

# An idea to digest Major sale and letting in one transaction

**C**UTTING its own carbon footprint and that of its tenants, a Northamptonshire business centre was expecting its anaerobic digester to be at full capacity by the end of last month.

The digester, which uses silage from crops grown at Blisworth Hill Farm, produces bio-gas, consisting mainly of methane and CO<sub>2</sub>, which powers a 250kw generator that supplies offices at the Blisworth Hill Farm business park as well as feeding into the National Grid. It is already working at 90 per cent and was expected to be fully operational by the end of September.

Landlord Roy Taylor believes

the anaerobic digester will prove attractive to tenants already in the 27 offices, as well as those looking to take up space there in the future.

"We wanted to cut our carbon footprint and looked at a number of schemes, including solar panels and a wind turbine, but there were issues with both ideas, and so we decided upon the anaerobic digester," said Roy.

"Silage from the farm's energy crop is warmed and is broken down by bacteria in the digester tanks to create bio-gas which powers the generator, removing the need to take energy from the grid."

"Green credentials are so important now, for our tenants and for their customers

through the supply chain, so I think it will be an attractive prospect for all concerned. We've installed a car charge point for one of our tenants and would consider doing so for more, should it be necessary, perhaps even moving on to a fast car charge point if there was enough demand."

Blisworth Hill Farm has offices of traditional character and construction in a range of sizes available on flexible leases, complete with on-site security and a canteen service.

There are currently two office suites available, of 800 square feet and 1,000 square feet. For further details, contact Roy Taylor on 01327 811714 or visit the website [www.bhp-offices.co.uk](http://www.bhp-offices.co.uk)



The anaerobic digester at Blisworth Hill Farm converts silage from the farm into bio-gas to power a 250kw generator. © Business Times

**G**ORELL Barnes are pleased to report the sale and also the letting of the same building at Darwin Road, on the Willowbrook Industrial Estate in Corby.

Developed as a purpose-built warehouse, the property was subsequently improved by a private pension fund to facilitate two dock access doors in addition to the two level loading doors.

The property is totally self-contained with its own yard and furthermore, with the potential for additional expansion on the gable end.

Being dedicated to distribution, the office content is minimal and comprises of a total of 25,500 sq feet on a site area of 1.75 acres.

Furthermore, the building is built to a standard hygiene level with a special infrastructure to eliminate vermin.

The building has the added benefit of an eight metre eaves height, which is uncommon

on buildings of this size.

Gorell Barnes were instructed to market the property as either a leasehold or preferably a freehold



John Barnes used many years' experience in the locality to bring about a successful result.

disposal. To facilitate obtaining maximum value for the client, initial off-market exposure was instigated via a leasehold disposal which would then

enable the freehold to be sold at a higher value as an investment.

As it turned out, there was added value in both letting and selling the building to an occupier, which is an unusual commercial property disposal.

There were various complicated issues to be resolved to allow the deal to complete but this was undertaken by John Barnes, of Gorell Barnes who, having 30 years experience in the locality and having been specifically involved with this property since 1990, enabled it to happen.

John believes that this is probably a record transaction for the Corby market and this confirms how desirable the building is in view of some of the features mentioned above.

If occupiers or investors require further information in respect of Corby or this transaction specifically, then do not hesitate to contact John on 01536 330100 or [john@gorellbarnes.com](mailto:john@gorellbarnes.com)

## Rises set to be higher than predicted

**A**CCELERATION in national house price growth was reinforced by the continued imbalance between falling new instructions to sell and rising buyer demand, according to the latest RICS UK Residential Market Survey.

The RICS price indicator reached a 12-month high in

the East Midlands in August, with a net balance of 47 per cent more respondents reporting price rises in the region and growth seen across the UK.

Further RICS analysis, using ONS data as the comparator, indicates that nationally prices now look likely to rise in the region of six per cent

in 2015, compared with the three per cent predicted.

Simon Rubinsohn, RICS Chief Economist, said: "The latest data shows house prices continuing to rise, and at an accelerating pace. As such, house price inflation has now quickened in each of the last seven months."

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