

TO LET – Leisure Business Opportunity
King George V Memorial Playing Fields, Bloxwich,
WS3 3NJ



Walsall Council

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King George V Memorial Playing Fields, Bloxwich, WS3 3NJ – Pavilion and Lodge

HISTORY & FIELDS in TRUST

King George V Playing Fields opened in 1937 to give residents a much needed space to play sports.

Bloxwich playing field scheme was officially approved on 14 August 1937, the fourth such park in the country, with the Deed of Declaration given its official recognition as a King George's field on 26 July 1938, and thereafter held in perpetuity under the provisions of the King George's Fields Foundation for the use of outdoor sport.

In 1965 Fields in Trust became the sole Trustee of the King George V Playing Fields, and therefore Walsall Council will need to seek the consent of Fields in Trust for the future use of the buildings referred to within these particulars – The Lodge and Pavilion.

INTRODUCTION & TOWN DEAL FUND SUPPORT

Walsall Council has secured an award from the Government's Town Deal Fund which saw Bloxwich receive grant support for the whole Greening Bloxwich Town Deal project which includes regeneration of parks within the District, with Chair of the Town Deal Board, Manjit Jhooty stating – "Our parks are at the heart of our communities and provide residents with valuable space for leisure or relaxation," adding "This is a great opportunity to help shape the future of parks in Bloxwich"

King George V Memorial Playing Fields is one of the parks recognised for investment by the Council and specifically the need to achieve an acceptable and sustainable use of **The Lodge and Pavilion**.

Survey work had previously recognised:-

The Lodge could provide accommodation for a small enterprise if fully refurbished and extended (as identified by the red line boundary within these particulars).

The Pavilion (as identified by the blue line boundary within these particulars) being well located within the playing fields, has a strong synergy with existing sports and park uses. Improvements to the Pavilion in addition to enhanced sports uses will form an important part of the Greening project.

In summary the formal and sustainable reuse of both buildings is considered an essential part of these playing fields becoming greener, safer, and of benefit to everyone in the community. Indicative architect's drawings have been prepared and are available in the data room providing concept plans on how both buildings can be improved and reconstructed.



EXPRESSIONS OF INTEREST - OPPORTUNITY

Walsall Council working in partnership with the Fields in Trust is seeking expressions of interest from prospective occupiers to let either the Lodge and/or Pavilion on flexible lease terms.

Interested parties through their expressions of interest will be expected to demonstrate:

- Suitable experience and track record.
- Deliverable business plan and the creation of a sustainable long term successful business and relationship with the Council, Fields in Trust and public.
- In the interests of securing a first class operator(s) and innovative business ideas/offer(s), the Council is prepared to discuss flexible lease terms. The Council will work with the successful party to attract additional investment and grant support.
- Depending on the use(s) that the successful party(ies) propose, the Council will then seek the consent of Fields in Trust.

LOCATION

The playing fields are situated north of Bloxwich town centre, with the primary access from Stafford Road via the William Wiggins Avenue.

DIRECTIONS AND PUBLIC TRANSPORT

By car and from the A4124 (Bell Lane) travel north along the Stafford Road in the direction of Great Wyrley and Cannock.

By bus - several companies run services near to the playing fields including Diamond, National Express West Midlands and Arriva. The nearest bus stops are on Bell Lane - Buses - 31, 60 and 70 or Stafford Road - Bus X51 platinum.

There is a large car park to the rear of the existing pavilion, which will be retained and available for the use of both buildings.

DESCRIPTION & EXISTING USES

The playing fields extends to some 16.39 Hectares and comprises of the following current facilities :-

- Sport pitches for football and rugby
- Cricket pitch
- Children's play area
- Tennis Courts
- Outdoor gym
- Circular walk
- Skate Park
- Splash pads
- Parking

The provision of hard, flat, tarmac-surfaced paths also makes the playing fields suitable for wheelchair users, people with mobility impairments and push chairs.

The playing fields currently hosts local groups with a weekly attendance of some 550 people. The Council's key objective through its Greening project is to significantly increase the level of attendance and use of the facility.

PLANNING ENQUIRIES

Interested parties are to make their own enquiries with the Local Planning Authority in relation to their proposals and should be directed to: devinder.matharu@walsall.gov.uk.

FIELDS IN TRUST & USE OF BUILDINGS

Fields in Trust protects parks and recreation grounds through a Deed of Dedication. The Deed sets out how the grounds can and can't be used, with its consent required to undertake any changes regarding the erection of buildings and structures to ensure that proposed changes fit with the purpose of the protected space and benefit its recreational use.

Interested parties will ultimately be expected to explain within their bid proformas why proposed use(s) of the buildings will enhance the playing fields.

THE LODGE & PAVILION

BNP Architects on behalf of Walsall Council have prepared indicative proposals for the replanning and extension of the Lodge and Pavillion with development proposals having several aims:-

- Creation of new spaces for sustainable future use(s).
- Improved appearance.
- Improved sustainability.

The data room contains further information and indicative floor

THE PROPOSAL – PAVILION & LODGE

Walsall Metropolitan Borough Council, supported by the availability of Town Deal Funding grant, is seeking expressions of interest from prospective occupiers interested in operating The **Lodge and/or Pavillion**, with flexible lease terms sought on the assumption of the buildings being improved as per the indicative plans in the data room.

Interested parties are invited to submit their expressions of interest in occupying either one or both of the buildings using the standard proforma a copy of which is available in the data room. Access to the data room can be obtained from julie.mills@brutonknowles.co.uk. Expressions of interest will be required by 5pm on 12 July 2023. The Council/letting agent, may create a short list of interested parties for interview prior to a final selection being made.

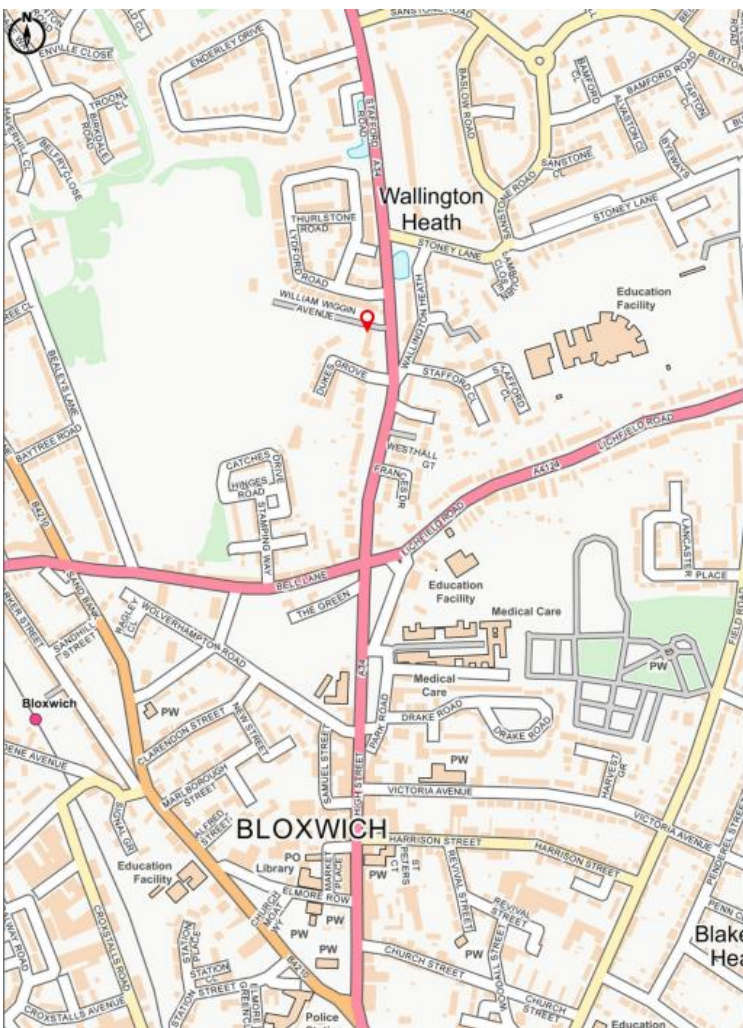
VIEWINGS

Viewings are strictly by prior arrangement with Bruton Knowles.

MONEY LAUNDERING

In compliance with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, prospective occupier(s) will need to provide as a minimum proof of identity and residential address. The Standard Proforma provides more information.

SUBJECT TO LEASE – MAY 2023



Bruton Knowles, 60 Church Street
 Birmingham, B3 2DJ
 0121 200 1100

Ian Mercer MRICS FAAV
 07803 022355
ian.mercer@brutonknowles.co.uk

James Carey MSc
 07736 043896
james.carey@brutonknowles.co.uk

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