

Odsal Stadium

Rooley Avenue, Bradford BD6 1BS - 5.20 HA / 12.85 Acres



FOR SALE

Location.

Situated to the south of Rooley Avenue (A6036) approximately 2.5 miles south of Bradford City Centre the property is within the Odsal district of Bradford.

Junction 3 of the M606 is approximately 0.5 miles away accessed by the A6177 Bradford Ring Road.

Description.

Opened in 1934 Odsal is a multi-purpose sports stadium, currently the home of Bradford Bulls rugby league team and Odsal Motorsport (stock cars). Occupying an area of approximately 12.85 acres the site is broadly square in shape and was originally occupied as a quarry.

The site's topography is a bowl creating a substantial amphitheatre increasing viewing experience and atmosphere. The sports pitch and the motorsports track sit at the base with terracing on the sloping sides. There are two principal buildings namely the South and East Stands.

Purpose built in 2002 the South Stand (also known as the South Bank) is of steel framed construction with profiled metal clad elevations. The building has two stories (no facilities at ground level) and provides banqueting and bar facilities plus private hospitality boxes.

The East Stand comprises a single tier steel framed structure with a metal clad roof and is the ground's only covered seating area. At the back of the stand beyond the concourse are bar and WC facilities.

The North and West Stands are open standing terraces which are concrete surfaced and include safety barriers. Home, away and match official changing rooms are located at ground level in the West Stand.

Tenure.

The property is held by way of a long leasehold interest for a term of 150 years from 8th October 2002 between the City of Bradford MDC and Bradford Bulls Holdings Ltd. The lease was transferred to The Rugby Football League Ltd in 2012. The rent is a peppercorn if demanded.

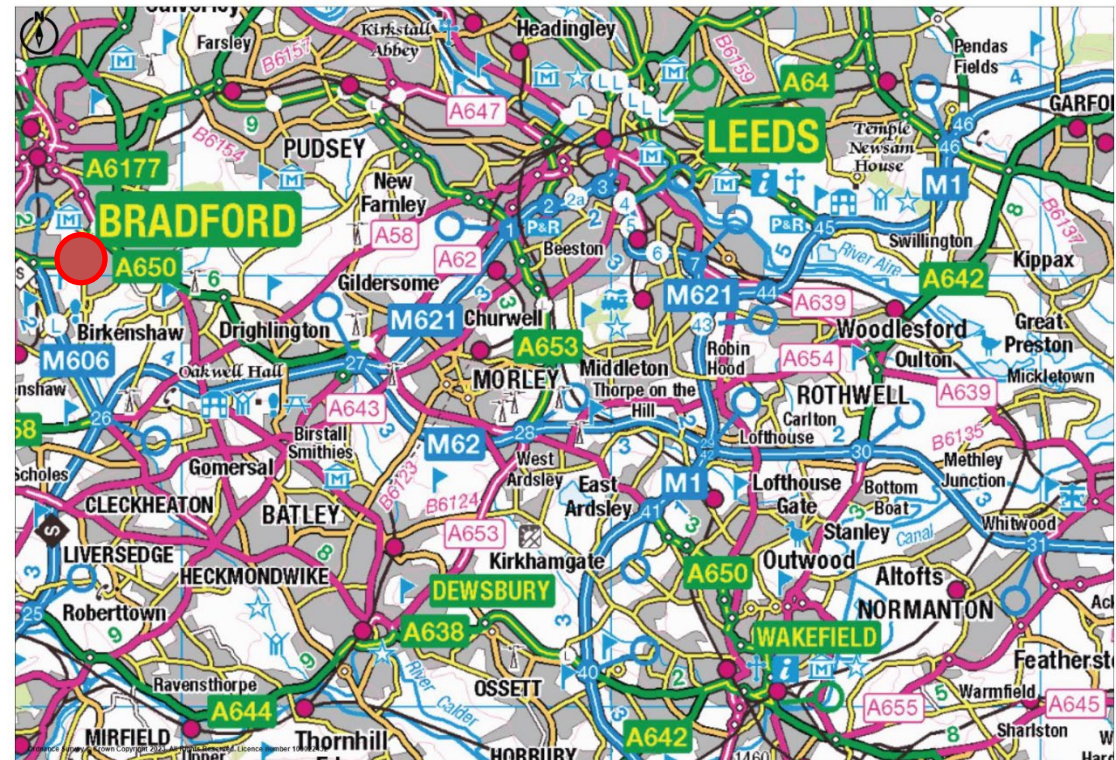
The property is occupied by Bradford Bulls RLFC (the 'Club') and Odsal Motorsport Ltd (the 'Stock Car Occupier'). The Stock Car Occupier have a Licence running until 2041 permitting them to host up to 20 events per annum at the stadium subject to termination provisions for redevelopment on the terms set out therein. The benefit and burden of the Licence will be novated to a purchaser. The current combined income from the two occupiers is approx. £125,000 pa.

Once a preferred purchaser is chosen by the Seller, they will be granted a period of exclusivity during which they will be required to agree terms for a formal lease with the Club. Such terms to be approved by the Seller and the lease to be completed simultaneously with the completion of a sale.





Promap Ordinance Survey Crown Copyright 2023. All rights reserved.
 Licence number 100022432.
 LANDMARK INFORMATION Plotted Scale - 1:2250. Paper Size - A4



Promap Ordinance Survey Crown Copyright 2023. All Rights Reserved.
 Licence number 100022432.
 LANDMARK INFORMATION Plotted Scale - 1:100000. Paper Size - A4

Location Plans.

Boundaries are indicative and for identification purposes only.



Rateable Value.

The property is described as 'Rugby League Ground and Premises' with a Rateable Value of £105,000

Price.

Offers are invited for the benefit of our client's long leasehold interest

Data Room.

There is an additional supporting information available within a dedicated data room. Access available via a request to the agents.

CDD / AML.

Acceptance of any offer will be subject to a satisfactory Anti Money Laundering check and proof of funding.

Legal Costs.

Each party is to be responsible for their own legal costs incurred in connection with this transaction.



Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

JONATHAN HYLAND

+44 113 288 5951

+44 7808 479 271

jonathan.hyland@knightfrank.com

IMPORTANT NOTICE

(1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.

(2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

(3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

(6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [October 2023]. Photographs and videos dated [August 2023].]

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.

