

Daten Avenue, Birchwood, Warrington

University of Manchester

Brief

The Universities of Manchester and Liverpool jointly owned a 14 acre site in Birchwood, which housed a test nuclear reactor that had come to the end of its useful life.

BE Group was appointed to advise the Universities on the prospects of selling this site once it was decontaminated, and was then also appointed to sell the land

Activities

The site was the first former nuclear licensed site to be sold commercially in the UK, and BE Group worked closely with the Universities to develop a strategy for its sale.

The site was completely cleared and decontaminated prior to obtaining a 'no-risk' certification from the Nuclear Installation Inspectorate, and appropriate insurances from the decommissioning contractor.

The site was marketed to developers with a full package of site information, and had the benefit of the necessary insurances.

Outcome

Kings Park Developments was selected as the preferred bidder for the site, they had a pre-let to Fujitsu lined up.

The background information and surveys, provided as part of the sales documentation, enabled the purchaser to undertake its due diligence swiftly. This necessitated limited additional site investigation, to verify the contamination surveys previously undertaken.

Buildings developed on the site have subsequently been sold to pension funds, with the former use not posing a bar to sale.

