

FOR SALE
EXTENSIVE LANDFILL SITE WITH
ALTERNATIVE USE POTENTIAL

Eddisons



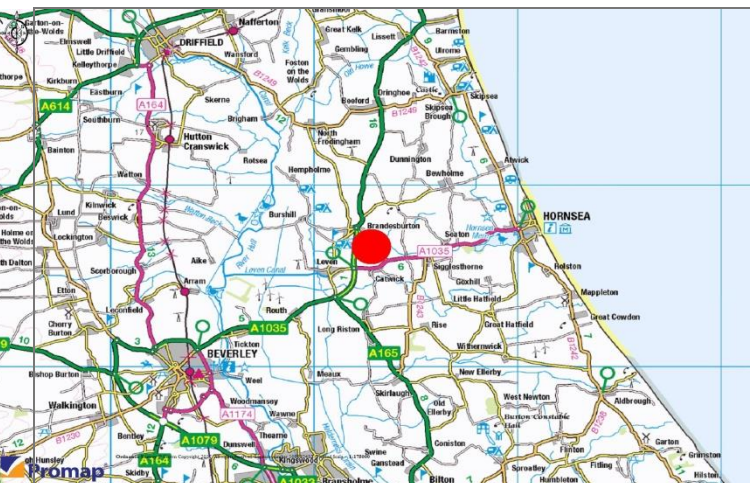
FOSSE HILL LANDFILL SITE, CATWICK LANE,
BRANDESBURTON, YO25 8SB

OFFERS INVITED

- Rare opportunity to acquire an existing use landfill site.
- Alternative use and development potential eg leisure (STP).
- Mulch 865,940m³/top soil and building rubble 188,700m³.
- Planning permission has been obtained for a new vehicular access.

AVAILABLE SPACE

11.6 Hectares (28.683 Acres)



LOCATION

The subject site is located in Brandesburton, a village and civil parish in the East Riding of Yorkshire, England. It is situated approximately 7 miles (11km) west of Hornsea and 9 miles (14km) north east of the market town of Beverley.

The site is situated close to the A165 which provides easy access to the A63 and wider motorway network.

DESCRIPTION

The subject site comprises a landfill site which extends to over 28 acres of land.

We are informed the below materials are present.

Surface	Visual Assessment	Area m ²	Volume m ³
A	Mulch	39,174.4	865,940.1
B	Topsoil mix with building rubble	7,233	141,330
C	Topsoil	31.8	528
D	Topsoil mix with building rubble	1,138.20	19,052.5
E	Topsoil	1,425	27,771.6
Rest below piles		101,676.7	1,504,543.8

Total Site Area 11.6 Hectares (28.683 Acres).

Planning permission has been obtained for a new entrance/access (Application No: 19/00867/PLF).

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Offers are invited for our client's freehold interest in the site.

Full details via a Dataroom are available on request.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
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SUBJECT TO CONTRACT
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