

ejhales 

ON THE INSTRUCTIONS OF
CARDIFF COUNCIL



CHANGING ROOM & ADJOINING
CAR PARK
AT HAILEY PARK
TY MAWR ROAD
LLANDAFF NORTH
CARDIFF
CF14 2FQ

INFORMAL TENDERS DUE
BY CLOSE OF BUSINESS
ON 24th MARCH 2023



029 2037 8844 • www.ejhales.co.uk

  @ej_hales

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

Hailey Park sits in a central position in the River Taff valley. The well-used Taff Trail passes through the park, which is a 55-mile route for walkers and cyclists from Brecon to Cardiff and adds to the already excellent recreational facilities on offer including a large area of sports pitches (e.g. rugby, football, touch rugby, baseball). The Southern end of Hailey Park is home to Llandaff North Rugby Club, with pitches on the park for matches and training while their clubhouse is in nearby Radyr Road. Other facilities include refurbished tennis courts and playground.

Hailey Park is also home to local Rugby Clubs who play on pitches next to the changing rooms (entrance via Ty Mawr Road).

The park is very close to the Llandaff North district centre on Station Road where shops and other amenities including vet practice, health centre and cafes are located.

DESCRIPTION

The property comprises changing rooms and car park at Hailey Park accessed off Ty Mawr Road.

The property extends to circa 4,000 sqft / 372 sqm and benefits from reception / office accommodation, together with 11 changing rooms and WC facilities.

The building benefits from its own car park.

PROPOSAL

We are inviting expressions of interest for sport and community uses. The Council's preferred solution is for an organisation to manage the building as changing rooms to support the use of the pitches, although other uses will be considered.

The Council are prepared to offer flexible terms to the incoming party but on a leasehold basis.

Any proposals submitted should provide full information of both the legal basis of the occupation and the financials associated with it.

The preferred bidder will be responsible for the maintenance, improvement and preferential use of the adjoining sports pitches.

Please note that the exact location of Pitch 2 is to be determined following the construction of the Welsh Water Pumping Station. Further details can be provided if required.

PLANNING

The property benefits from planning consent for its previous use therefore any alternative uses will be subject to a new planning application and consent and any other statutory consultations that may need to be undertaken.

RATES

Any alternative use will trigger a re-assessment of the rates which for clarification purposes will be the responsibility of any new occupier.

EPC

A copy of the Energy Performance Certificate is available on request.

VAT



All figures quoted are strictly exclusive of VAT where applicable.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

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TENDER PROCESS

On the instructions of Cardiff Council, expressions of interest will be sought by way of an Informal Tender Process no later than by close of business on 24th March 2023.

All offers are required to be submitted to the contact below, either by post or email.

Owen Cahill
EJ Hales
28 Windsor Place
Cardiff
CF10 3SG
owen@ejhales.co.uk

The offer should include:-

- 1 Site area of interest
- 2 Full name and address of the prospective tenant.
- 3 Proposed use / uses.
- 4 Background experience.
- 5 Business Plan (if available).
- 6 Proposed lease structure.
- 7 Proposed rent or ground rent.
- 8 Proposed incentive if required (rent free only).
- 9 Full details of the proposed works to the premises and external areas.
- 10 Full details of any conditions.
- 11 Funding.
- 12 Indicative timelines.



VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Phillip Morris • Tel: 07779 666210 • E-mail: pvm@ejhales.co.uk
Owen Cahill • Tel: 07824 638338 • E-mail: owen@ejhales.co.uk

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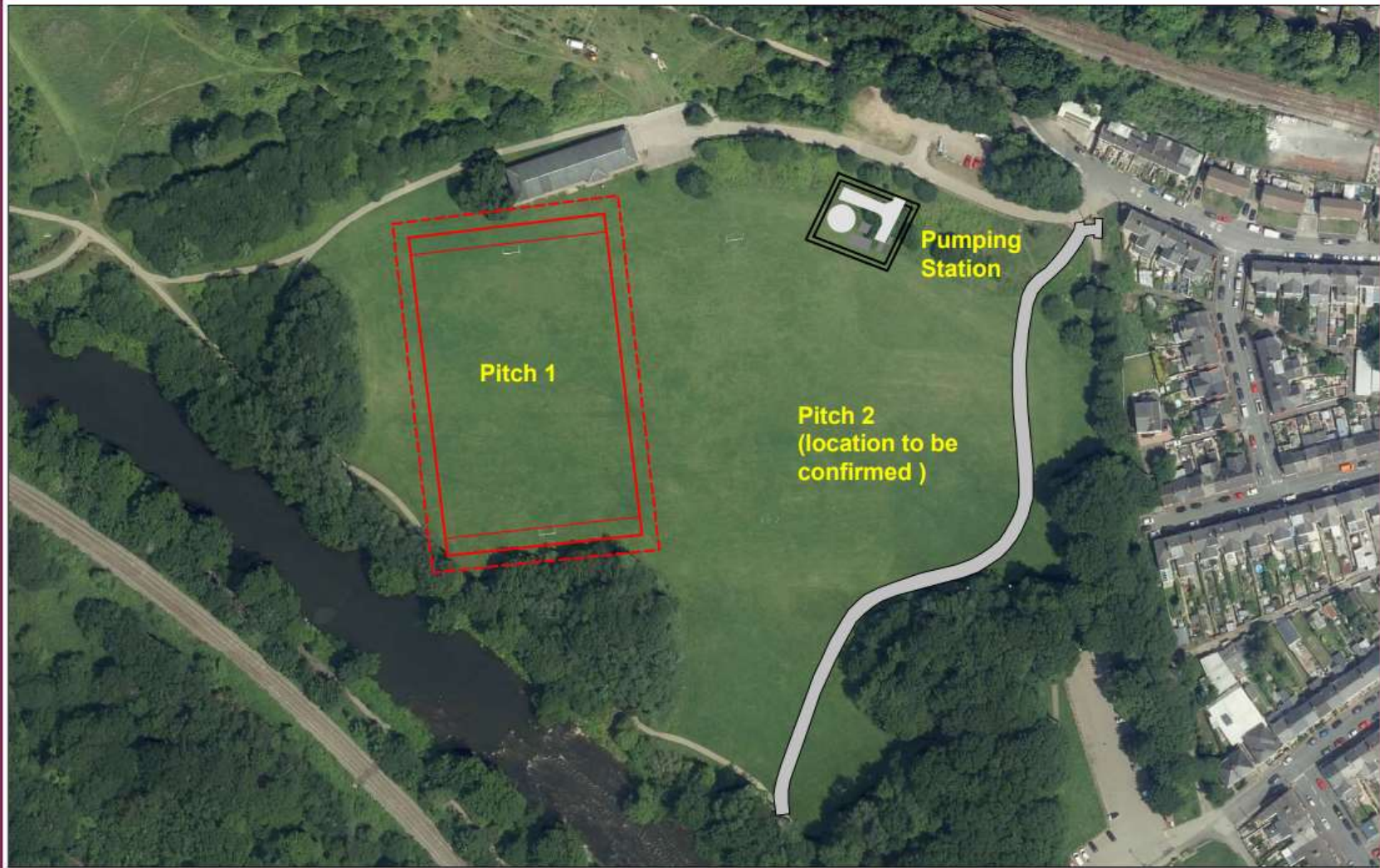


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WW Pumping Station - Hailey Park



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CARDIFF COUNCIL

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Admission: Free



Gwelthio dros Goerdydd, gwelthio gyda'n gilydd
Working for Cardiff, working together

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