



Indicative boundaries only

# Expressions of Interest sought

Castleford Civic Centre, Assembly Rooms and adjacent car park  
Ferrybridge Road, Castleford, WF10 4JH

- Initial expressions of interest sought by 12 noon on Thursday 24 April, 2025
- Excellent redevelopment or reuse opportunity for a mix of uses, subject to necessary consents
- The Civic Centre and Assembly Rooms site measures approximately 1.5 acres (0.61 ha), whilst the connected buildings measure c. 46,200 sq ft (4,293 sq m) and c. 13,000 sq ft (1,213 sq m) respectively
- The car park is approximately 0.54 acres (0.22 ha)

**wakefield**  
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# Highlights

- Expressions of interest are invited
- The Civic Centre site is approximately 1.5 acres (0.61 ha)
- The Civic Centre offices measure c. 46,200 sq ft (4,293 sq m)
- The attached Assembly Rooms are c. 13,000 sq ft (1,213 sq m)
- The car park is c. 0.54 acres (0.22 ha)
- Potential reuse or redevelopment opportunity for a mix of uses, subject to necessary consents
- Potential to deliver new accommodation in an accessible town centre location, or to reuse the existing buildings
- A pack of supporting technical and legal information is available [here](#).
- **Deadline for Expressions of Interest: 12 noon on Thursday 24 April, 2025**



## Opportunity

The potential sale of Castleford Civic Centre and Assembly Rooms provides an excellent opportunity to acquire an existing building and land with significant development potential.

The properties are currently owned freehold by the City of Wakefield.

The Civic Centre and Assembly Rooms have reached the end of their operational service after many decades.

The properties are potentially suitable for re-use or redevelopment for a variety of uses including housing, specialist accommodation, retail or offices, subject to gaining the necessary consents.

## Description

### *Council offices and Assembly Rooms*

The current uses are as offices and as an events venue. The building is concrete framed, and is clad in a combination of brickwork and pre-cast concrete panels.

The buildings were built in 1970 as a purpose built auditorium featuring two large assembly rooms as well as being an administrative office base for the council.

Access to property is off Ferrybridge Road.

The office element extends to approximately 46,200 sq ft (4,293 sq m) whilst the Assembly Rooms measure approximately 13,000 sq ft (1,213 sq m). There are also 25 car parking spaces on site.

This element of the property for sale measures approximately 1.5 acres (0.61 ha).

There is an electricity sub-station in an undercroft area, below the Council offices. Discussions are ongoing regarding the relocation of this facility either to a more peripheral part of the site or off-site altogether.

### *Adjacent car park*

The car park on the opposite (south) side of Ferrybridge Road is also included in the opportunity being marketed.

It is largely flat and tarmacked and measures approximately 0.54 acres (0.22 ha). It has approximately 60 car parking spaces.



## Location

Castleford Civic Centre is located just outside the centre of Castleford, approximately 0.5 miles to the east of the main bus station and train station. The train station provides direct services to Leeds, Wakefield, York and Sheffield.

The properties are located 1.2 miles to the north of junction 32 of the M62.

Castleford is a popular town with a wide range of local amenities. The Civic Centre is located to the west of Castleford Academy (Ofsted rating: "Outstanding").

## Planning

The Council has sought pre-application advice from the local planning authority. The feedback has been requested on hypothetical redevelopments of the site to deliver a 60 to 80 unit flatted residential scheme, in addition to a traditional, lower density, housing scheme.

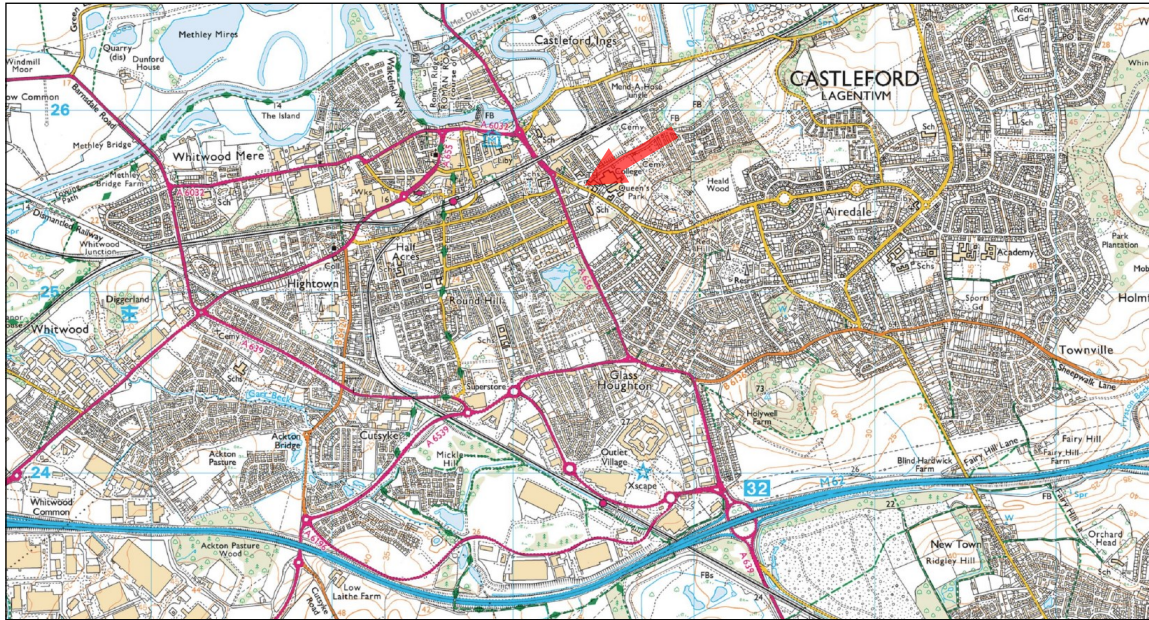
In terms of redevelopment, the planning authority has indicated it would likely support proposals for residential development on the basis the massing of any buildings is no greater than the existing. This advice is subject to review of detailed proposals that would come forward at the planning application stage.

The property is within housing viability value area 3 which stipulates a 10% affordable housing contribution. It is also required that 3% of the residential units on site should be provided as wheelchair accessible.

No feedback has been sought or provided by the planning authority in respect of the reuse of the existing buildings. We would expect their reuse as offices and function space to be acceptable without seeking planning permission.

The full pre-application enquiry submission, together with the Council's formal response and other statutory consultees responses, is provided as part of the detailed pack of supporting information available within our dataroom.





## Title

The freehold of the properties are registered under title WYK811673 (Civic Centre and Assembly Rooms) and WYK811672 (car park). Parties should undertake their own legal enquiries.

## Method of Marketing and Future Sale

Wakefield Council is seeking expressions of interest from the market from suitably experienced and funded potential purchasers.

It is likely that the Council will then pursue a disposal of the property, via informal tender, to a shortlist of interested parties, in due course.

The Council reserves the right not to pursue a sale nor to accept the highest or any offer received in the event an informal tender process is initiated.

## Viewings

A strict 'by appointment only' viewing protocol is in place for internal inspection and these will take place on a designated day. If you wish to attend, please contact us to book your appointment.

## Basis of Proposals

Expressions of interest should be submitted using the expressions of interest proforma available in the [dataroom](#).

A guidance document, also available in the dataroom, provides further instructions on the basis of the proposals to be submitted and the supporting information to be provided.

Please note that interested parties will be required to submit high-level scheme/end use proposals, confirmation of funding, evidence of track record of similar projects and indicative high level gross financial proposals as part of their expression of interest proposal.

**Expressions of interest are to be submitted by 12 noon on Thursday 24 April, 2025.**

**Subject to Contract.**



## Supporting information

A link to a secure dataroom is available [here](#).

This will provide a pack containing information including:

- Expression of interest Guidance Note and Proforma
- Building floorplans
- Current refurbishment and demolition survey
- Historic RIBA Stage 1 Demolition Appraisal
- Site plan
- Pre-application planning advice from Wakefield District Council
- EPC
- Further photographs
- Title information

Please be advised that plans, drawings and other information on the data site are for information purposes only and

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**If you would like to know  
more please get in touch.**

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