

Neptune 2B Development Site
Neptune Energy Park



Shepherd Offshore

Neptune 2B Site, Neptune Energy Park, Walker, NE6 4LU

www.shepherdoffshore.com



Shepherd Offshore is an established, innovative and driven organisation that operates as a service provider and developer, primarily for the Oil & Gas and Energy industries.

Neptune 2B is one of our available development sites, located in Newcastle upon Tyne. Formerly a shipyard, this site has been remediated and has a long and successful development history, with additional supportive development areas and capacity available.

The company offers competitive development schemes, with design and build capability and with an established construction history of manufacturing facilities.

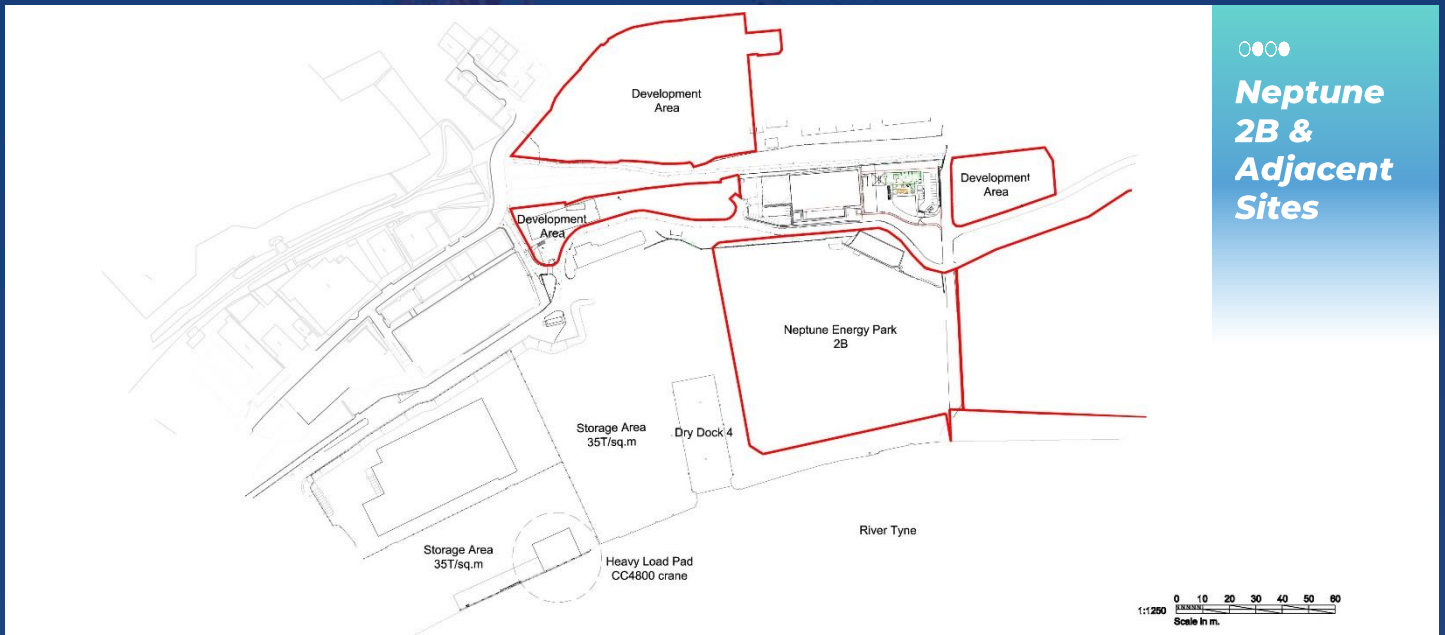
Neptune 2B is part of Neptune Energy Park, a waterside facility that includes extensive infrastructure, capacity and capability.

Neptune Energy Park is also a local enterprise zone of North East Local Enterprise Partnership, offering investors a multitude of benefits, including web capital gains. For more information, visit www.nelep.co.uk

Site Information	
Location and distance from closest city	North East England, 4 km east of Newcastle upon Tyne
GPS Coordinates	54°59'0.38"N 1°32'11.28"W
Local Area	Walker & Wallsend, Newcastle, North Bank of the River Tyne
Distance From The Mouth of the River to Site	Approximately 5 miles
Surroundings	Industrial, manufacturing and quayside services operations
Site Access	
Adjacent to River Tyne	Yes
Multiple existing access roads to site	Yes
Rail access to site	No
Nearest International standards highway access	A19, 4.5 km
Site Accessible by Heavy Load Routes	Yes
Nearest national/international commercial airport	Newcastle International Airport, 15km
Availability of public transport to the site	Extensive, frequent bus services Wallsend Metro Station approx. 1km away



Neptune Energy Park



Site Description

<p>Size of site (gross & usable acreage)</p>	<p>Primary site: Neptune 2B – 7.1 acres Neptune 2B & Swan – approx. 31.71 acres</p> <p>Secondary Neptune sites: Internal Neptune Yard – 3.03 acres Internal Neptune Yard – 7.2 acres Neptune Quays – 2.0 acres Upper Neptune 2 – 1.45 acres</p> <p>Secondary External Neptune Sites: Thermal syndicate - 4.2 acres Benton area - 0.57 acres</p>
<p>Site Shape</p>	<p>Generally Rectangular shaped</p>
<p>Height Restrictions</p>	<p>None</p>
<p>Any easements or height restrictions on site (e.g. high voltage lines, buildings, canals)</p>	<p>None</p>
<p>Topography (max grade variance (feet/meters))</p>	<p>1:200</p>

Supportive Infrastructure - Quay Description

<p>Quay frontage dimensions: length</p>	<p>750m approximately</p>
<p>Quay load bearing capacity (t/sq. m.)</p>	<p>Up to 28t per sq. m.</p>
<p>Quay description</p>	<p>Piled Construction Concrete deck supported by ground anchors</p>
<p>How is the vessel traffic managed?</p>	<p>Our clients' projects/vessels are managed through our QMS System. Vessels/Projects are booked into scheduled window basis by responsible parties</p>
<p>Quay load bearing capacity (t/sq. m.)</p>	<p>Up to 28t per sq. m.</p>
<p>Distance from the site to the quay</p>	<p>350m approx.</p>
<p>Internal Yard Load Bearing</p>	<p>Up to 35t per sq. m.</p>
<p>Max Design dredge depth</p>	<p>9m below chart datum</p>
<p>Quay Storage Capability</p>	<p>300t Reels</p>
<p>Existing Extensive Paved and Open Storage Facilities</p>	<p>Yes</p>

Site Ownership

Site Available	Yes
Site ownership status (public vs private)	Private
Percentage of site owned by state	0%
Commercial Availability	Rental/lease agreement
Property owner(s)	Shepherd Offshore Limited
Do Shepherd Offshore have the ability to develop & bring in the project?	Yes

Commercial and Construction Approval Procedures

Average timeline to complete the negotiations and sign a site purchase contract	13 weeks
Procedures to complete the land contract	Agreement to lease
Other regulatory approvals required prior to construction	Planning approval Building Regulations Approval Environmental Permit
Time required to obtain approvals	13 weeks from Validation of applications
Third-party claims on the territory	None

Supportive Infrastructure - Site Services & Support

NEP Heavy Load Out Capability	up to 700 Tonne SWL
In House Cranage/Plant Capability	Yes
In House Transport Capability	Yes
Material/Product Handling Services	Yes
Rigging, Fabrication and Sea Fastening Services	Yes
Vessel Berthage/Embarkation Teams	Yes
Lifting Specialists	Yes
Rigging Team	Yes
Engineering/Fabrication Teams	Yes
Warehousing	Yes
Storage	Yes
Company Certified ISO 9001:2015 Standards	Yes
Company Certified ISO 18001:2007 Standards	Yes
Company Port Security Licence	Yes

Heavy Load Out Pad

Heavy Load Out Pad description (Dims)	36m x 27m
Heavy Load Out load bearing capacity (t/sq. m.)	Peak track pressure up to 61.4t per sq. m. The platform consists of a 1m thick reinforced concrete slab supported on steel H piles driven to rock. It stands independently of the quay wall for vertical loads but is connected to the anchor wall for horizontal stability. The piles were driven using an impact hammer to a set into the rock which by calculation provided the required load resistance this was verified by CAPWAP testing.
Heavy Load Out Pad Capability	Store Reels up to 700t re Bridon

CC4800 - Cranage Description

Crane Description	Terex CC 4800 – 3 Crawler Crane & Superlift Bogey
Crane Location	Neptune Energy Park - Heavy Quay Load Out Pad
Crane - Weight & Radius	For examples: Boom config 66m - 612t @ 16m connected to super bogey Boom config 66m - 516t @ 26m connected to super bogey Boom config 66m - 448t @ 10m not connected to super bogey
CC4800 capability of tracking & lifting within Neptune Energy Park	Yes, adjacent areas and Internal Yards
Distance from Manufacturing site to Crane Radius	Approximately 350m

Environmental/Geological

Soil bearing capacity	The site has been subject to full remediation
Soil conditions/type	The site has been subject to full remediation
Drainage system	Yes., foul water and surface water connections are available on and adjacent to the site
Proximity to natural reserves/potential issues	No
Archaeological issues/features	No, all covered as part of site remediation
Environmental/contamination issues, e.g. proximity to chemical plant and other pollution generators, radiation.	No, site-wide contamination issues all covered as part of site remediation
Natural disaster risk	No
Chemical uses limitation	No
Air pollution/emission issues on or in proximity of site	No

Utilities	Supplier	Service to Site	Available Supply	Distance
Electricity	Northern Powergrid (NPG)	Yes	2.2 MVA Capacity	200m to substation
Gas	Northern Gas Networks (NGN)	Yes	TBC	200m to connection
Water	Northumbrian Water (NWL)	Yes	TBC	200m to connection
Telecoms	Openreach & Virgin Media	Yes	TBC	100m to connection

Case Study – Bridon Manufacturing Facility

Shepherd Offshore has an established history of construction and development in the manufacturing industry.

One such example is our development of Bridon Rope Manufacturing Facility. It is a new facility comprising of a number of overhead cranes with capacities ranging from 10 tonnes to 150 tonnes and has a reel production capacity of 700 tonnes.

Shepherd Offshore was available to the client on a 24hr basis and also provided in-house plant, transport and cranaage capability, with dockside cranaage of up to 800 tonne.

Bridon Rope Manufacturing Facility	
Client	Bridon Bekeart
Cost	Over £30million
Building square footage	85,896 sq. ft.
Development	Facility completed in 14 months, from initial planning & area preparation through to commissioning and handover. New quay construction and heavy load out pad.
Client Feedback	“The ropes produced at this state-of-the-art facility will expand the boundaries of what is possible for customers across the sector. Bridon Neptune Quay has been built to help us solve our customers’ most significant technological challenges”. Bridon Group CEO, Jon Templeman



Contact Us

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Shepherd Offshore operates within a highly effective and dedicated management structure in order for projects to be accelerated and executed efficiently - at all times.

Our management team is focused on building mutually beneficial long term relationships, based on first-class service, speedy decision making and always delivering on our promises.

Please contact us regarding any questions that you may have relating to the site, or for general enquiries.





Shepherd Offshore Thank You