

**TO LET ON A GROUND LEASE**

**LAND FOR PADEL COURTS**

**Area information is as follows:**

**Area is 1134.09m2**

**Approximate measurements using ProMap:**

**Straight line edge length: 72m**

**Straight line edge width: 18.5m**

**Straight line to curve: 59.074m**

**Straight line from curve to point: 21.15m**



**At The Eagles, Poulton le Fylde FY6 7HJ,**

* **Attractive Location**
* **Close to a Broad Range of Leisure Facilities and adjacent to the Moorland Tennis Club**

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| **Location**Situated in the town of Poulton-le-Fylde, the area already has a wide range of leisure facilities on the site, including Poulton Leisure Centre, Poulton Golf Club and Moorland Tennis Club. The area sits adjacent to the Civic Centre and Civic Centre grass pitches. The land sits between Moorland Tennis club and Poulton Golf Club.**Description**The land in question is edged red on the attached plan for identification purposes only and comprises of a raised area of unused scrub land with some long-standing bushes and trees located on the plot.The incoming operator will be required to install a fence separating the padel and remaining public courts. This will be to a scale and specification to be agreed and should mirror the existing style. **Land and access**The land is wholly owned by Wyre Council and the land can be viewed from the adjacent publicly accessible grounds. The necessary access rights will be granted as part of the lease agreement. There is a telecoms mast adjacent to the site, rights of access to this mast will be reserved.**Parking**The development must include adequate parking for all players, as well as a reception/welcome area. Free Wyre Council Public car parks are available nearby next to the Civic Centre.**Planning**Whilst the site is predominantly a leisure park there are some sensitivities with regards to the provision of floodlighting. Any operator or developer that ultimately secures the opportunity would be obliged to secure the necessary planning and building control and other permissions at their own cost. **Viewing**The land is open to public access but attended viewings can be arranged by appointment**Contact**: The Estates Team – estates.enquiries@wyre.gov.uk | **Expressions of interest (EOI)**Expressions of interest are requested from developers or operators of Padel tennis for the development of two new courts with floodlighting.This should take the form of an initial business plan, a detailed plan and proposed layout of the site with details of funding proposals and funding sources and the likely initial ground rent that would be offered. We are looking, ideally for local companies, who have a proven track record in managing and developing Padel Tennis courts, who are keen to provide a community facility that is accessible, affordable, friendly and where everyone is welcome. The principles of the development must be in line with our Wyre Moving More strategy, which aims to encourage residents to move more. We welcome applications from companies that are keen to work in partnership with a wide range of organisations and community groups to open up padel tennis to a wide range of people of all ages and backgrounds. Sustainability and social return on investment credentials are other criteria that we will be looking for in a company. We particularly want to see how the padel courts development can partner with and complement the existing facilities on the site, (Moorland Tennis Club, Poulton Golf Club and Poulton Leisure Centre)Once EOI’s have been assessed then the Council would at its own discretion invite the chosen interested parties to further discussions. The incoming operator/developer will be encouraged to offer a user discount to members of the adjacent LTA affiliated Moorland Tennis Club, Poulton Golf Club and Wyre’s Leisure Centres, by mutual agreement, so as to support and promote a joint working relationship. We would also be looking to ensure that providers offer pay and play rates as well as discounted options for people on low incomes and people with disabilities/long term health conditions.**Tenure**The terms of any proposal will be subject to negotiation but it would be Wyre Councils intention to offer a ground lease of sufficient length to justify the investment being made.It is anticipated that an Agreement to Lease and Lease would be entered into in due course with a full Specification of Works and that the developer/operator would remain responsible for all repairs and maintenance of the completed facility. **Terms** The terms will be agreed between the parties dependent upon whether the capital investment required is to be funded by the developer/operator or whether funds will be required from the Council. At this early stage the Council are willing to consider all options, subject to contract and Wyre Council approvals.  |
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Wyre Borough Council give notice that these particulars are set out for only for the general guidance of prospective purchasers or tenants and do not form part of an offer or contract. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given in good faith but without responsibility and prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Wyre Borough Council has the authority to make or give any representation or warranty whatsoever in relation to this property.