

# FREEHOLD ANAEROBIC DIGESTION PLANT WITH FOOD DEPACKAGING FACILITY



## LOWER REULE BIOENERGY LTD, BROOKFIELDS FARM, COWLEY LANE, GNOSALL, STAFFORD, ST20 0BG

- Electric to Grid Anaerobic Digestion facility constructed by Weltec in 2010
- Generation capacity of 1.4MW (2xCHP engines)
- Connection Agreements for 100 KVA import and 1,400kW export.
- RHI and ROC accredited
- Recent addition of a Food Depackaging Facility extending to 1,350 m<sup>3</sup> (14,530 ft<sup>3</sup>) (Fitout requires completion) with consent to process 45,000 tonnes of waste per annum.
- Potential gas to grid capability nearby
- Total site area approx. 4.766 acres (1.929 Ha)
- Plant currently in a deep maintenance state

## OPPORTUNITY OVERVIEW

Lower Ruele Bioenergy is a freehold electric to grid AD plant with a generation capacity of 1.4MW which was constructed by Weltec in 2010. A food waste reception building has recently been added to provide a de-packing capability which requires completion and commissioning. At present the plant is in a deep maintenance state.

The plant's total CHP generation capacity is 1.4MW with grid connection agreements for 100kVA import and 1400kW export capacity. An Initial feasibility DAS from Cadent has confirmed up to 1,000 m3/h of gas to grid capability to a nearby MP line to the north of the site, which offers a potential expansion opportunity.

A new food waste reception building has recently been constructed and is ready for de-packing equipment to be installed and services to be commissioned.

The facility is eligible to receive Renewable Heat Incentive (RHI) until 2036 with electricity generation qualifying for Renewable Obligation Certificate (ROC) until 2030.

Daily O&M monitoring and activities are undertaken under a contract with Eco Verde Energy Ltd.

## LOCATION AND SITE DESCRIPTION

The facility is located c.9 miles to the east of Stafford and approximately 7 miles to the east of Newport with the company operating from a freehold site at Lower Reule Farm. The A518 is a short distance to the north with access available to the M6 motorway immediately to the south of Stafford.

The site has been developed as a purpose built AD facility. The primary AD plant comprises a feedstock holding tank, 3 digesters, 2, CHP engines (600kW and 800kW MWM), 2 pasteuriser tanks, flare, heat exchangers, pre-separation storage tank, digestate storage tank, separator and services building.

The new purpose built food waste reception building has been developed to a high specification and inclusive of offices, boardroom, workshop, WC facilities and storage areas. The food reception hall requires fitting out (certain new equipment already acquired) with the newly constructed yard area providing a weighbridge and welfare offices.

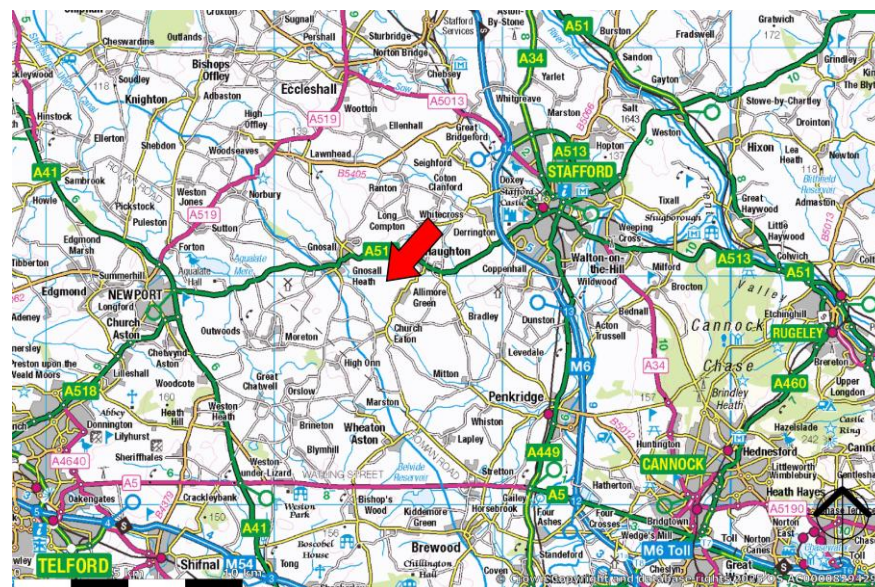
## PLANNING

Planning permission for the construction of the AD facility was granted in May 2009. Subsequent planning consent was secured for the development of the new building for use as a depackaging facility which was constructed in 2020.

Further planning information is provided within the data room.

## LOCATION PLAN

A location plan is shown below:



## SITE BOUNDARIES

The property is held under three separate freehold titles for the AD Plant and the Depackaging Facility which combined extend to 2.464 acres (0.997 Ha).

- AD Plant (Title Nos. SF572506 & SF605961) – 2.302 acres (0.932 Ha)
- Depackaging Facility (Title No. SF635496) – 2.464 acres (0.997 Ha)
- Additional

## ENVIRONMENT AGENCY PERMIT

Permit number EPR/FP3093VJ.

A copy of the permit detailing the permitted activities is provided in the data room.



## THE AD PLANT

The AD plant was constructed in 2010 by Weltec and comprises the following:

- Feedstock holding tank
- Digesters (x3) (mesophilic) (currently contain some unpasteurised material)
- 2 x CHP engines (600kW and 800kW MWM)
- Pasteuriser tanks (x2)
- Flare
- Heat exchangers
- Pre-separation storage tank
- Digestate storage tank
- Separator
- Services building

## DEPACKAGING FACILITY

The depackaging facility was constructed in 2020 and comprises the following:

- A large purpose built facility, with a large steel portal framed food waste reception building extending to 1,350 m<sup>3</sup> (14,530 ft<sup>3</sup>)
- The food waste reception building has been developed to a high specification with ancillary offices, boardroom, workshop, WC facilities and storage areas.
- The yard area includes a weighbridge and welfare offices.
- The food reception hall requires fitting out (certain new equipment already acquired) including:
  - Thor Attritor separator de-packaging machines
  - Landia 8,000L stainless steel pasteurising tanks
  - Attritor de-packaging machines
  - Runi Screw Compactor
  - EMS Industries Pump
  - Untha Shredding Machine

## SUBSIDY INFORMATION

The Lower Reule Bioenergy CHP has been accepted into the Renewable Heat Incentive (RHI) Scheme. The accreditation date is 21<sup>st</sup> September 2016 and the tariff lifetime is for 20 years from this date.

The CHP register for the Renewables Obligations Order (ROO) details that the CHP was commissioned on 26<sup>th</sup> February 2010 with a total installed capacity (TIC) of 1,399 kW and a declared net capacity (DNC) of 1,315 kW. The CHP is registered for the Renewable Energy Guarantees of Origin (REGO) Scheme and for the Renewables Obligation Certificates (ROCs) for export to the national transmission and/or distribution network.



## BUSINESS RATES

Rateable value: £94,000

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/8070440000>

## LEGAL COSTS

Each party is to bear their own legal costs.

## TERMS

Offers are invited for the fully equipped freehold facility.

## FURTHER INFORMATION

Additional information is available in the data room. Access will be provided upon receipt of an executed NDA.

## VIEWINGS

Strictly via the sole agents, Hilco Global.



## CONTACTS:

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August 2025

**Digestion Tank**



**Control Room, Pump Unit and CHP**



**End Storage Tank**



**Flare**



**Digesters and Tank**



**Feed Storage Tank**



**Depackaging Building**



**Depackaging Building**



**Depackaging Site**



**Weighbridge**

