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TOM GILES & Co

Established 1958

FOR SALE

**A Social & Sports Club Comprising of
Two Bars & Lounges Car Parking along with
Floodlit Football Pitch Suitable for at least
Step 7 of the National League System**



known as

York Road Social & Sports Club

35-37 York Road, ROWLEY REGIS, B65 0RR.

An opportunity to acquire a Freehold Site consisting of a Social & Sports Club with two rooms together with toilets, bars and cellars, site kitchen along with full-sized Football Pitch stands and floodlights with Ground Grading for at least Step 7 of The National League Structure along with home, away and officials dressing rooms and parking for approximately 180 vehicles.

The site is within one mile of Junction 2 of the M5 motorway network, providing access to The Midlands Conurbation via the M5, M6 and M42.

There are good public transport service links to the ground by both road at nearby Oldbury Road with bus services to Halesowen, Walsall, West Bromwich, and Oldbury where there is located Sandwell & Dudley Railway Station on the West Coast Mainline providing links to the South, London Euston and to The North.

Commuter rail links into Birmingham are best accessed at Rowley Regis Railway Station within ½ mile of the property with free car parking and access into Birmingham City Centre Snow Hill and Moor Street stations, along with Worcestershire to the South.

The site has been used since the 1970's, initially by Oldbury United and more recently by Bustleholme. The ground and Social Club has been managed by the York Road Social & Sports Club Committee on behalf of the clubs' members.

The sale includes all facilities, fixtures, and fittings along with 4.6 acres of land including car park, football, and ancillary areas. The Social & Sports Club has been closed since October 2021 but is in generally excellent condition and requires no work or investment to open immediately apart from the installation of beer pumps, pulls and coolers.

The site is surrounded by residential housing on two sides, motorway on the eastern aspect and the west York Road with secure metal fencing and gates to allow supporters, officials, and players ample room to two parking areas. The one surround the club supplies 50 car parking spaces with another approx. 130 spaces within a triangular shaped piece of land to the left of the enclosed football pitch.

The Social & Sports Club is accessed via a double metal front entrance door which opens into:

Lobby Entrance – 7'1 x 5'8 (2.16m x 1.73m)

Notice board, emergency lighting, double part-wired glazed doors opening into

Main Function Room – 50'6 x 27'7 (15.39m x 8.41m)

Corner stage, fluorescent tubed lighting, sealed double glazed units at high level to side wall with single obscure glazed window inside, Xpelair fitted fans to wall, booths on two sides, parquet wooden dance floor, fitted disco lights to ceiling and side walls along with additional spotlights and floodlight for a dartboard, as well as normal LED fluorescent light panels





Side Lobby

With storage cupboard to right hand side, to left hand side there is a storage cupboard containing Ideal Concorde gas fired central heating boiler providing heating for the two club rooms only via concealed radiators behind boothed seating in the main room and radiators to rear room.

Ladies Toilet

Two fully tiled stalls both having low flush W.C.'s, pedestal wash-hand basin, soap dispenser, wall mounted Airmax World chrome drier, two fitted mirrors, small narrow shelf and central heating radiator, double glazed window at high level and ceramic tiled floor.

Gents Toilet – 9'7 x 8'3 (2.92m x 2.51m)

Stainless steel urinal trough, pedestal wash-hand basin, circular mirror, and Airmax World chrome drier. Separate stall with low flush W.C., double glazed window at high level and ceramic tiled floor.

Enclosed uPVC framed lobby providing an outside smoking area

Main Function Room Bar Area – 17'1 x 8'4 (5.21m x 2.54m)

Wooden formed bar with matching wooden top including decorative panels, lift lid and door, glass shelves, three stacks, fitted glass washer including sink with hot and cold-water supply. To the rear of the bar one double and one single Catercool fridges with three sections of additional shelf units with raised shelves for optics and glass storage either side, having concealed halogen downlighters. Built-in speaker system incorporated within ceiling for P/A and music.



Lobby Area (Left-Hand Side of Bar)

Built-in storage and access to changing room area and

Kitchen – 11'10 x 11'11 (3.61m x 3.63m)

Stainless steel built-in double bowls both with hot and cold-water supply, porcelain wall-mounted wash-hand basin with hot and cold-water supply, two stainless steel pre-areas, freezer, fridge, narrow width Flavel Malano electric cooker, uPVC double glazed windows over-looking pitch with matching window to side including serving hatch window. Extractor Fan





Beswick Rear Lounge – 24'2 x 20'0 (7.37m x 6.10m)

Accessed from two sides from within the football ground having sealed double glazed windows overlooking the pitched, two fitted seating areas with matching tables and chairs, three central heating radiators, extractor, four wall lights and four ceiling light points.



Lobby Area (Right-Hand of Lounge) – 10'10 x 5'3 (3.30m x 1.60m)

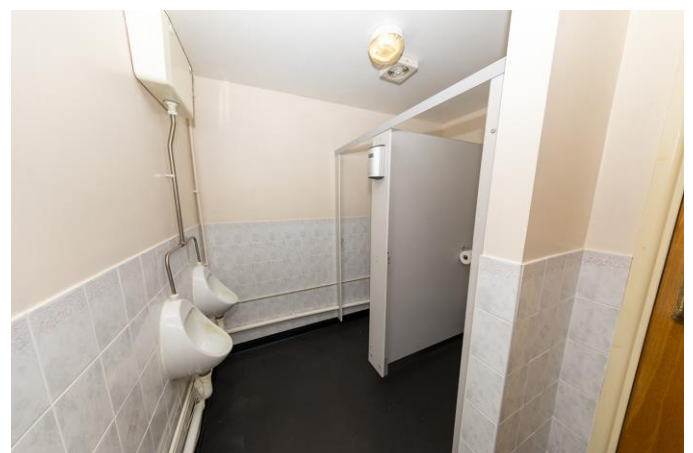
Obscure uPVC double glazed windows to one side and matching side window and sealed double glazed uPVC door with infill panel to bottom, timeclock controlled from bar.



Gents Toilets – 9'2 x 9'9 (2.79m x 2.97m)

Entrance lobby having wall mounted electric convactor heater with built-in time clock.

Two melamine toilet stalls each having close coupled W.C. and toilet cistern, two porcelain urinals with two pedestal wash-hand basins both with hot and cold water supply, fitted mirrors over and Wandsworth Bunnie automatic hand-drier, half-tiled walls and extractor fan.



Lobby Area to Ladies Toilet – 4'4 x 5'3 (1.32m x 1.60m)

Electric panel heater, uPVC door with access to football area

Ladies Toilet – 5'9 x 4'11 (1.75m x 1.50m)

Entrance lobby having $\frac{3}{4}$ length mirror and coat hook rail

Toilet Area containing low flush W.C. and toilet cistern, porcelain pedestal wash-hand basin with hot and cold-water supply with mirror over, Xpelair and electric hand-drier, half-tiled ceramic walls.

Beswick Lounge Bar Area – 9'9 x 8'9 (2.97m x 2.67m)

Wooden formed bar and top with shelving at three levels, two glass shelves and additional shelving to rear including double fridge with additional storage space either side, wooden shelf above with mirrored wall and optic rails to both sides and halogen downlighters. Leading off

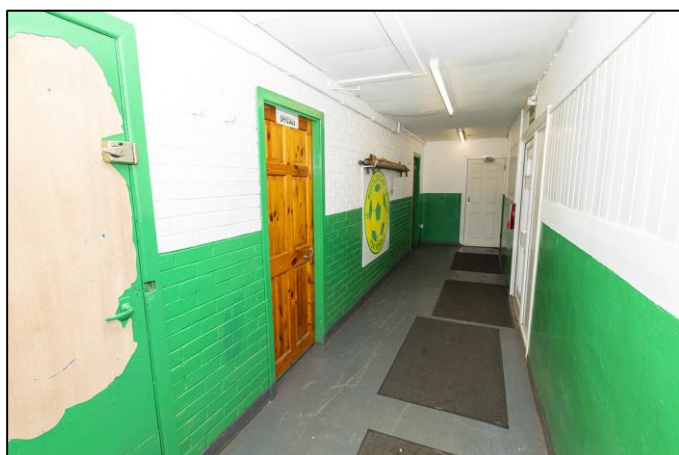


Cellar Area – 23'8 x 9'3 (7.21m x 2.82m)

Pipework is available for both bars, although prospective purchasers will be required to install chillers, coolers and beer pulls. Fitted air conditioning unit and double door secure access to side for beer deliveries. Partially fitted gas point for CO₂ gas.

Entrance Lobby to Changing Room Areas – 28'4 x 5'9 (8.64m x 1.75m)

uPVC entrance door from outside, brick-built stores off

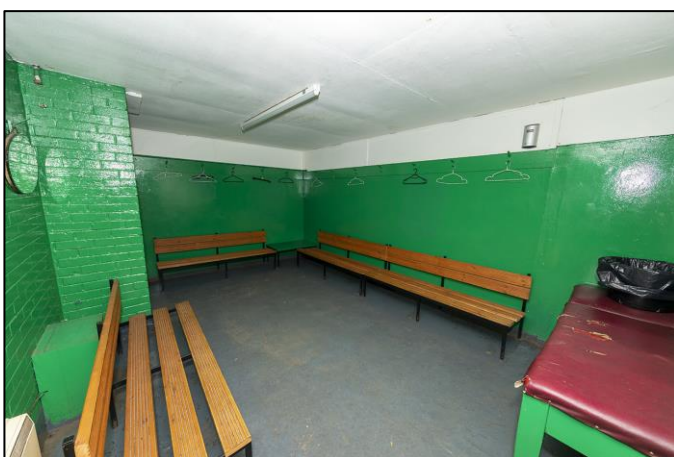


Away Dressing Room (Right hand side) – 17'10 x 11'0 (5.43m x 3.61m)

Electric storage heater, wooden benching on metal supports, wooden physio table.

Toilet Facilities – 10'7 x 5'8 (3.23m x 1.73m)

Two porcelain urinals, pedestal wash-hand basin with hot and cold-water supply, toilet stall with low flush W.C., two uPVC double glazed windows at high level and white uPVC infill panel containing extractor fan.



Shower Area – 8'7 x 7'0 (2.62m x 2.13m)

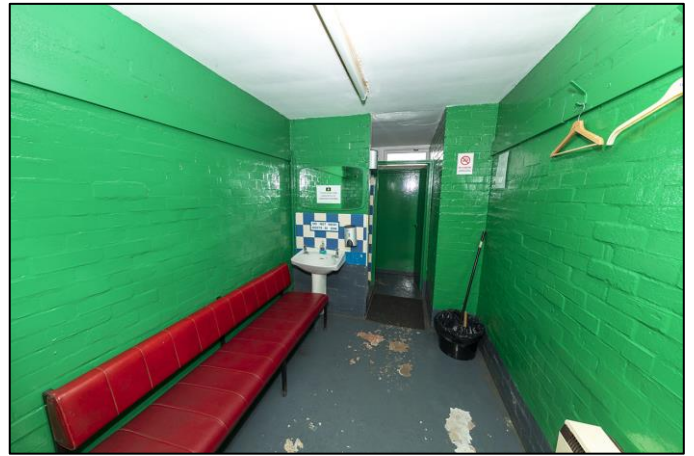
Six shower roses from hot water supply tank. Two taps to wall

Officials Changing Area

Lobby entrance with cupboard leading off containing extremely large copper hot water cylinder with immersion heater, which supplies the hot water for the whole of the club and cold-water tanks to ceiling space. Copper pipework with mixing valves and shower supply for home and away changing rooms.

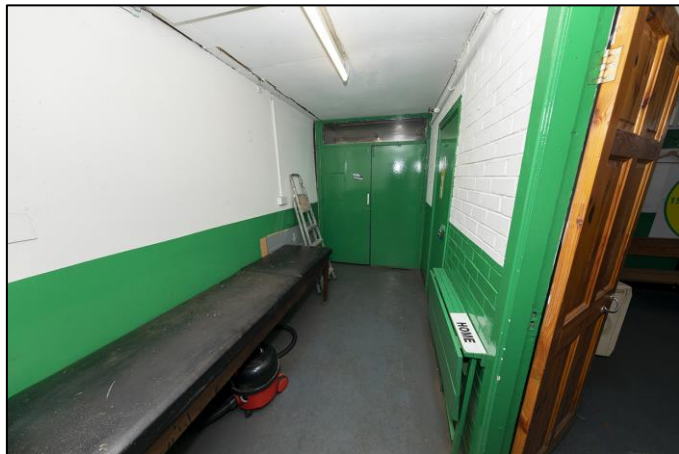
Changing Room – 6'1 x 5'7 (1.85m x 1.70m)

Including bench, porcelain pedestal wash-hand basin, electric storage heater, coat-hook rail, shower stall with single rose and toilet stall with low flush porcelain W.C. and two uPVC sealed double glazed windows at high level.



Home Treatment Lobby Area – 11'6 x 3'10 (5.50m x 1.17m)

Electric cupboard leading off with power supplies for both club, hot and cold water, timeclocks, floodlight system for pitch and car park lighting.



Portakabin Area – 11'5 x 8'4 (3.48m x 2.54m)

Storage cupboards and shelving – very poor condition

Home Dressing Room – 11'6 x 17'9 max (3.51m x 5.41m)

Fitted wooden and metal benches, sealed uPVC double glazed windows at high level on two elevations, storage heater, coat-hook rail.

Toilet Area – 10'6 x 5'7 (3.20m x 1.70m)

Pedestal wash-hand basis with hot and cold-water supply, two porcelain urinals, toilet stalls with close coupled porcelain low flush W.C.

Shower Area – 8'8 x 8'7 (2.64m x 2.62m)

Six shower heads

PA/Board Room – 20'4 x 9'3 (6.20m x 2.82m)

Accessed via metal staircase from concourse area at the rear of property by kitchen area uPVC entrance door, two sealed double glazed windows overlooking pitch area.



Outside to the front side and rear of the club

The outside amenities are divided into three clearly defined areas.

Firstly, the car park around the Social & Sports Club providing parking for approximately 50 vehicles in lined spaces, additional land to the left-hand side of the enclosed pitch area has been partially tarmaced within the last 10 years with further areas available subject to clearance and tarmac being laid.



There are two main accesses into the site, the first being a wrought iron gate to the left-hand side of the Social Club via an arched wrought iron gate and there are also two turnstiles each having their own cashier areas accessed from the side car park via the breeze-block flat roofed structure.

The pitch is a full-sized grass pitch and has not been played on since the middle of October last year by Bustleholme in Division One of The West Midlands Regional League.



Nine floodlight pylons, full-sized football pitch last graded for County League/Step 7 of National League System. Caged access from changing rooms for players to pitch-side where there are two block built dug-out areas.

The playing area is enclosed by post and rail and a poor condition concrete pathway around all four sides. Slabbed hard standing behind one goal area together with tarmac and raised concrete area situated underneath metal framed standing area the complete width of the pitch with metal corrugated sheet roof. Benches with wooden, timber mounted on breeze-block columns.



To motorway side of the ground there is a stand spreading two-thirds the length of pitch with concrete standing area.



Two metal framed stands to club side of ground, with plastic seating on metal bars, Director's stand with fold-down blue seating. And a 50/50 standing area



Adjacent to changing rooms and behind stand – two metal containers and historic football 5-a-side area with fitted floodlights and tarmac playing surface. Floodlights not working and not connected, but area has established use for outside training facilities suitable for conversion to Astro surface.



Derelict ladies and gents' toilets that require substantial improvement and modernisation (Not Inspected)

Any prospective purchasers should make their own enquiries to the suitability of the Ground with the necessary footballing authorities, and we have been advised by Birmingham County FA that there will be no public funding available to purchase the property only improve the property through the usual Football Foundation, Stadium Grants as well as the FA.



PLEASE NOTE

The floor and external walls to the rear half of the lounge and bar area were underpinned in December 2005, we hold on file a photocopy of the Building Regulations Certificate of Completion of Works Certificate. No further details of the works completed are available.

Purchase Price

Offers in the region of £850,000

All prospective purchasers are required to submit a detail Business Case to be passed to the Committee of York Road Social & Sports Club, for consideration of the sites future use.

Tenure

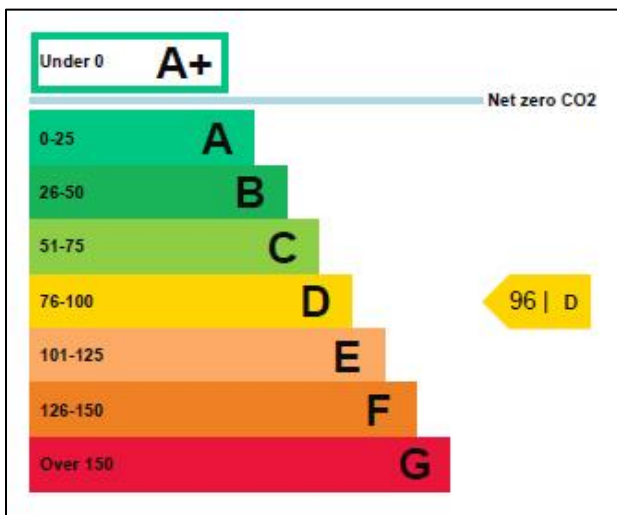
The Agents are advised that the property is Freehold although they have not seen the legal documents to verify this. Confirmation should be obtained by reference to the title deeds.

Fixtures and Fittings

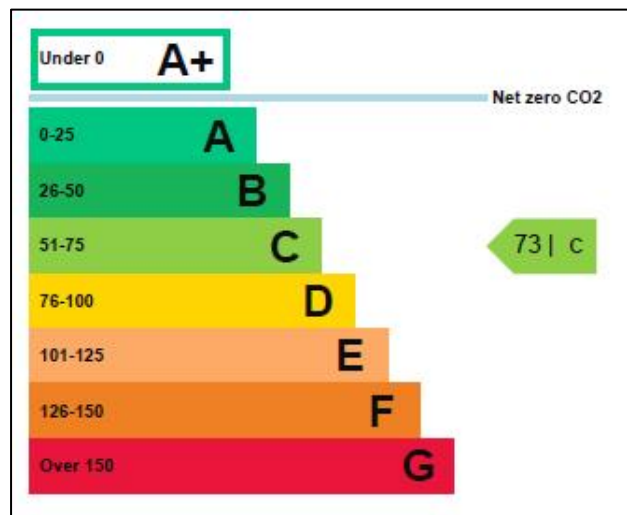
Excluded from the sale unless referred to herein.

Viewing

Strictly by arrangement with the Sole Selling Agents.

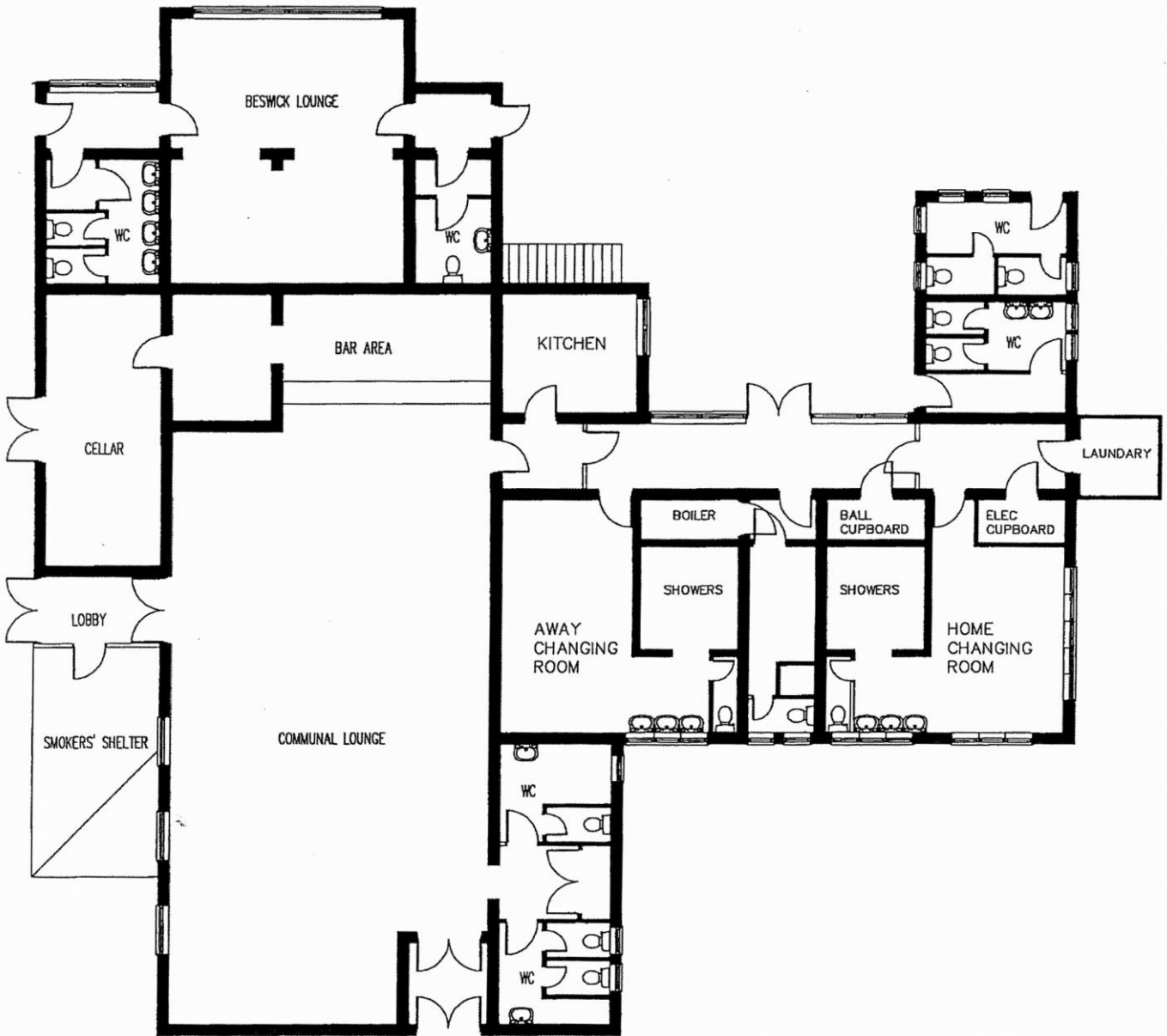


Main Club and Rooms Energy Performance Certificate

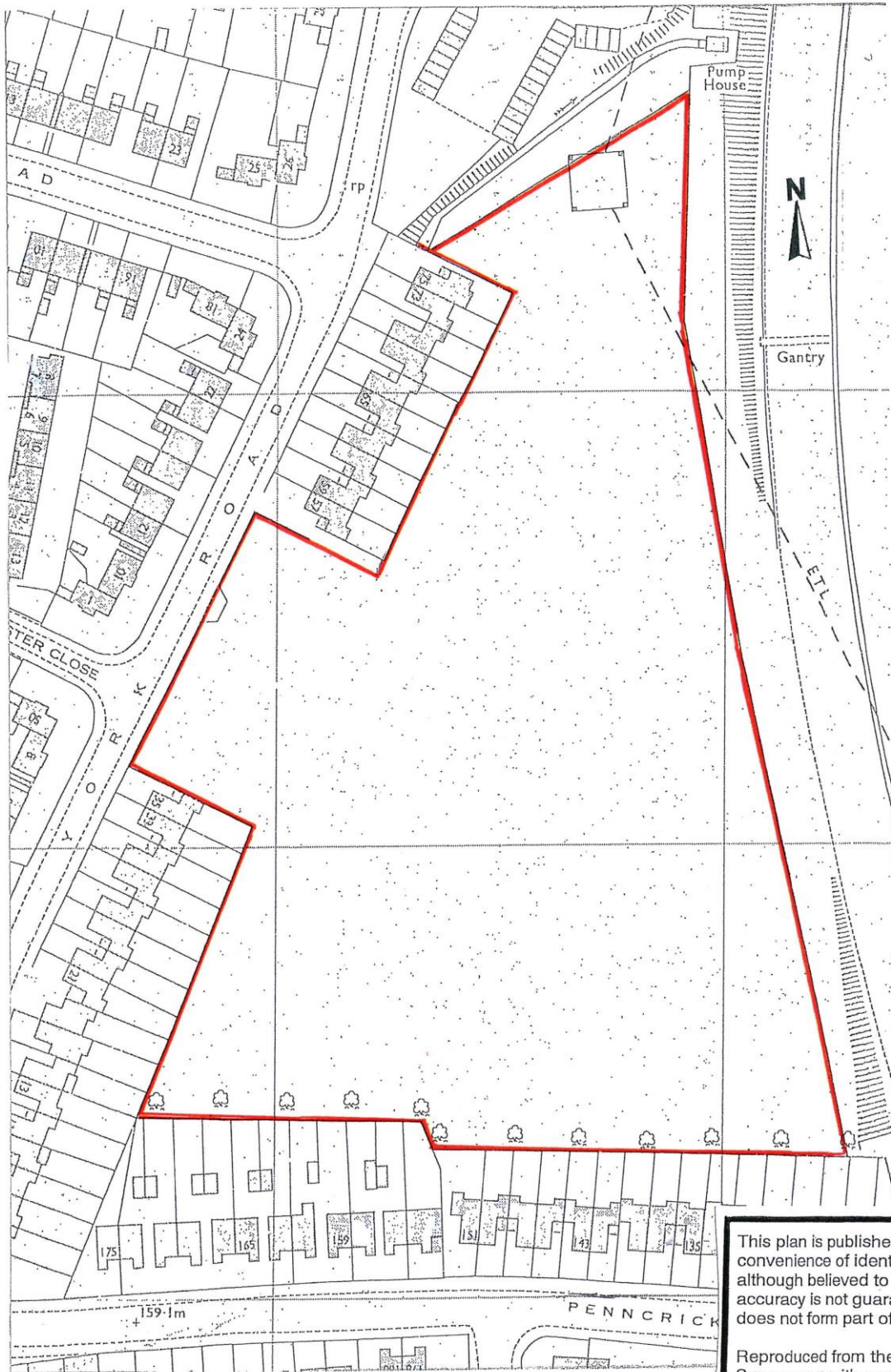


Changing Room Area & Corridor Energy Performance Certificate

The full Energy Performance Certificates are available on request or can be download from the following Government website by clicking/using the following link <https://www.gov.uk/find-energy-certificate>



Ground Floor Plan of York Road Social & Sports Club



YORK ROAD SOCIAL AND SPORTS CLUB

FOR IDENTIFICATION PURPOSES

Scale 1:1250

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