

**EXPRESSIONS OF INTEREST  
ARE INVITED FOR**

**BILL HAWES RECREATION GROUND**

**WROXHAM WAY, BRAMLEY,  
ROTHERHAM, S66 2UY**



- Potential for Community Asset Transfer Lease agreement for the continued use of a Green Space
- Site area extends to 5.79 hectares ( 14.32 acres) or thereabouts
- Closing Date for submissions is 12 noon Friday 21st February 2025

Riverside House, Main Street, Rotherham, S60 1AE  
Tel: 01709 382121 Web: [www.rotherham.gov.uk/sales](http://www.rotherham.gov.uk/sales)  
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Rotherham  
Metropolitan  
Borough Council 

# Bill Hawes Recreation Ground Located off:

**Wroxham Way, Bramley, S66 2UY**

## Location

The subject property is located off Wroxham Way, Bramley, approximately 7 miles East of Rotherham Town Centre. The property is located within a residential settlement. Local amenities and good public transport links are located within close proximity of the subject site.

## Description

The asset is a public park which has a numerous football pitches located within. The site also hosts two identical changing and w.c. facilities. Each unit has two changing rooms each with w.c. and shower, and a referee room with shower. In Changing Unit 2 the showers and hot water are unserviceable. Changing Unit 1 is in a current state of disrepair owing to a collapsed floor in the referee room.

The Council will not be responsible for the repair or removal of either changing facility units.

The site is adjacent to allotments, but this is not within scope of the asset transfer. Vehicle access to the allotments is along the edge of the recreation ground fields and this access must granted and maintained.

## Area

The total site area of the site extends to 5.79ha (14.32 acres) or thereabouts.

The total Gross Internal Area (GIA) of each of the changing rooms are extends to 32m<sup>2</sup> (104.4 sq. ft.) or thereabouts.

## Planning

The asset is designated as Greenspace in the Local Plan. Interested parties are advised to make their own enquiries with RMBC Planning Department.

Tel: 01709 823835 or e-mail

[development.management@rotherham.gov.uk](mailto:development.management@rotherham.gov.uk)

## Services

Unit 2 has connections to all mains services (water, electric and drainage)

Unit 1 has been disconnected from services due to its current state of disrepair.

## Energy Performance Certificate

The building is currently exempt.

## Tenure

The Council own the freehold interest in the subject property and vacant possession will be granted upon completion of any proposed transaction (once the future of the property has been decided).

## Running Costs

The Council does have some information into the recent running costs that have been incurred on the building – this information can be made available to interested parties upon request.

## Asbestos Register

Please note that there is not a current Asbestos Survey & Management Plan in place for the property.

## VAT

There is no option to tax currently in place for the property and any subsequent rental on the premises will not be subject to the payment of VAT at the prevailing rate.

## Expressions of Interest

All expressions of interest must be submitted on the Official Interest Form (which is attached to these particulars) and returned to Asset Management (F.A.O. Miss E Ryan. Estates Team. Riverside House, Main Street, Rotherham S60 1AE) Enclosed within a sealed envelope, no later than 12.00noon on Friday 21 February 2025. Please note: The Council are not bound to accept any proposal submitted for the property – this marketing exercise is undertaken solely to gauge “expressions of interest” for the building and nothing else.

## Viewings

Access for viewings can be arranged Monday-Friday between 9.00am and 5.00pm by prior arrangement. Please contact Jon Hinchliffe on 01709 212147 or [jon.hinchliffe@rotherham.gov.uk](mailto:jon.hinchliffe@rotherham.gov.uk) All interested parties are to fully indemnify the Council at all times while on site for the purposes of viewing.

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## Notice

The Council hereby gives notice that these particulars are set out as general guidance of intended purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and any other details are given without responsibility. Any intending purchasers/tenants should not rely on them as statements or representative of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Neither the Council, nor any of its officers, has any authority to make or give any representations of warranty, whatever in relation to this land/property.



**For any further information please contact: Elizabeth Ryan (Estates Surveyor)**

Tel : (01709) 254041 Fax: (01709) 374690

Email: [elizabeth.ryan@rotherham.gov.uk](mailto:elizabeth.ryan@rotherham.gov.uk)

**Terms and Conditions**

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Estates Team, Asset Management, Riverside House, Main Street, Rotherham, S60 1AE

**10th December 2024**

# Bill Hawes Recreation Ground, Bramley



<p><b>Client:</b> Rotherham Metropolitan Borough Council</p>	<p><b>Title</b> Bill Hawes Recreation Ground, Bramley Location Plan</p>	
	<p><b>Dwg. No.</b> 001</p>	<p><b>Scales</b> (if A4) 1:2500</p>
	<p><b>Drawn</b> CDE</p>	<p><b>Date</b> Dec 2024</p>
<p>Rotherham Metropolitan Borough Council Regeneration &amp; Environment Riverside House, Main Street, Rotherham S60 1AE</p>	<p><b>Chd. by</b> CDE</p>	

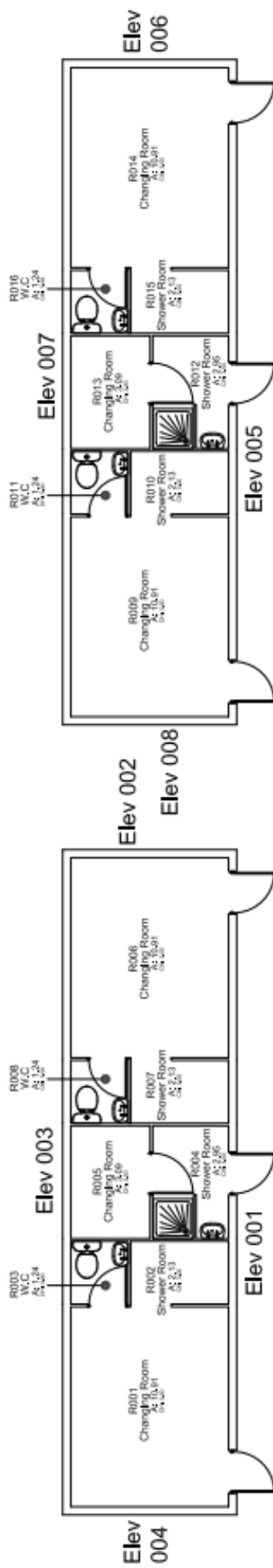
Rotherham Metropolitan Borough Council  
Regeneration & Environment

Metropolitan Borough of Rotherham  
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## CHANGING UNIT 1

## CHANGING UNIT 2



Rotherham Metropolitan Borough Council  
 Regeneration & Environment Directorate  
 Riverside House  
 Main Street  
 Rotherham S60 1AE  
[www.rotherham.gov.uk](http://www.rotherham.gov.uk)

**KEY**  
 Last room number used : R016

Rev.	Description

Title		Scale		Date		Chd. by	
Room databooks updated. Scale adjusted. 11/22		A		Nov. 2022		P.K.Toyler	
BILL HAWES RECREATION GROUND CHANGING UNITS Floor Plan				Rev. A		Scale 1:75	
Dwg. No.		Date		Chd. by			

All dimensions are in millimetres unless otherwise stated. Do not scale from drawing. If in doubt ask.