

Land At Seal Sands

Information Overview



A consented Energy from Waste development opportunity within the Teesside energy and chemicals cluster



Secured grid connection providing 40 MW export and 1 MVA import capacity



Freehold 9.8-acre site with potential for alternative uses

March 2026

Land at Seal Sands Road, Seal Sands, Middlesbrough, TS2 1UB

OPPORTUNITY OVERVIEW

An exciting opportunity to acquire a consented Energy from Waste (EfW) development site within the established Teesside energy, chemicals and industrial cluster - one of the UK's most significant industrial hubs.

The 9.8-acre site benefits from direct access to key industrial infrastructure and is strategically located within the Teesside industrial zone. The site borders two major pharmaceutical companies with significant heat and power requirements, creating opportunities for local heat and steam supply.

Planning permission for the construction of an Energy from Waste (EfW) facility was granted by Stockton-on-Tees Borough Council on 8 August 2024 (Application No. 22/1525/EIS). There is an estimated timescale of approximately 36 months from commencement of construction to the start of energy generation.

The proposed facility comprises:

- Freehold ownership of the 9.8-acre development site
- Four Advanced Conversion Technology (ACT) gasification lines
- Signed Feedstock Supply Agreement (FSA) in place for 200,000 tonnes per annum of RDF, with potential for an additional 40,000 tonnes at market price
- Secured grid connection providing 40 MW export capacity and 1 MVA import capacity (with an additional 150MW firm import connection available)
- UK Government Track 1 approved carbon capture pipeline within immediate vicinity (less than 1 kilometre from the site) with new projects currently being considered

Additional Information

- We are advised that approximately £14m has been invested in the project to date including site acquisition, planning, FEED studies and grid connection milestone payments
- Three milestone payments totalling approximately £3.7 million have been made in respect of the grid connection, with a further £7.25 million remaining payable
- The project is expected to supply 5MW of heat to nearby industrial and commercial users, creating an additional potential revenue stream

Further information regarding the opportunity is available within a data room, subject to an NDA



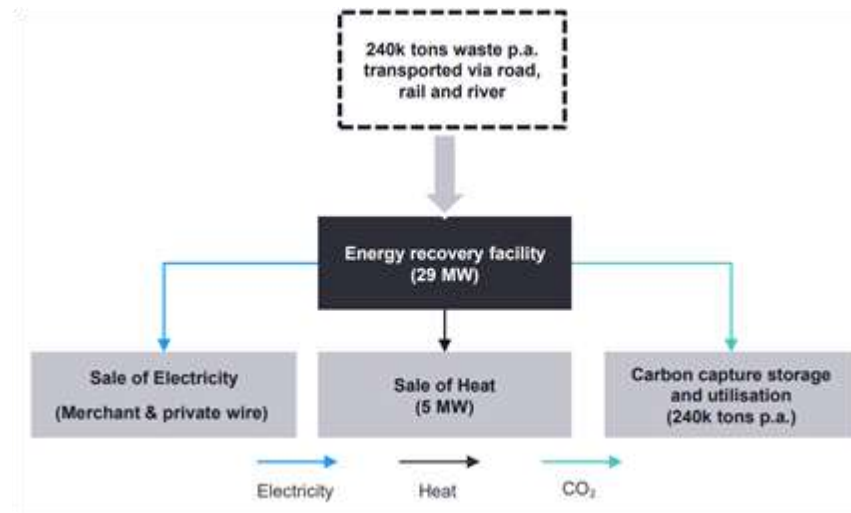
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9.8-acre freehold site with direct access to key industrial infrastructure

Supply Agreement in place for up to 240,000 tonnes pa of Refuse Derived Fuel

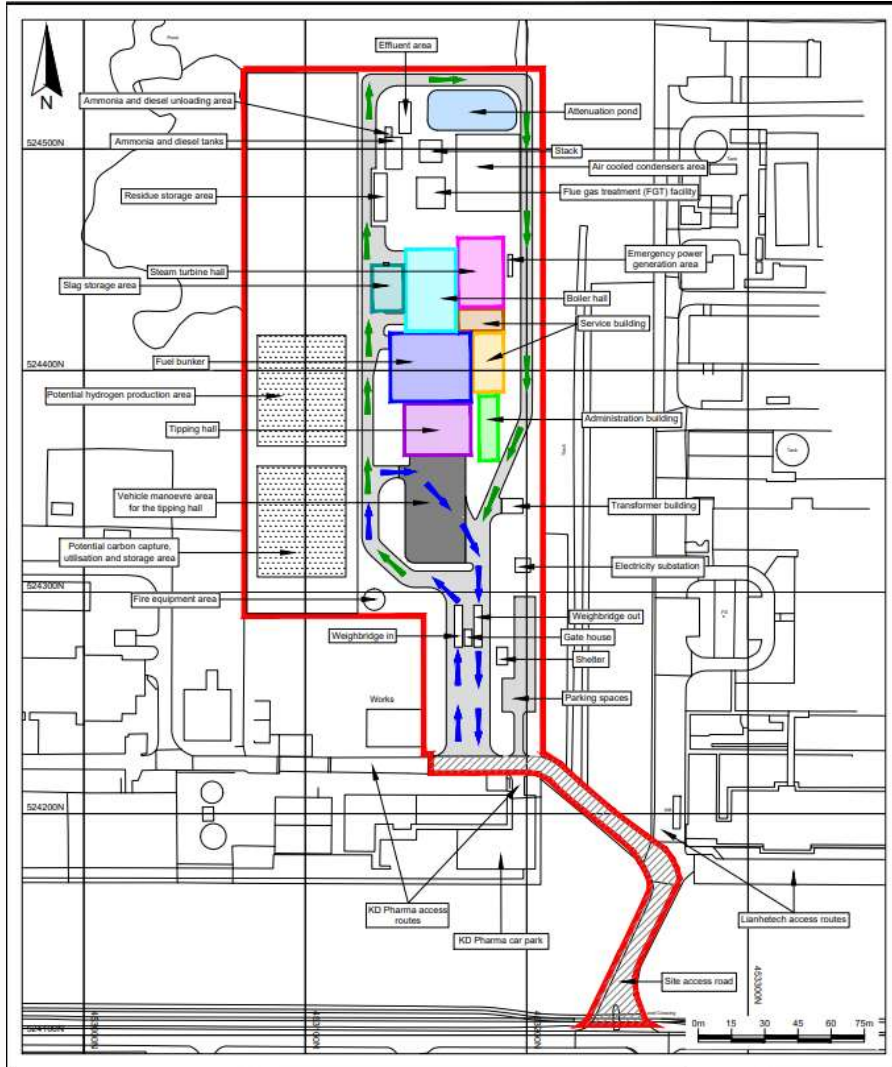
Secured grid connection providing 40 MW export capacity and 1 MVA import capacity

Approximately £14m invested in the project to date



Four Advanced Conversion Technology (ACT) gasification lines

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NB. The information contained in this document has been provided by Teesside Green Energy Park Limited and other third parties and is believed to be correct but has not been independently verified by Hilco Global. All interested parties should rely on their own enquiries and due diligence.

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