



ON THE INSTRUCTIONS OF
CARDIFF COUNCIL





LAND ADJOINING THE FORMER
BOWLING AREA AT HAILEY PARK
TY MAWR ROAD
LLANDAFF NORTH
CARDIFF
CF14 2FQ

INFORMAL TENDERS DUE
BY CLOSE OF BUSINESS
ON THURSDAY 31 JULY 2025



TO LET

029 2037 8844 • www.ejhailes.co.uk

  @ej_hales

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

Hailey Park sits in a central position in the River Taff valley. The well-used Taff Trail passes through the park, which is a 55-mile route for walkers and cyclists from Brecon to Cardiff and adds to the already excellent recreational facilities on offer including a large area of sports pitches (e.g. rugby, football, touch rugby, baseball). The Southern end of Hailey Park is home to Llandaff North Rugby Club, with pitches on the park for matches and training while their clubhouse is in nearby Radyr Road. Other facilities include refurbished tennis courts and playground.

Hailey Park is also home to local Rugby Clubs who play on pitches next to the changing rooms (entrance via Ty Mawr Road).

The park is very close to the Llandaff North district centre on Station Road where shops and other amenities including vet practice, health centre and cafes are located.

DESCRIPTION

The area comprises the former Bowling Green at Hailey Park accessed off Ty Mawr Road. This is the former site of the Bowling Green Pavilion.

The area extends to circa 0.03152 hectares.

PROPOSAL

We are inviting expressions of interest for to compliment the Park.

A business plan and drawings would be beneficial.

PLANNING

Any alternative user would be subject to a Planning Application.

RATES

Any alternative use will trigger a re-assessment of the rates which for clarification purposes will be the responsibility of any new occupier.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

TENDER PROCESS

On the instructions of Cardiff Council, expressions of interest will be sought by way of an Informal Tender Process no later than by close of business on Thursday 31 July 2025.

All offers are required to be submitted to the contact below, either by post or email.

Owen Cahill
EJ Hales
28 Windsor Place
Cardiff CF10 3SG
owen@ejhales.co.uk



The offer should include:-

- 1 Full name and address of the prospective tenant.
- 2 Proposed use / uses.
- 3 Background experience.
- 4 Business Plan (if available).
- 5 Proposed lease structure.
- 6 Proposed rent or ground rent.
- 7 Proposed incentive if required (rent free only).
- 8 Full details of the proposed works.
- 9 Full details of any conditions.
- 10 Funding.
- 11 Indicative timelines.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Owen Cahill • Tel: 07824 638338 • E-mail: owen@ejhales.co.uk

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