



Single Wind Turbine Site (100kW) to Lease at Ty Gwyn Farm Llandrindod Wells, Powys, LD1 5NY

A well located site with the benefit of planning permission
for a single 100kW wind turbine which is offered to the
wind turbine developer market to lease

Expressions of Interest and Heads of Terms
for the lease of the site are invited



100kW Wind Turbine Site for Lease at Ty Gwyn Farm, Llandrindod Wells, Powys, LD1 5NY

Powells Chartered Surveyors are instructed on behalf of the site owners to promote this site to the wind turbine developer market to be leased and developed as per the existing planning permission.

With the benefit of the existing planning consent this site offers an excellent opportunity for a developer to promptly undertake the construction and commissioning of a 100kW turbine project.

Site information to assist developers with this proposal is set out herein. We invite you to put forward Expressions of Interest and Draft Heads of Terms for the lease and development of the site, which are Subject to Contract.

Location & Situation

The site at Ty Gwyn Farm is situated in an excellent elevated position to the east of Llandrindod Wells, a short distance from the A483.

The turbine site is situated to the north of Ty Gwyn Farmstead. The position of the turbine site as per the planning permission granted is shown marked with a blue circle on the site map on these particulars.

Grid Reference

A Grid Reference for locating the approximate turbine site is SO073592.

Description

The site comprises of an open pasture field. A rough track runs from the farmstead to the field in which the turbine site is located. Alternative access from the farm drive may be able to be created direct to this field. A farm plan showing the position of the turbine as submitted with the planning consent is attached to these particulars.

Lease Area

The exact lease demise area to be let is to be agreed with the selected developer. Please submit a plan of the lease area required.

Access

Ty Gwyn Farm is very accessible from the A483 at Llandrindod Wells, with the farm drive being accessed direct from the Council maintained highway. All necessary access rights are to be negotiated and agreed with the selected developer and included within the agreed lease. The cost of any access works across Ty Gwyn Farm to the lease site is also to be negotiated and agreed.

Planning Permission

The site benefits from full planning permission (Planning Application Number P/2010/1009) for the erection of a 100kW wind turbine. This planning consent was granted on 21st August 2012. A full copy of the planning application decision notice, is included attached to these particulars. The full application documentation can be viewed on Powys County Council's planning website. All planning conditions attached to this consent must be complied with.

Grid Connection

We understand that our client has held initial enquiries with Western Power Distribution regarding the three phase grid connection and that an indicative cost of in the region of £23,000 plus VAT has been supplied. Due to the amendments of grid connection quotations being experienced with Western Power Distribution, it is for any

developer to undertake their own investigations on the grid connection costs. The grid connection costs are to be borne by the selected developer.

Wind Speed Data

There is no existing data from the turbine site which has been recorded. It is for any interested developer to satisfy themselves on the actual mean wind speed of the site.

Expressions of Interest

We invite any developers/operators that wish to be considered for the lease of the site to register their interest with us and provide us with a written proposal following their technical appraisal of the site outlining Detailed Heads of Terms for the Lease of the site for a 100kW turbine.

Option to Lease Agreement

It is anticipated that with the planning consent in place the successful developer would be willing to enter into a lease agreement once the Heads of Terms were agreed. Please state the proposed lease term in your proposal. If a developer does require an Exclusivity or Option Agreement whilst the grid connection is being pursued please state this requirement within your proposal.

Lease Premium

We would expect a Lease Premium payment, as a one off payment, for entering into the lease to be made to the site owners on successful completion of the lease.

Annual Rent

Please indicate your proposals for the annual rent and how this is intended to be calculated, within your proposal submitted. An indication, or model, of this with a worked example is expected.

Professional & Legal Fees

It is anticipated that the site owners reasonable Professional and Legal Fees incurred in the negotiation and completion of the Lease Agreement will be payable by the developer.

Site Visits

Interested developers are welcome to undertake any site visits and non-intrusive surveys of the site but this is strictly by prior appointment and arranged through the agents only.

Subject to Contract

These particulars are Subject to Contract and do not form any part of any contract. All agreed terms with the chosen developer will be documented within a detailed Heads of Term format. Once mutually agreeable terms are reached with the selected developer the Agreed Heads of Terms will be required to be signed by both parties. The Lease must be completed within two months of the Heads of Terms being agreed.

Further Information

For further information on this site please contact David Powell.



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