



## LANDFILL SITE AND BUSINESS FOR SALE

### LANDFILL DEVELOPMENT SITE, WODEN PARK, VALE OF GLAMORGAN, CF5 5PU

- ◆ Ermaer Ltd is the freehold owner of the land. Offers invited for 100% of the share capital of the business
- ◆ Full planning permission for inert landfill, pre-commencement conditions already discharged
- ◆ Environmental Permit is prepared and immediately available for submission
- ◆ Net void space of approximately 168,000 m<sup>3</sup> equating to approximately 252,000 tonnes of inert waste
- ◆ Machinery and equipment storage/parking area available within the adjacent solar park compound which includes 24/7 live feed CCTV with thermal imaging
- ◆ Located 3 miles west of Cardiff city centre

**Business for sale by informal tender as a whole**



## Description

This landfill development opportunity is the combined site of the former Ely Brickworks and Highland Park Brickworks which ceased operations in the 1960's and '70's. The permitted site comprises approximately 11.5 acres of land with full planning permission for inert landfill (with extant permission for quarrying). Once restored, the land is intended to be used for grazing and woodland.

The void space at the site provides a net volume of approximately 168,000 m<sup>3</sup> equating to approximately 252,000 tonnes of inert waste material.

The site historically operated as a clay pit and brickworks. The surface geology comprises red clays often interbedded with weak shales and fine grained mudstone. The surface topography slopes to the A4232 to the north. To the south of the site there is a small area of woodland.

## Location & Situation

The Property is located immediately east of the settlement of Caerau and approximately 3 miles west of Cardiff city centre. The site is bound to the north by the A4232 road which provides good access to Cardiff city centre to the east, and direct access to Junction 33 of the M4 located approximately 5.5 miles to the north west of the property.

## Site Access

Access to the property is provided via Woden Park using a well maintained access track of approximately 750 metres in length. The access track runs in a north easterly direction from Cwrt-Yr-Ala Road which is roughly parallel to the A4232. The A4232 road forms the entire northern boundary of the property and can be accessed from the A48, located to the north of the site.

## Planning Permission

The site has full planning permission (ref no: 2015/01131/FUL) for the 'Excavation of fill material (to be stored on site), importation of inert wastes with the progressive restoration of the former mineral working areas associated with the former Ely Brickworks'. Furthermore, the pre-commencement planning conditions have been discharged.

The above permission allows for 60 HGV deliveries per week between 09.00 and 15.00 Monday to Friday, excluding Bank Holidays (3024 HGV deliveries per annum).

## Environmental Permitting

Ermaer Ltd has prepared in the entirety all of the documentation and supporting information required for the immediate application to Natural Resources Wales (NRW) for the environmental permit to cover the proposed landfill operation at the site.

## Rights of Way, Easements & Wayleaves

The business and property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

## Services

The Property has access to both mains water and electricity.

## Waste Management Authority

Vale of Glamorgan Council  
Civic Offices  
Holton Road  
Barry  
CF63 4RU  
Tel: 01446 700111

## Stuart Jeffries

Minerals & Waste Management  
sjeffries@savills.com  
01904 617800

[savills.co.uk](http://savills.co.uk)



## Designations

- ◆ Potential Solar Energy Area
- ◆ Mineral Safeguarding – Limestone 1
- ◆ Dormant Minerals Site – MG24 (6)

## Tenure

The freehold of the site is offered for sale with vacant possession on completion.

## Title

The freehold is held under title number CYM727160.

## Business Rates

The Property is not currently assessed for business rates.

## Method of Sale

- ◆ By way of a Share Sale of Ermaer Ltd. (Ermaer Ltd has obtained the necessary planning permission and consents and owns the land in its entirety.)
- ◆ Expressions of interest to be received no later than 4pm on the 30th April 2018.
- ◆ All relevant documentation and the Share Purchase Agreement will be provided for those shortlisted.
- ◆ Successful shortlisted applicants will be offered to make their best and final offers by 4pm on the 14th May 2018
- ◆ A non-refundable deposit of 10% will be payable within 2 working days, completion within 28 days.

## Viewing

Strictly by appointment through the sole selling agents Savills.

## Health and Safety

Given the potential hazards of a dormant site we would ask you to be as vigilant as possible when inspecting the Property for your own personal safety.

## Further Information

A comprehensive data pack including site plans, planning permissions, title and other information is available to assist a potential purchaser. This information is available on request.

## Date of Information

Particulars prepared – March 2018  
Photographs taken – July 2016

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