

GUIDE PRICE
£700,000

BIDDING DEPOSIT
£9,000

DIGITAL AUCTION DATE
18th February 2020



BY ORDER OF
Receivers



Lovedean Solar Farm Day Lane, Lovedean, Waterlooville, PO8 9RY

Freehold green energy investment opportunity let until 2038 currently producing £39,824.77 per annum with annual RPI increases

Bid1.

Property Summary

- On behalf of J Liddiment and P Greenhalgh of Duff and Phelps acting as joint Fixed Charge Receivers
- Freehold solar farm investment
- Approximately 14.00 hectares (34.60 acres)
- 18,500 panels with a capacity of 5.76MW
- Let until 2038 (no breaks)
- Annual RPI rent increases
- Currently producing £39,824.77 per annum

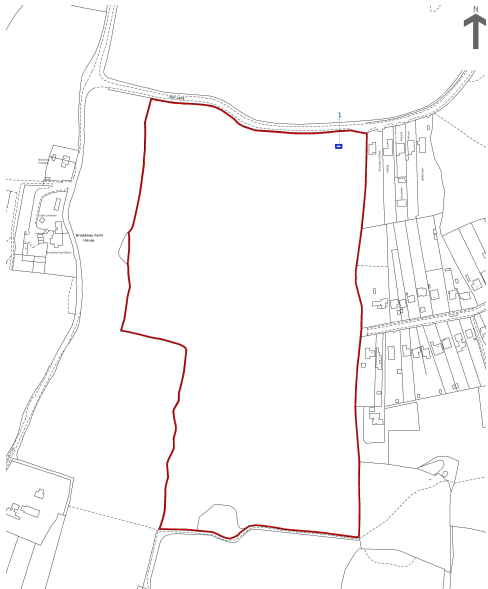
Location

Waterlooville is a market town in Hampshire lying about 8 miles north of Portsmouth and 20 miles south east of Winchester at the southern tip of the South Downs National Park. It lies to the west of the A3(M), which links with the A27 to the south and M25 to the north. Rowlands railway station provides services to London Waterloo as well as Portsmouth.

The property lies in the village of Lovedean, which lies about 2 miles north of Waterlooville and is accessed via the A3 and Lovedean Lane. The property lies on the south side of Day Lane, which runs west from the Bird in Hand pub in a rural area.

Description

A largely rectangular shaped site totalling about 14.00 hectares (34.60 acres). Previously agricultural land the site is now arranged as a solar farm containing 18,500 solar panels with a combined capacity of 5.76MW. The site has the potential to power up to approximately 1,600 homes.



Tenure
Freehold

VAT
Please refer to legal pack

EPC
No EPC required

Local Authority
East Hampshire District Council
01730 234246
www.easthants.gov.uk

Unit	Area	Tenancy	Rent
Lovedean Solar Farm	14.00 hectares (34.60 acres)	Let to Lightsource SPV 64 Ltd for a term of 25 years from 08/02/2013	£39,824.77 (1)
Total			£39,824.77 (1)

(1) The rent is calculated at £6.50 per KW multiplied by the total installed capacity plus £1,260. The rent is reviewed annually on 25th March increasing by the rate of RPI for the previous year ending on 31st December (refer to legal pack)

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