

Hilco Global
Asset Smarter

Freehold For Sale

BNG, Mineral (bottom ash processing) and Inert Landfill Opportunity (STP)

On behalf of J.Pearson of Irwin Insolvency, Administrator of Cheshire Land Ltd

Site Area of 49.15 acres (19.89 Ha) approx.

Offers invited for the freehold interest

Cookes lane,
Rudheath,
Northwich,
Cheshire, CW9 7RP

Executive Overview

The property comprises three former silt / lime beds formed in association with the historic Tata chemical works to the North West and an area of poor quality agricultural land to the south which has been over tipped with inert waste without planning permission. This area also includes a small stable block and pond.

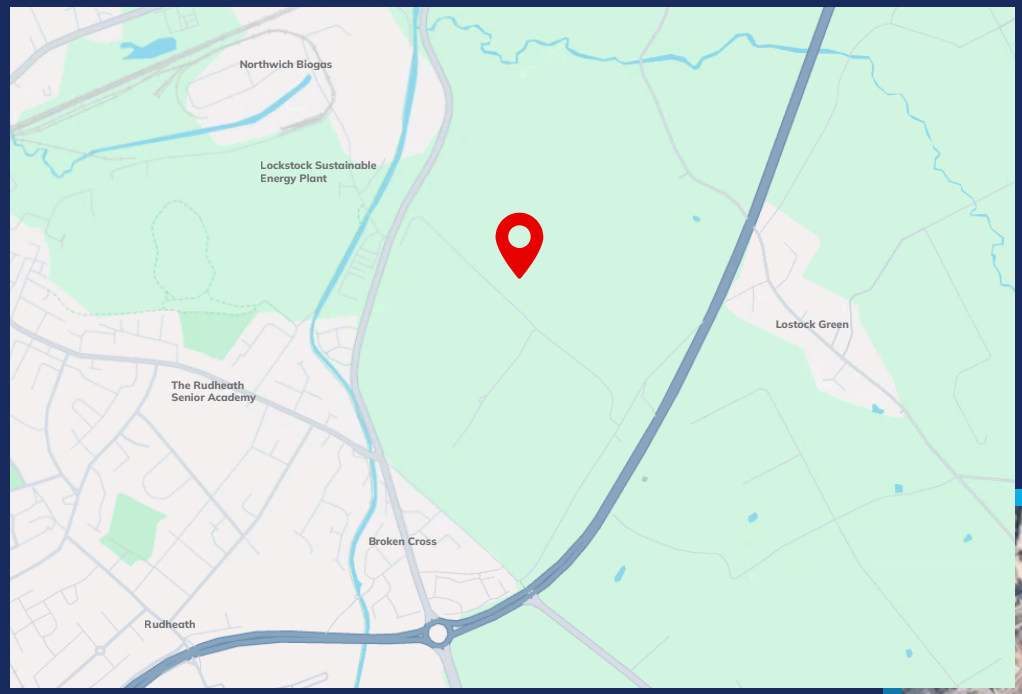
There is an electricity pylon located in a central west position on the site.

The silt/lime beds are contained within a Bund wall constructed using furnace bottom ash over a core clay Bund. The bunds are long established and have been colonised by vegetation.

To the north, east and south east are agricultural fields. To the west and southwest lies the Tata lime beds currently being developed as a BNG scheme. The eastern boundary lies in close proximity to the abandoned route of HS2.



Cookes lane, Rudheath, Northwich, Cheshire, CW9 7RP



Location

The property is accessed via Cookes lane to the south which affords access to the A 556 to the south and east and the A530 to the north.

The Site

The subject property has an approximate site area of 49.15 acres (19.89 hectares) approx. and is shown edged red on the plan below.



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Title

The freehold interest is registered under title numbers CH502714 and CH61161 together with an access corridor by way of a transfer agreement dated 30/6/ 22. Charges on the title relate to a network of pipes and drainage associated with the historic beds and pipe work by Inovyn along the northern and western boundary.

Planning

The property benefits several historic planning permissions granted by Cheshire East Council as follows:-

Consent 13 /01134. – 2013. Pipeline corridor across the site.

Consent 18/04735 - 2020 relates to lime beds 4 & 5 and partial removal of furnace bottom ash to make concrete blocks and restoration of lime beds. Two further applications to vary conditions reference 22/01283/S73 and 22/02867/S73 were made. This consent which has expired had direct access to the A556.

Void Space

Subject to planning there is circa 500,000 tonnes of inert void space in lime beds 4 & 5. Any purchaser should undertake there own survey to verify the void space.

BNG

Potential exists to develop a range of biodiversity units across the site.

Terms & Legals

Offers are sought for the freehold interest. (No guide price)
Each party to pay their own legal fees.



More Details

Click to view more details

Viewings

All inspections are strictly by prior appointment with the sole selling agents.

Further Information & Data Room

A secure data room will be made available to genuinely interested parties. Interested parties should formally register their interest with the sole agents.

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