

ON THE INSTRUCTIONS OF
CHRIS PETTS & RICHARD ODDY OF GRANT THORNTON
JOINT LIQUIDATORS OF WARD RECYCLING LIMITED



FIBRE MATERIALS RECYCLING FACILITY

WINDERMERE ROAD **HARTLEPOOL** TS25 1NS

FOR SALE

71,454 SQ FT (6,638 SQ M)

WARD RECYCLING LIMITED - IN LIQUIDATION

DESCRIPTION

The property comprises a detached modern warehouse of steel portal frame construction clad with single skin profile steel sheeting with eaves height of 9.2m and a series of roller shutter loading doors to all elevations on average having a width of 7m and height of 8m.

The site benefits from a significant area of expansion and development land along with further buildings including workshops and a derelict office block.



FIBRE MATERIALS RECYCLING FACILITY

WINDERMERE ROAD **HARTLEPOOL** TS25 1NS

KEY BENEFITS



Freehold



Vacant Recycling
Facility and
Expansion Land



Site area approx.
6.13 hectares
(15.15 acres)



Warehouse
approx. 6,027.51 sq m
(64,888 sq ft)



Workshops
approx. 609.97 sq m
(6,566 sq ft)

PLANNING

The property was granted planning permission in July 2018 for the development of waste recycling facility including erection of steel portal framed building and cycle store and associated works including parking, hardstanding, weighbridges and refurbishment of existing office building (part-retrospective) under planning reference H/2018/0208.

For further information, please contact the local planning office direct.

SITE & EXTERNAL AREAS

The site is approximately 6.13 hectares (15.15 acres) and is predominately square in shape on level ground and accessed directly off Windermere Road.

WASTE TRANSFER LICENCE

The site benefits from a Fibre Sort Permit – Permit Number EPR/GB3806MQ. This permit is for new material recycling site dealing solely with paper and cardboard from both local authority kerbside collections and other controlled locations.

TENURE

Freehold under Title Number CE54088.



ACCOMMODATION

Area	GIA sq ft	GIA sq m
Materials Recycling Facility	64,880	6,027
Workshops	6,566	610
Total	71,454	6,638

FIBRE MATERIALS RECYCLING FACILITY

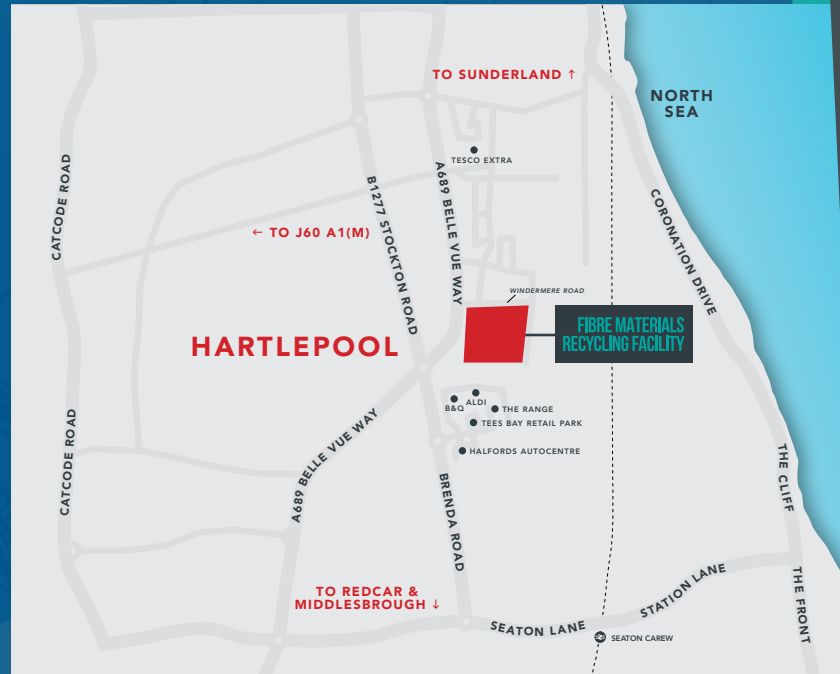
WINDERMERE ROAD **HARTLEPOOL** TS25 1NS



LOCATION

The property is situated approximately 1¼ miles south of Hartlepool town centre on the Longhill Road Industrial Estate, Hartlepool which is a port town and the main administrative centre of the Borough of Hartlepool in County Durham. The town lies on the North Sea coast, 8 miles north of Middlesbrough and 20 miles south of Sunderland. The subject property is situated fronting Windermere Road adjacent to the A689 Belle Vue arterial route which provides access to Hartlepool town centre to the north and the A19 to the south towards Stockton-on-Tees and Middlesbrough.

The immediate area is an established industrial estate adjacent to the North Sea coast and made up of predominately waste transfer and recycling stations and scrap yards with occupiers including, Nirmax Group, Sims Metals Hartlepool, J&B Recycling with Teesbay Retail Park to the south of the subject site with occupiers including B&M, The Range, Home Bargains and Burger King.



SALE ON BEHALF OF THE JOINT LIQUIDATORS

This property is being marketed for sale on behalf of the Joint Liquidators and therefore no warranties or guarantees in any respect, including VAT, can be given.

The information in these particulars has been provided by the Joint Liquidators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Liquidators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. March 2021. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

According to the Valuation Office Agency website, the property has a rateable value of £29,250. For further information please contact the Valuation Office Agency website www.voa.gov.uk

TERMS

We are inviting offers in respect of the Freehold interest.

EPC

The property has a rating of C 57. A copy of the certificate is available on request.

CONTACTS

Lucy Garner-Currie
07918 651046
l Garner-currie@lsh.co.uk

Nick Blackwell
07979 541236
nblackwell@lsh.co.uk

**Lambert
Smith
Hampton**