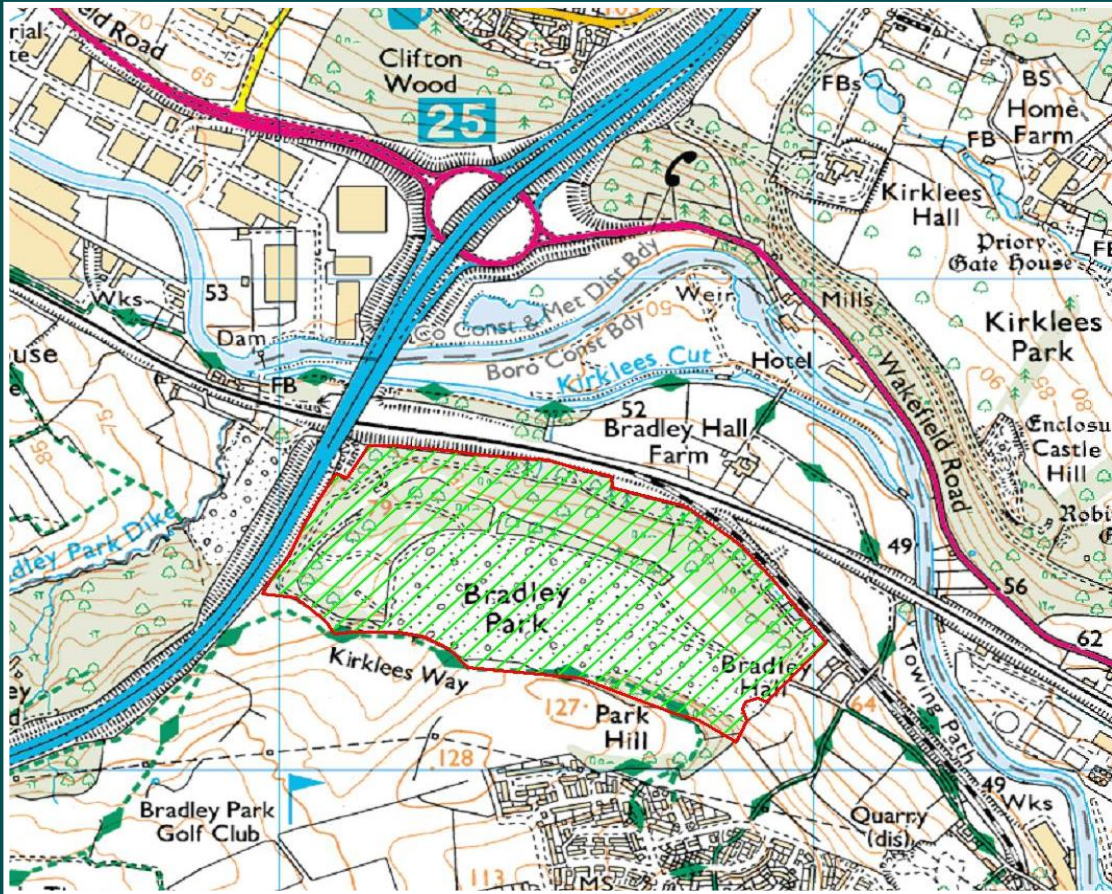


Bradley Park Landfill, Lower Quarry Road, Huddersfield, West Yorkshire HD5 0RR.



HAZARDOUS LANDFILL FOR SALE.





Description.

The subject site provides a hazardous landfill with ancillary office accommodation, workshop, pre-treatment bioremediation and soil treatment area together with a leachate collection/processing system.

The property provides a total site area of 89.10 acres.

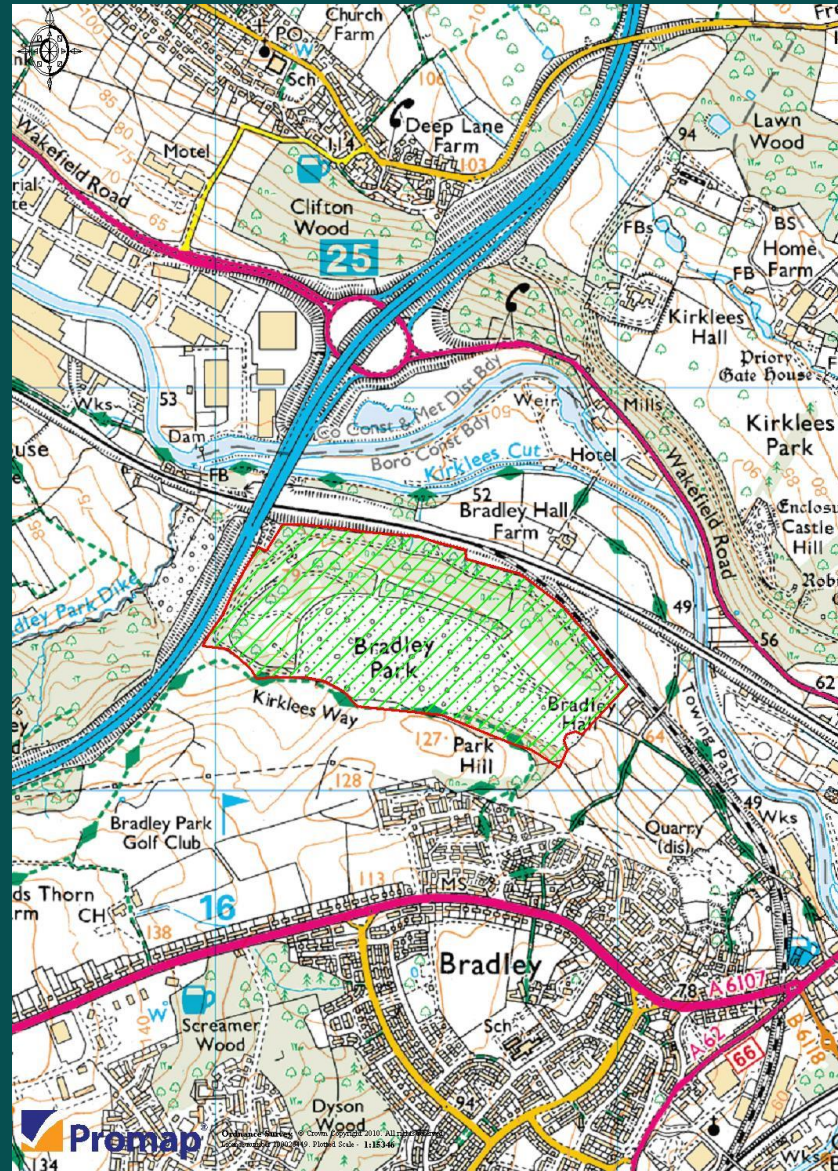
The property provides six landfill cells.

Phase 1 is largely a final profile, Phases 2 and 3 have been lined with impermeable, dense asphalted concrete (DAC). There is a passive leachate collection system within the dense asphalt concrete lined phases which is linked into holding lagoons and treatment compound where the liquid is treated before being disposed of to the public sewer.

Upon completion with the final agreed contours the Bradley Park site will be capped with a bentonite geo-composite cap. The whole site will be restored to create a diverse habitat of woodland, shrubbery and grassland in keeping with the surrounding area.

The current void is 834,000 cubic metres.

Site Plan.

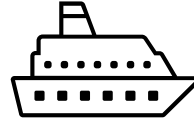


Location.

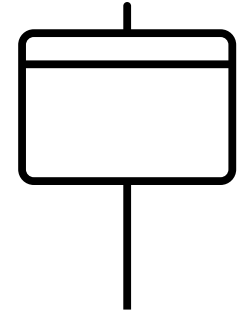
POST CODE – HD5 0RR

The subject property is situated off the western extremity of the Lower Quarry Road. The property is bound by the M62 Motorway to the west, agricultural land to the east and to the north by the Manchester and Normanton Branch Railway line with the Bradley Park Golf Course forming the southern boundary.

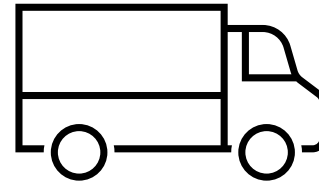
Lower Quarry Road is linked to the east to the Leeds Road (A62) which provides access via the A644 to the M62 at junction 25.



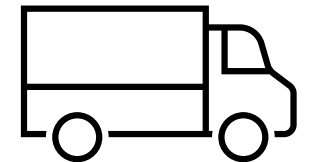
Port of Hull
72 miles



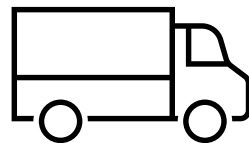
M62 – 2.5 miles
M606 – 6 miles
M1 – 9.5 miles
M621 – 10.5 miles



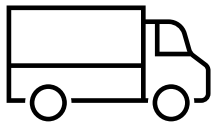
Huddersfield
5.5 miles



Leeds
16 miles



Bradford
10.5 miles



Sheffield
30.5 miles

Location Plan.



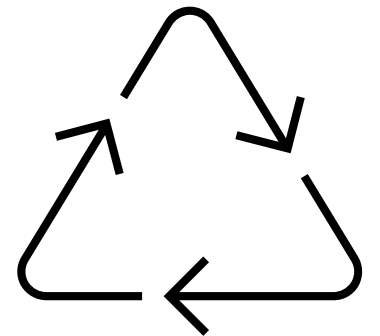
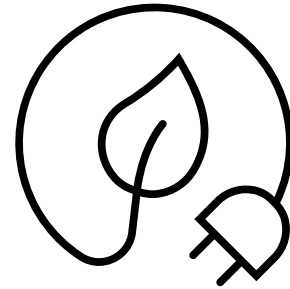
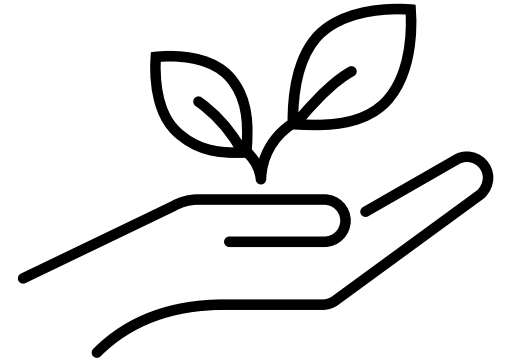
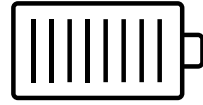
Planning.

The property is subject to a number of planning permissions, the most pertinent to the landfill operation has been outlined below.

Planning permission ref: 93/70/04938/WO

Planning permission was originally granted in August 1953. This was subsequently amended in May 1974 and has now been superseded by application 93/70/04938/WO. This permission was granted by Kirklees Metropolitan Council on 12th July 1994.

Copies of the planning permissions are available upon request.

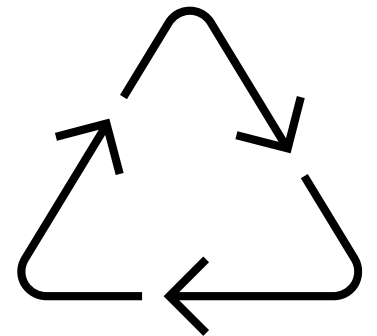
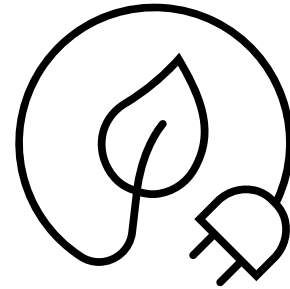
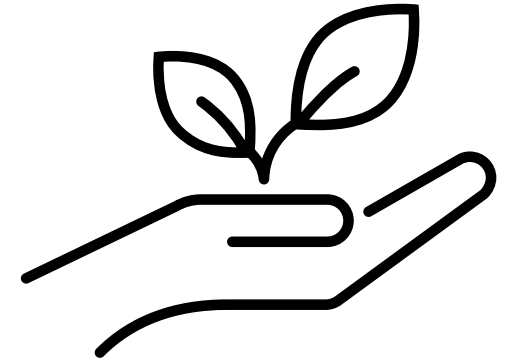
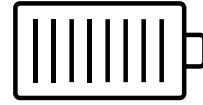


Environmental Permit.

The subject property benefits from an Environmental reference number EPR/LP3434HA/V010, for the operation of a hazardous landfill, hazardous waste soil treatment facility with leachate treatment lagoons.

The principal conditions associated with the environmental permit which are typical for this type of operation are summarised below:

- Maximum quantity of waste accepted at the site is 318,500 tonnes of hazardous waste or 318,500 tonnes of inert waste for engineering including cover per annum.
- Hours of operation are:
 - Monday to Friday 07.30 – 17.00
 - Saturday 08.00 – 13.00
 - No operation on Sundays



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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