

GEORGE F. WHITE

OPPORTUNITY TO PURCHASE AN ESTABLISHED BUSINESS



MURTON QUARRY AGGREGATES RECYCLING FACILITY

MURTON LANE ■ EASINGTON LANE ■ HOUGHTON-LE-SPRING

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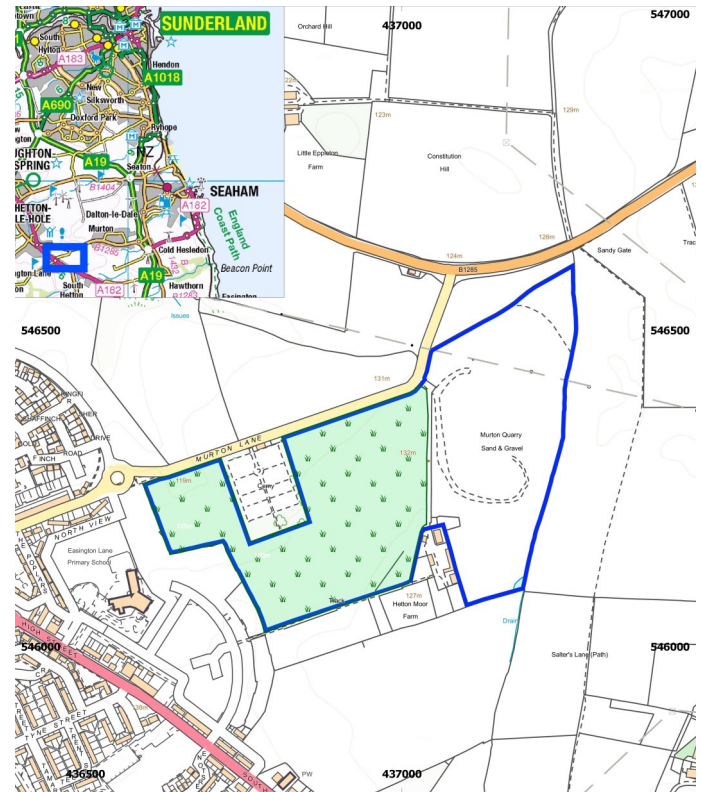
Durham 8 Miles ■ Sunderland 10 Miles ■ Newcastle-upon-Tyne 19 Miles

- Well-established secondary aggregate recycling business operating from freehold premises
- Sand & gravel reserves
- Widespread reputation with highly successful trading tack record
- Annual turnover in excess of £500,000 per annum
- Planning consent (Expiry 8th March 2071) and waste permits in place
- Extensive inventory of plant, machinery & equipment
- Excellent location positioned between A19 and A1/M, close to regional centres such as Durham, Sunderland and Gateshead
- 22.16 acres of ancillary agricultural land with prospects for alternative use subject to obtaining planning consent

For Sale by Private Treaty

Offers over £3,000,000

Wolsingham 01388 529579  
wolsingham@georgefwhite.co.uk



Legend

 Ownership Boundary  
44.00 Ac / 17.81 Ha



**GEORGE F. WHITE**

Tel: 01665 603 231  
Email: [enquiry@georgefwhite.co.uk](mailto:enquiry@georgefwhite.co.uk)  
Web: [www.georgefwhite.co.uk](http://www.georgefwhite.co.uk)  
Address: 4-6 Market Street, Alnwick, Northumberland, NE66 1TL

## The Property

The sale is to include the full 44 acres site as shown edged blue on the plan enclosed within the particulars, incorporating the fully operational secondary aggregate recycling facility and transfer station business within the sand & gravel quarry together with approximately 22.16 acres of ancillary agricultural land shown shaded green to the west of the quarry.

The recycling operation is authorised by an 'Environment Agency' standard rules permit allowing 250,000 t.p.a. of inert and excavation waste via the transfer station with associated treatment. The sand & gravel quarry has estimated reserves of circa 50,000 tonnes.

## Plant & Machinery

The sale includes an extensive inventory of modern plant, machinery & equipment.

## The Location

The site is situated to the east of Easington Lane, within 10 minutes drive of both Junction 62 of the A1M and the A19 Cold Hesledon junction. Easily accessible from Newcastle-upon-Tyne, Gateshead and Sunderland as well as being convenient for access to national motorway networks and transport systems.

## Licences & Consents

All planning consents and permits required to run the current fully operational business are in place and available for inspection.

## Tenure

The property is offered for sale freehold with vacant possession upon completion.

## Rights & Easements

The property is sold subject to and with the benefit of all rights of way, water, drainage, water courses and other easements, quasi or reputed easements and rights of adjoining owners if any affecting the same and all existing and proposed wayleaves and all other matters registered by any competent authority subject to statute.

## Viewings

Viewings are strictly by prior appointment with George F. White LLP.

## Local Authority

Sunderland City Council, Civic Centre, Burdon Road, Sunderland, SR2 7DN.

## Property Information Pack

Interested parties may apply to George F. White LLP for a property information pack containing the following:-

- i) Land Registry Title Office Copy and Title Plan - TY75111;
- ii) Planning Decision Notice 09/03649/MID - 27th May 2010;
- iii) Planning Appeal Decision - 9th March 2011;
- iv) Environment Agency Environmental Permit - December 2015;
- v) Part B - LAPPC Permit - 1085/2015;

Upon satisfactory completion of a Non-Disclosure Agreement, interested parties can also apply for a supplementary pack which includes the following:-

- i) Past 3 years financial accounts (+ 2019 when available);
- ii) Plant, Equipment & Machinery Inventory;
- iii) Topographical Survey Plans & Material Volumes Lists;

## IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance professional verification should be sought. All dimensions/ boundaries/volumes are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make available on any website. These particulars do not constitute a contract or part of a contract.





8 Front Street, Wolsingham,  
County Durham, DL13 3AA

[www.georgefwhite.co.uk](http://www.georgefwhite.co.uk)



Duns	t 01361 883488
Alnwick	t 01665 603581
Newcastle	t 0191 6053480
Wolsingham	t 01388 529579
Barnard Castle	t 01833 690390
Bedale	t 01677 425301
Shiptonthorpe	t 01430 876010

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