

Stuarts Topsoil – North Cray Road, Sidcup, Kent DA14 5EU. Inert Recycling and Composting Facility.



FREEHOLD SITE & BUSINESS FOR SALE.





Description.

The subject property comprises a mixture of primarily commercial and part residential accommodation.

The property provides a total site area of 13.46 acres.

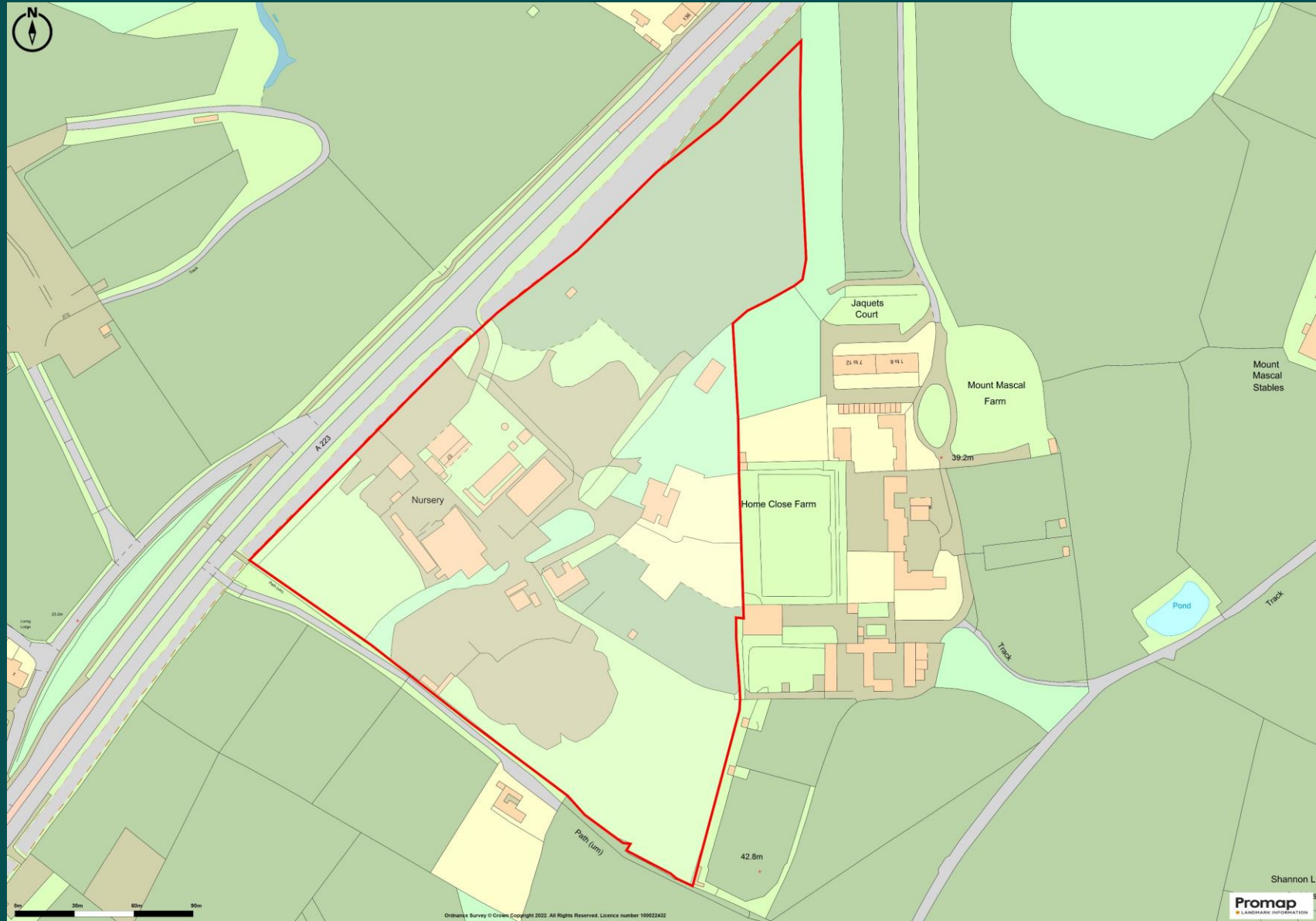
The main site operation includes an aggregate and soil recycling facility together with a parcel of land associated with green waste and composting.

Additional commercial land currently housing a garden centre, nursery and wholesale florists also form part of the freehold and produces an annual rental income in the order of c. £130,000 per annum.

Further, the landholding includes three residential properties, comprising a 3 bed detached bungalow and grounds together with a pair of 3 bed semi detached houses and large gardens.

The business associated with the aggregate recycling facility is also available as part of the sale. Further information available on request.

Site Plan.



Site Photos.

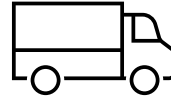


Location.

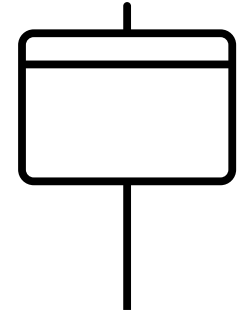
POST CODE – DA14 5EU

The subject property is located on the eastern side of the A223 North Cray Road within a predominantly rural and residential location. Access to the property is directly from the A223.

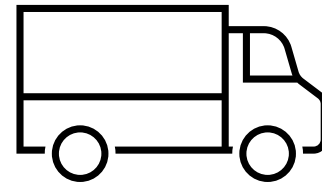
The A223 provides excellent transport links to the A2, A20, M20 and the M25 together with the A205 South Circular Road.



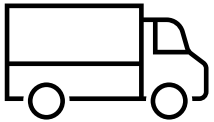
Dartford
5.7 miles



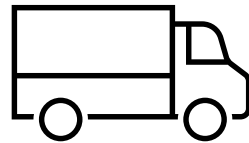
South Circular (A205) – 6.6 miles
M25 & M20 – 5.9 miles
A2 – 2.7 miles
A20 – 1.7 miles



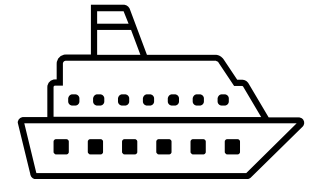
Greenwich
10 miles



Sidcup
2.6 miles

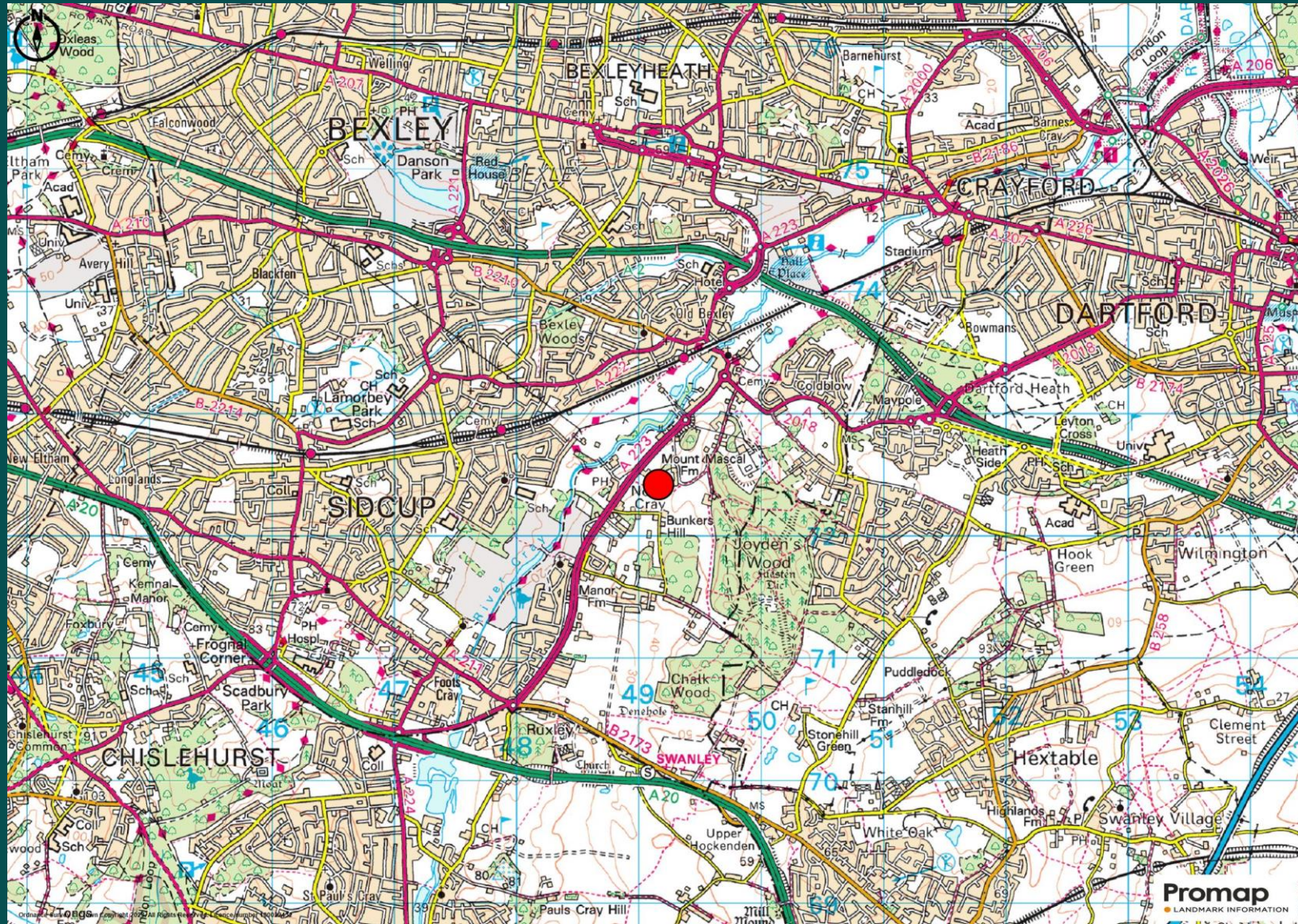


Bexley
4.8 miles



Port of Tilbury
19.2 miles

Location Plan.

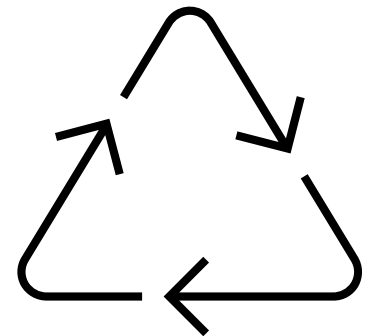
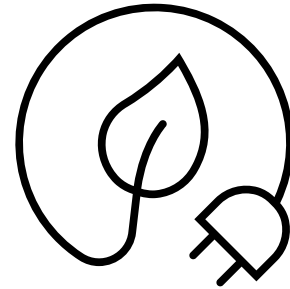
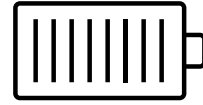


Planning.

The subject property has a complex planning history for the various different parcels of land that make up the overall total freehold land holding.

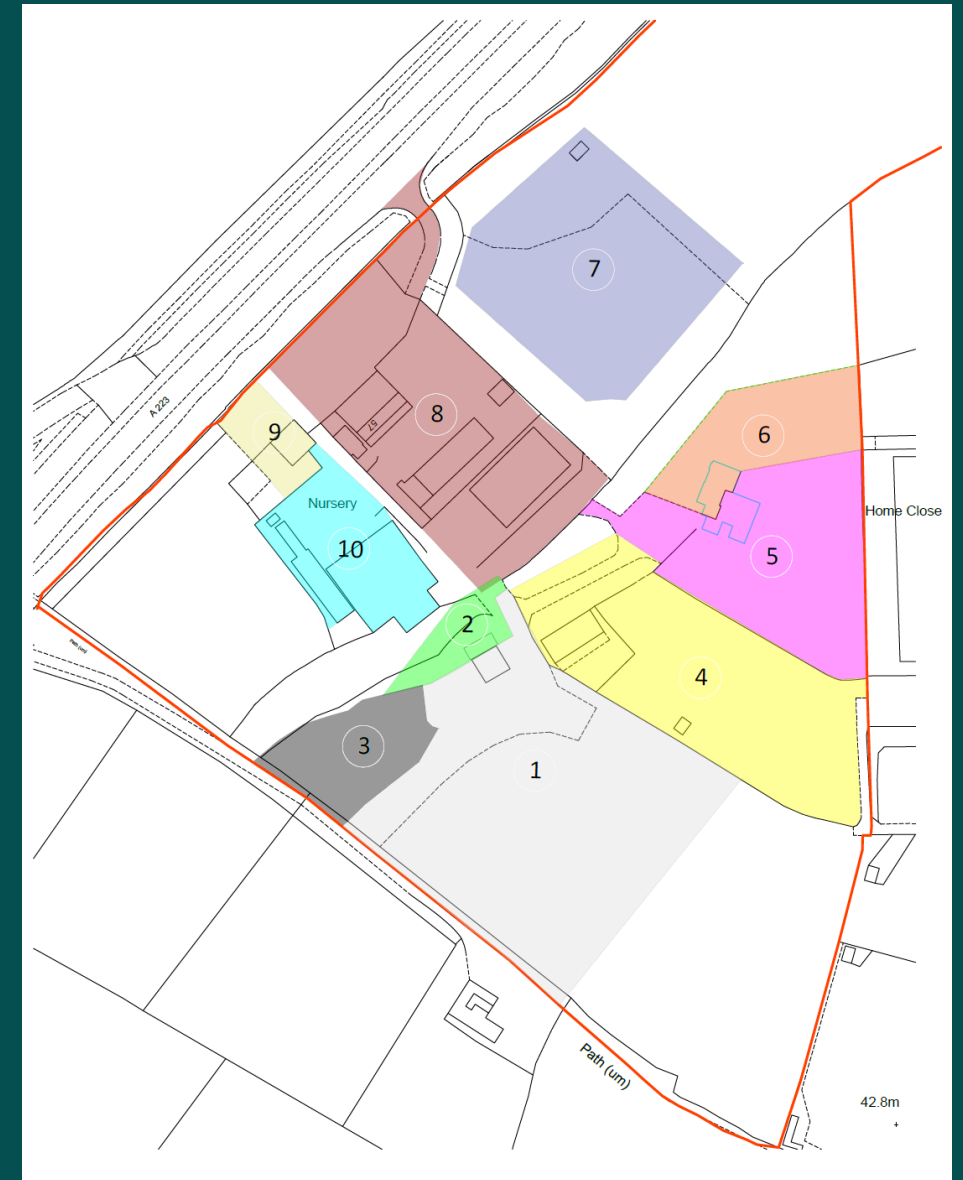
The following provides a high level overview of the extant permissions, further information on the overall planning history is provided with accompanying plans within this brochure.

- The core inert recycling area benefits from full planning permission granted at appeal reference 22/00553/FUL01 on the 15th March 2022.
- The green waste processing area is currently awaiting an appeal decision under reference 20/03392/LDCE for a Lawful Development Certificate (Existing) for mixed use of the land in connection with green waste processing, open storage and distribution. A resubmission is underway following questions over continuous use.
- The garden centre has full planning permission reference 88/00266/FUL.



Planning History.

Map Ref	Description & Use Class	LPA Decision Reference & Comment
1	Waste recycling (mixed sui generis)	19/00417/LDCP – single storey extension to workshop 19/01818/LDCE – use of ancillary workshop & office 3208525 – Appeal for use of land for soil screening, for manure and soil storage, and for the processing of inert material 22/00553/FUL01 – details pursuant to allowed appeal
2	Access (mixed sui generis)	3208525 – confirmed lawful and used in connection with Areas 1 and 3
3	Parking & storage (mixed sui generis)	20/01325/LDCE – site contains some portacabins
4	The Shed (C3)	21/01644/LDCE – use of entire land for residential purposes
5	No.1 Farmhouse (C3)	81/00328/FUL – 2 storey 5 bed detached Farmhouse 19/00418/LDCP – single storey side extension 19/00419/LDCE – subdivision of Farmhouse to 2 units 19/00463/GPDE – single storey rear extension 19/01397/LDCP – incidental outbuilding 21/01645/LDCE – non-compliance of conditions relating to permission 81/00328/FUL
6	No.2 Farmhouse (C3)	81/00328/FUL – 2 storey 5 bed detached Farmhouse 19/00419/LDCE – subdivision of Farmhouse to 2 units 19/01396/LDCP – incidental outbuilding 21/01645/LDCE – non-compliance of conditions relating to permission 81/00328/FUL
7	Green waste (mixed sui generis)	20/03392/LDCE - green waste processing, open storage and distribution (pending resubmission and appeal)
8	Garden centre (A1)	88/00266/FUL – Use of site as garden centre
9	Retail (A1)	96/02546/FUL – re-building of nursery shop 19/01729/LDCE – retail use with ancillary storage and offices 20/01779/LDCP – continued erection of shop 21/03560/LDCP – single storey extension to shop
10	Storage (B8)	19/00422/LDCE – use of buildings and yard for storage

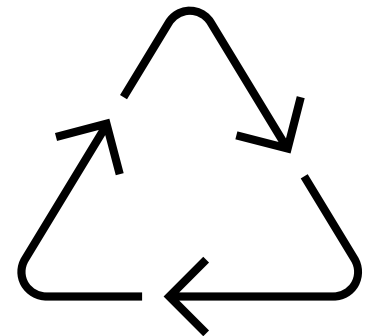
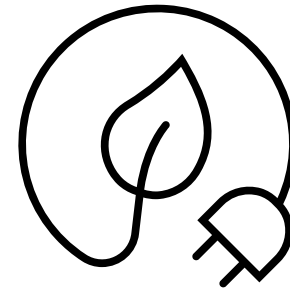


Environmental Permit.

The subject property benefits from an Environmental Permit granted by the Environment Agency Reference EPR/AB3809FV issued on the 18th March 2014 with a variation granted on 22nd February 2017. The permit is to operate a non-hazardous waste physical treatment facility. The activities include sorting, separation, screening, crushing, and blending of waste for recovery as a soil, soil substitute or aggregate. The current annual maximum quantity of waste received at the site is 15,000 tonnes per annum. The following wastes are permitted:

Waste Code	Description
02	WASTES FROM AGRICULTURE, HORTICULTURE, AQUACULTURE, FORESTRY, HUNTING AND FISHING, FOOD PREPARATION AND PROCESSING
02 01	Wastes from agriculture, horticulture, aquaculture, forestry, hunting and fishing.
02 01 06	Animal faeces, urine and manure (including spoiled straw), effluent, collected separately and treated off site.
17	CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)
17 05	Soil (including excavated soil from contaminated sites), stones and dredging spoil.
17 05 04	Soil and stones.
17 09	Other construction and demolition wastes.
17 09 04	Inert mixed construction and demolition wastes to include soil and stones, concrete, bricks, tiles and ceramics only.

In addition the property benefits from a T6 Waste Wood Exemption.

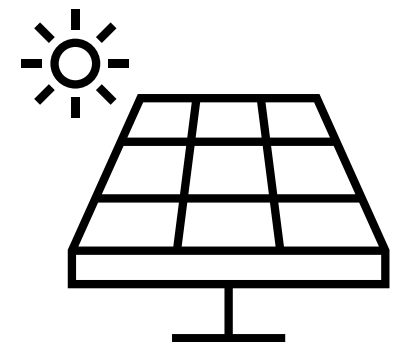
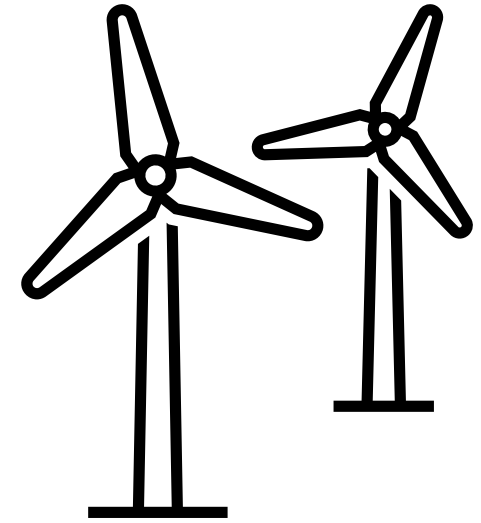


Waste Market.

Changes in waste regulations and landfill tax have had a significant impact on the waste industry. An ever increasing proportion of waste is now being separated for recycling and diverted away from landfill. The waste sector is underpinned by a legislative framework for the collection, transport, recovery and disposal of waste. The key drivers include the Waste Framework Directive, Landfill Directive, Aggregates Levy, WEEE Directive, Waste Incineration Directive, End of Life Vehicles Directive and the Battery Directive which are there to promote responsible waste management.

Waste is no longer seen as “waste” but as a “resource” that can generate income streams associated with recyclates and fuel for the generation of energy introducing the concept of a circular economy and resource management. As a result of fiscal drivers and the requirement to produce our energy from renewable resources together with the opportunity to provide energy security there is a significant focus on waste as a source for energy production. Both financial incentives and tax sanctions exist to stimulate recycling and the diversion of waste streams from landfill which has provided opportunities for the development of alternative technologies in extracting maximum value from this resource known as waste.

The UK generated 222.2 million tonnes of total waste in 2018, with England responsible for 84% of the UK total. UK biodegradable municipal waste (BMW) sent to landfill has fallen from approximately 7.2 million tonnes in 2018 to around 6.6 million tonnes in 2019. Provisional figures for 2020 show that 67.2% of UK packaging waste was either recycled or recovered, the same as in 2019. It is estimated that the UK generated 43.9 million tonnes of commercial and industrial (C&I) waste in 2018, of which 37.2 million tonnes (85%) was generated in England. The latest estimates for England only, indicate that C&I waste generation was around 37.2 million tonnes in 2019.



Plant & Machinery.

The below P&M is available as part of the sale of the business:

- Extec 5000 turbo 3 way screen (2002 with new engine)
- Extec E7 2007)
- Powerscreen Power Shredder 1800 (2008)
- Volvo 180 Loading Shovel (2007)
- Hitachi EX200-5 (1999)
- Iveco Stralis rear mounted crane ULEZ compliant (2014)
- Linde Forklift



Contact.



For further information, or to arrange a viewing, please contact the sole agents.

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SUBJECT TO CONTRACT

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