General Information Sheet

Leasehold interest in Property known as Rush Green Bowl, Rush Green Road, Clacton on Sea, CO16 7BQ

October 2026

The information in this document is given in good faith, however, no warranty of comprehensiveness or correctness is given or implied by the Council. Tenderers should verify any matters of importance to them.

1. General Background

The football ground has been used as a football club for almost 40 years and comprises a football pitch, clubhouse, spectator stands and associated outbuildings. The Council wishes to grant a new lease to secure the long term future of the site and to ensure its continued use as a football facility serving the local community.

The Council is keen to see league football remain the primary use of the site and welcomes proposals from organisations that can demonstrate their ability to operate, maintain and develop an FA compliant facility for the benefit of participants, supporters and the wider community. Applicants should set out their vision for the future of the club, including any proposals to increase participation, improve facilities, engage with local residents, and enhance community use of the site.

Prospective tenants should note that a condition survey/report has been prepared for the property which identifies a range of repairs and maintenance works required to bring the facilities up to an appropriate standard. The successful tenant will be expected to undertake these works and thereafter maintain the site, buildings and associated infrastructure in a good and tenantable condition throughout the term of the lease.

As part of their submission, applicants should provide a proposed programme for addressing the repair and maintenance items identified within the condition report, including indicative timescales for completion. The Council will consider requests for a rent-free period where this is justified by the extent of the proposed investment and repair obligations. Any such request should be clearly detailed within the submission, together with supporting rationale and the proposed timetable for delivery of the works.

Any proposals for alterations, improvements or additional uses should also be clearly detailed within the submission and will be subject to the necessary consents and approvals being obtained.

2. Planning Statement

(Prospective purchasers must not rely on this information but should make their own enquiries to satisfy themselves as to any site development potential)

(a). <u>The Site and Location</u>

The site is situated in the green space off Rush Green Road. There is a shared car park for the use of all visitors to the site. Adjacent to the area available to lease is a public open space popular with dog walkers, a small wooded area, marked out football pitches in the open space

bookable through the Public Realm team. In the local area there are: Residential Properties; allotments; A School and a Waste and Recycling Centre.

(b). Development Potential

Planning

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are such a material consideration.

In the adopted local plan, the site lies the Clacton on Sea Settlement Development Boundaries. It is categorised as Safeguarded Open Space. It is within an area of Mineral Safeguarding (for Sand and Gravel) specifically in relation to glacial deposits.

There is an emerging Local Plan currently under development and you should check if this has any impact on this site.

This property and grounds sit on a historic landfill site.

Please note that in respect of planning advice, prospective bidders are encouraged to make their own enquiries directly to appropriate officers in the Planning Services department of the Council. In all cases any tenderer will need to seek any planning permission required, at their own cost and risk, should they be successful. All uses will be considered broadly in line with the above planning policy and in consultation with the Planning Department.

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