

For Sale

# LAND DEVELOPMENT OPPORTUNITY

51 acres (20.63 hectares)

SAT NAV:  
WF11 8BN

COMMON LANE  
KNOTTINGLEY



— SITE ACCESS    — LEEDS TO HULL RAILWAY LINE    — AIRE AND CALDER NAVIGATION    - - - PROPOSED RELIEF ROAD

- OCCUPIERS
- AMENITIES
- SITE ACCESS
- RAILWAY LINE
- - - PROPOSED RELIEF ROAD
- SITE BOUNDARY



## INTRODUCTION

The site comprises approximately 51 acres of development land in Knottingley and is made up of two main areas which are the former chemical works (7 hectares approximately) and the greenfield area to the east and south (13.63 hectares approximately).

The chemical works was developed in the late 1940's and was operational from 1952 until the plant was decommissioned in 2008. Following decommissioning, the majority of structures were reduced to floor slab. The site of the chemical works was remediated between 2016 and 2019 so that it was made suitable for the delivery of the consented CCGT power station site. The remediation work was carried out in accordance with planning permission LPA Ref: 12/02488/FUL.

The site is subject to adopted Policy SPA8 in the Site Specific Policies Document (2012) and draft Policy LP177 in the emerging Local Plan. The site was acquired with a view to delivering a Combined Cycle Gas Turbine (CCGT) power station. As such, a Development Consent Order (DCO) was secured in April 2015 (LPA ref: 13/03079/DCO) and the site sale was completed in March 2019.

Policy SPA 8 envisages mixed use regeneration including the delivery of the power station. As the CCGT power station or other alternative energy developments are very unlikely to be delivered resulting in light industrial and/or residential uses being considered in the draft local plan under Policy LP177.

The site provides an excellent opportunity for regeneration and to meet the development needs of the area. There is potential to utilise the canal side location and deliver housing and employment opportunities across the wider allocated site which connect with Knottingley. The site is within the Knottingley settlement boundary and there are existing access points to the site via Common Lane.



**EXCELLENT DEVELOPMENT  
OPPORTUNITIES**



**EXCELLENT ACCESS  
TO LABOUR**



**SITE ZONED FOR LIGHT INDUSTRIAL  
AND/OR RESIDENTIAL USES**



**PLANNING POTENTIAL FOR  
ALTERNATIVE USES SUBJECT  
TO CONSENT**



**SITE AREA APPROXIMATELY  
51 ACRES (20.63 HECTARES)**



**PROPOSED RELIEF ROAD  
WITH DIRECT ACCESS TO J33**



## DESCRIPTION

The site comprises approximately 51 acres (20.63 hectares) and is bounded by Common Lane and Blackburn Lane to the west, an operational railway line to the south, the Knottingley and Goole Canal to the north and Southmoor Lane to the east.

The site is made up of two main areas which are the former chemical works (7 hectares approximately) and the greenfield area to the east and south (13.63 hectares approximately). The site is fairly level with a maximum fall of approximately 1 metre across the site, the highest point on the former chemical works.

The Aire and Calder Navigation flows along the northern boundary of the wider site. To the east of the property is agricultural land and running along the southern boundary of the property and the wider site is a railway line. The land to the west of the subject property and comprising the western section of the wider site (where residential development is proposed) currently comprises agricultural/ grazing land, and beyond is a residential area.

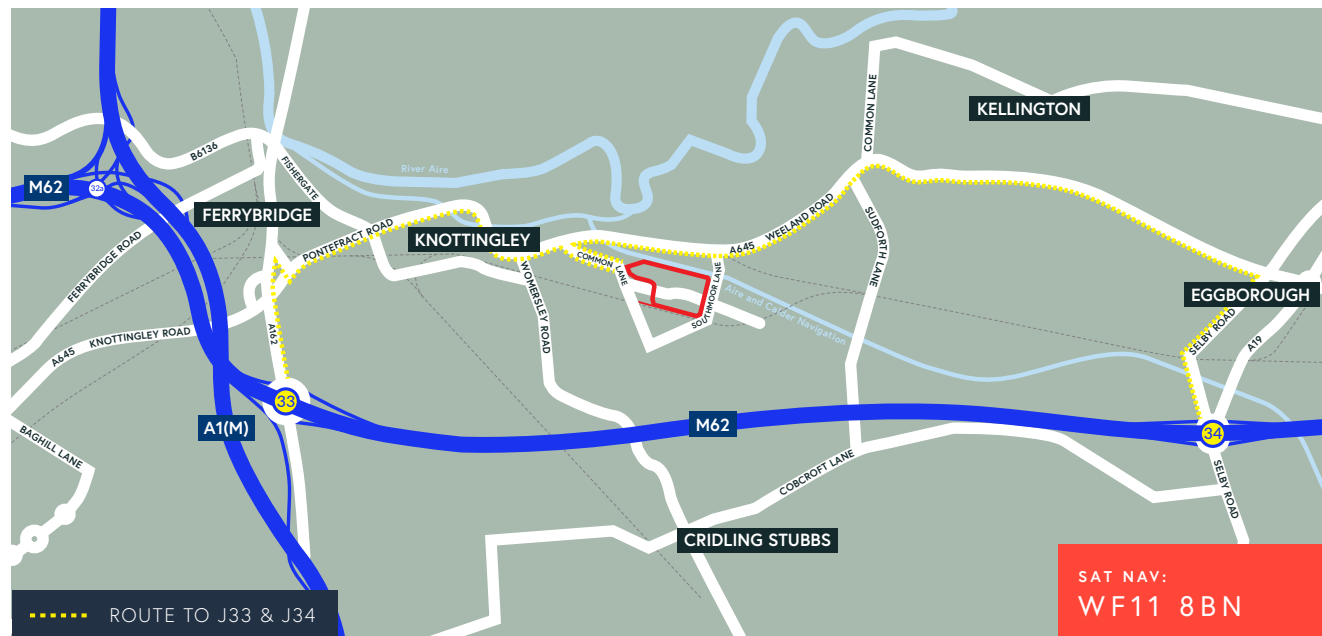


## LOCATION

The property is located on the eastern outskirts of Knottingley town centre, to the south of the A645 Weeland Road. Access to the subject property is from Common Lane which runs through the wider site and connects with Weeland Road approximately 450 metres to the west of the subject property.

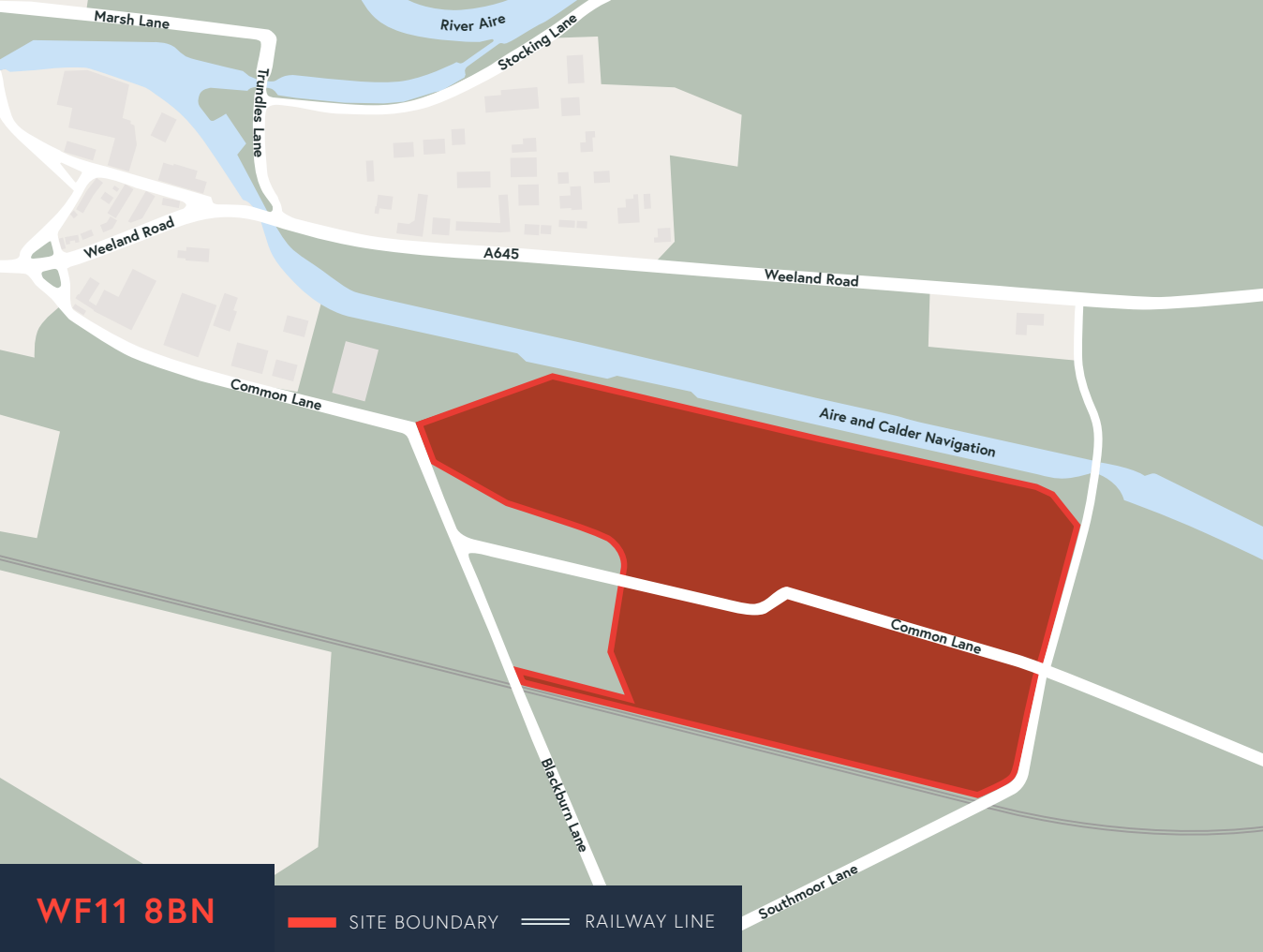
Knottingley is a town within the metropolitan borough of the city of Wakefield in the county of West Yorkshire. The town is located to the north of the M62 motorway and to the east of the A162, which comprises the former A1 trunk road. Access to the national motorway network is available at Junction 33 of the M62 (via the A162) - 6 mins 3 miles, a short distance to the south west of the town. The M62/A1M intersection is located approximately 1 mile to the north west of Junction 33.

Further access is available via J34 of the M62 via Weeland Road approximately 4.5 miles to the east 7 mins.



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— SITE BOUNDARY — RAILWAY LINE

## PLANNING

Adopted Policy SPA 8 and draft Policy LP177 envisaged mixed use regeneration including the delivery of the power station. However, in response to representations on draft Policy LP177 submitted in December 2020, the council has recommended a number of amendments to the wording of the policy. These amendments are referred to in the 'Schedule of Changes' document which was submitted to the Planning Inspectorate alongside the draft plan in May 2021.

In summary these amendments acknowledge:

- The power station is not viable
- This area is available for alternative development
- The site will be developed for housing and/or light industrial or other suitable employment generating uses
- It removes references to the power station in the policy (e.g. re. Potential noise impact and the requirement for a buffer area)
- It removes reference to safeguarding a route through the site for the relief road so it is now consistent with the policies map



### HIGHWAYS

The site is accessed via Common Lane and plans showing a widened access road and a highways study report are included in data room.



### RELIEF ROAD

The emerging local plan identifies a Link Road running to the east of the site connecting Weeland Road to the M62 and A1, slightly to the east of junction 33 of the M62. This enhances the connectivity of the site to the motorway network.



### SERVICES

Information relating to existing utilities connection available in the data room. Bidders are also advised to make their own enquiries regarding services.



### ENVIRONMENTAL

Phase 1 and Phase 2 environmental reports are included in the data room for review.



### TENURE

The site is to be sold freehold with vacant possession.

## SALE PROCESS

ESB requirements are to sell the site on an unconditional basis with the purchaser assuming full responsibility in respect of ground conditions.

Vacant possession can be provided immediately subject to agreement on completion of the contract.

## EXPRESSION OF INTEREST

Interested parties are required to confirm their interest in the land and to provide outline details of the following which will form part of the assessment criteria:

- Nature of proposed use and/or development proposals and track record in such development
- Track record in dealing with similar development sites and associated issues
- Availability of suitable resources for any proposed development of the land
- Any other information that is considered relevant

Further information and inspection can be arranged through Savills.

Suitable parties will be invited to submit offers in due course.

All expression of interest should be received by 3pm on 18 October 2021 by way of tender.

## DATA ROOM

An information pack is available on receipt of an Expression of Interest which includes the following:

- Title Information
- Topographical Survey
- Drainage and Floor Risk Assessment
- Highways Report
- Utility Plans
- Geo – Environmental Reports and Validation
- Planning Documents and Representations to Local Plan



## VIEWINGS

Interested parties wishing to view the site are asked to provide prior notification to Sole Selling Agents Savills before viewing.

## VAT

We are advised the vendor has not elected to pay VAT on this site.

## LEGAL AND SURVEYING FEES

Each party is to be responsible for their costs incurred in the transaction.

The successful bidder will be responsible for any reasonable abortive legal and surveying costs. A 10% non-refundable deposit will be required upon exchange of contracts.

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savills

### TOM ASHER

M: 07738 144 646  
E: tom.asher@savills.com

### MATTHEW JONES

M: 07812 965 484  
E: mjones@savills.com

### MATT EWIN

M: 07811 676 695  
E: matthew.ewin@savills.com