **Fulton** sample cooler, **Fulton** buffer tank, chemical dosage and water softener meters
- **America** Pulverizer Company 30x16WH hammermill / ringmill
- **Mastermag** Eddy current non-ferrous rare earth separator, type ECS 100
- **Bruks** BK-SH5-3 wood chip screen, type 19227-105-10 (2009)
- **Alvan** Blanche SPD26500 continuous flow conveyor dryer
- **Endaramaxx** 19000 litre plastic bunded water tanks (2off)
- **Andritz Feed & Biofuels** hammermill, type Multi 1000B (2010/2008)
- **Andritz** Sprout EFF64/2400WB chambers/reverse jet filter vessels (2011/2010)
- Inclined flight / transfer / auger conveyors
- **Gutridge** bucket elevators (3off)
- **Spout** Matador dual DS250WP feeder screws (2off)
- **Andritz** Sprout CM901-M30 pre-treatment conditioners (2off)
- **Sproust** Matador PM30 pellet mill press (2001)
- **Andritz** Sprout PM30 pellet mill press (2008)

- **Headley** Engineering slatted cooling chamber
- **Andritz** Sprout MT25D sieves (2007-2off)
- Overhead holding silos
- **Sima** Barron M60956/01 9-83 CF7 motorised triple roller crumler
- **HK** Process Measurement System forklift mounting silo weight station

Ancillary Plant:

- **Twin** Heat M20i stoker plant (2008)
- Forklift mountable grain bins (2off)
- **Grecon** holding tank
- Mist air dust suppression sprinkler control systems (2off)
- **Tekpro** NHP 100 Holmen pellet durability tester
- **AND** MS-70 moisture analyser

General:

- **Libra/Sensocor** SC20 surface mounted vehicle weighbridge, capacity 50,000kg
- **Eco** Air 10K reciprocating air compressor (2001)
- **Flexitank** 2000 gallon bunded fuel tank
- **Export** shipping container, 40ft
- **RCM** ATOM, 24v ride on industrial floor sweeper
- Office furniture

Lease Information

Tenant: Woodmat Limited

Demise: Plt 53, Brynmenyn Industrial Estate, Chilcott Avenue, Brynmenyn, Bridgend

Term: 20 years from 23rd December 2013

Current Rent: £50,000 pcm

Rent Review: Every 5 years – a rent review was due in 2018 (unsure as to if this was honoured)

Decoration: Every 5 years and last year of term (internal and external)

Forfeiture: if rent is unpaid for 14 days

Repair & Decoration: Tenant

Assignment: Prior written Landlord consent