

Sand & Gravel and Hard Rock Quarries with Ready-Mix Concrete Plant and Cement Bound Sand to ENATS 97-1

BRIDGEND QUARRY, KING EDWARD, BANFF, AB45 3NL

For Sale / To Let



KEY HIGHLIGHTS

- Approximately 707,514 tonnes of sand & gravel reserves remaining
- Approximately 927,609 tonnes of permitted hard rock reserves remaining
- Other operations undertaken on site include aggregates recycling and concrete production
- The planning permissions for the hard rock and sand & gravel quarries expire in May 2042 and November 2039, respectively
- Plant & machinery and temporary structures also all available
- Sand complaint for cement bound sand and selected sand to ENATS 97-1 & NGTS 3.05.07

INTRODUCTION

The quarries are currently worked by Bridgend Aggregates Limited, who have been operating from the property for over thirty years. From the property they supply a variety of grades of crushed rock as well as bagged aggregates, specialist sand, gravels, decorative chips and ready-mix concrete.

LOCATION

The quarries are situated west of the village of King Edward, accessed by private road off the A947 in between the towns of Turriff and Banff. Elgin is 40 miles west, Aberdeen is 40 miles south and Fraserburgh is 20 miles east.



DESCRIPTION

Hard Rock Quarry

This quarry is shown edged blue within the enclosed plan. The operational quarry area extends to 14.87 acres (6.02 hectares). Extraction and processing of hard rock aggregates has occurred here since March 2001 with products used in general construction, civil engineering projects, coastal protection, renewable energy projects, sports venues, landscaping and ground works.

There is estimated to be approximately 927,609 tonnes of permitted hard rock reserves remaining.

Under the extant planning permission the quarry is to be restored to grassland, including a pond.

Sand & Gravel Quarry

This quarry is shown edged red within the enclosed plan. The operational quarry, opened in 1994, extends to 66.86 acres (27.06 hectares). Within the western half of the quarry is the aggregates processing and recycling area,

There is estimated to be approximately 707,514 tonnes of permitted sand & gravel reserves remaining.

Under the extant planning permission the quarry is being restored to grassland, with some conservation headlands and hedgerows.



Sand & Gravel Quarry





BUILDINGS, PLANT AND MACHINERY

Within the processing and recycling area there is a main reception and office space, weighbridge, fully equipped HGV workshop, store, wash plant with filter press and modern concrete batching plant with laboratory as well as ancillary industrial buildings.

The in-situ plant & machinery, including crushers and dumpers, are available together with the land interest and or separately. An asset register is included within our online data room.

WASTE MANAGEMENT USE

The site benefits from the following Scottish Environment Protection Agency permits, exemptions and licences:

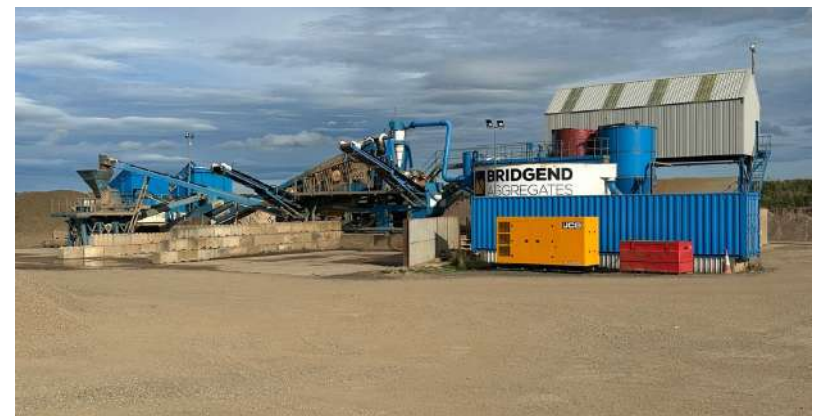
Description	Registration No.	Expiry
Waste Carrier Licence	XCR/R/1139405	13 October 2027
Waste Management Licence - Paragraph 9 Exemption - The reclamation or improvement of land	WML/XC/SEPA2021-5867	31 October 2026
Plant Permit - Crushing and Screening Equipment	PPC/B/1014907	N/A
Plant Permit - Batching Plant	PPC/N/0030082	N/A
Waste Management Licence - Paragraph 13, 24 and 30 - manufacture specified goods from specified wastes, size of reduction of bricks, tiles or concrete and burning plant tissue waste on land in the open	WMX/N/0013064	N/A

PLANNING

The extant planning permissions for the quarrying activities are APP/2021/1937 and APP/2013/1064. The consents currently permit for extraction from the hard rock quarry until 2042 and the sand & gravel quarry until 2039.

The quarries have been the subject of a number of other quarrying and associated planning permissions over the years before those outlined above. Details can be provided from Aberdeenshire Council planning portal but are also summarised in our online data room. For advice on alternative proposals, interested parties should approach Aberdeenshire Council planning department.

Hard Rock and Sand & Gravel Quarries Aberdeenshire



BUSINESS RATES

The property in the 2023 rating list has a rateable value of £50,500.

SERVICES

We understand that the property is connected to mains electric throughout the sites.

TENURE

The property interests are held freehold.

TERM

The property is being made available for sale or let, with all offers invited.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

DATA ROOM

Further information on this opportunity, including accounts information for the current operator, is available within our online data room. To request access contact tom.banks@savills.com.



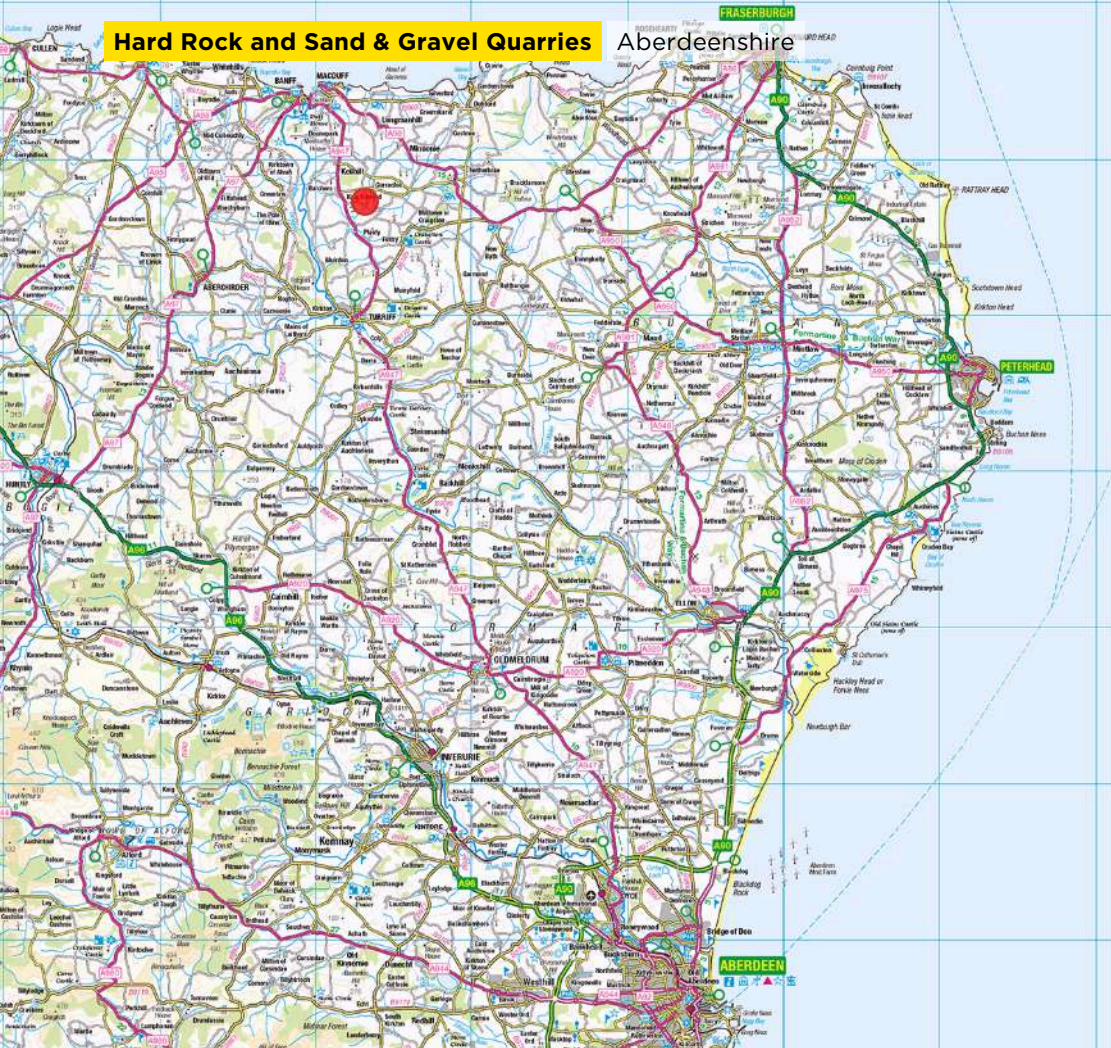
PRODUCTS

Hard Rock		Sand & Gravel	
Type 1	As Dug Rock	Concrete Sand	10mm Concrete Mix (sand and gravel mix)
Type 3	Scaplings	Sharp Sand	20mm Concrete Mix (sand and gravel mix)
¾" Down	Oversize	Dirty Sand	Cable Sand
2" Down	Rock Armour	5mm Natural Washed Gravel	Cement Bound Sand
4" Down	Gabion Stone	10mm Natural washed Gravel	40mm Natural Washed Gravel
4" Clean	5mm Bridgend Blue Chips	20mm Natural Washed Gravel	
6F2	10mm Bridgend Blue Chips		
Crusher Run	20mm Bridgend Blue Chips		
Dust			

The Cable Sand and Cement Bound Sand (CBS) is to specification NGTS 3.05.07 / ENATS 97-1, which ensures they can be used as suitable backfill for underground power cables. These specifications ensure the material has the correct thermal conductivity, density, and cohesion to effectively manage heat generated by the cables and protect them. These materials can therefore be used in utilities projects and substations, as well as for underground HV and LV cables. The CBS is primarily used for cable installations where a compacted or hardened fill for protecting the cable is required.

Hard Rock and Sand & Gravel Quarries

Aberdeenshire



VAT

VAT if applicable, will be charged at the standard rate.

VIEWING

Strictly by appointment with sole agents Savills on set viewing days.

CONTACT

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