

Asset available for Community Asset Transfer – Land at Jubilee Fields

Site: Land at Jubilee Fields, Winnington Avenue, Northwich, Cheshire, CW8 4EE.

Details:

Cheshire West and Chester Council welcomes Expressions of Interest (EOI) from community, not-for-profit organisations based in Cheshire West, on acquiring via a long-term lease the land at Jubilee Fields, Winnington Avenue, Northwich, Cheshire, CW8 4EE.

The land is situated in Winnington and Castle Ward.

The land is covenanted – not to be developed for any purpose or used for any purpose other than for sport recreation and open space including without limitation social and entertainment and all associated uses.

The Play Pitch Strategy makes recommendations for Jubilee Fields. It notes the site has one poor quality adult football which is unused. It recommends that it is protected and enhanced to improve pitch quality to create spare capacity.

Bringing this pitch back into community use and being able to improve its quality and playing capacity will be in line with the Playing Pitch Strategy recommendations.

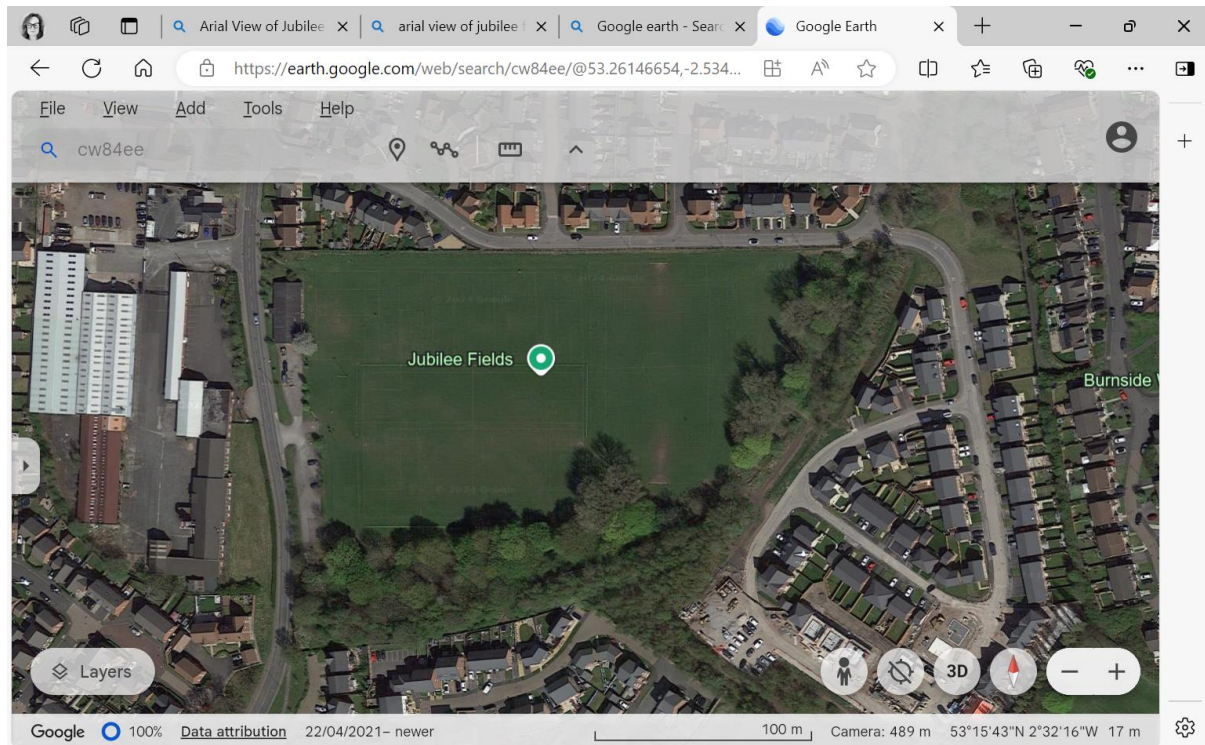
The land has an informal car park area and there is currently a single storey building of nontraditional structure on site. The building is beyond repair and will be demolished by the Council. The building foundations to a depth of 1.5m and the slab shall be removed, leaving a level site. Any backfill to ensure a level site will be done with an appropriate aggregate stone.

The playing pitches and any boundary structures will be leased in their current condition. The Council does not have any information on the condition of the pitches.

The site is 3.38 ha (8.37 acres)

Last Date for Expression of Interest (EOI): **Midnight Monday 25 August 2025**

Location Map CW8 4EE:



The boundary map (below) shows the location of Jubilee Fields. The area edged red shows the boundary of asset and associated land surrounding land available for expressions of interest under the community asset transfer process.



Viewing:

The field can be viewed at any time without appointment.

Building – **No access to be permitted.**

The risks associated with this building are currently unknown. **No Access is permitted.**

An Expression of Interest (EOI) can be withdrawn at any time.

Community Asset Transfer – Invitation to Submit Expressions of Interest

Introduction

The Council recognises the vital role that community assets play at the heart of their local communities and the invaluable role they have in achieving the Council's corporate outcomes set out in the [Home | CWC Borough Plan](#) . We want to work with you to make this happen.

Cheshire West and Chester Council welcomes Expressions of Interest from community, not-for-profit organisations based locally on acquiring via a long term lease the property known as the land at Jubilee Fields, Northwich. Other alternatives to a long-lease may be available to enable an organisation to manage an asset such as a management agreement (up to two years) or short-lease (two to five years).

Cheshire West and Chester Council recognise the significant community interest in this site and as such is requesting a level of details in EOI's for Jubilee Field which will be measured by an assessment criterion before inviting any group to the next stage of business case. We would like your organisation to cover **succinctly** the following areas within the form:

- Lead organisation who will hold a lease and take a collaborative approach to community development of the site with other clubs and groups

How do you intend to use the asset?

- Recognition of play capacity for pitches and additional community use
- Knowledge and understanding of sports Growth areas

How will the asset be used differently?

- Long term sustainability (at a very high level) (How the asset will be used differently)
- Experience to maintain the site, outlining a realistic view of resources to do so
- Specific technical qualifications/considerations

- Understanding of knowledge and expertise and what the group(s) have done historically to provide confidence (i.e. groundsmen qualifications etc)
- Ambition for hardstanding area (where demolition will take place) longer term

What are the potential benefits to the community?

- Aspiration and ambition for multi-user pitch (links to community use)
- Community focussed agenda
- How has wider community engagement influenced your EOI?

Process

All Expressions of Interest received will be considered by the Council's Community Asset Transfer Panel.

Cheshire FA will be working with CW&C Council to provide an overview of applying organisations and how their approach fits in with local and national sporting strategies and align with potential funding opportunities that could enhance the local asset.

Eligible applicants will then be invited to submit a Business Case against which an informed decision for transfer will be made. The Business Case is the formal application stage of the process and can only be made by a constituted community group or organisation which delivers a service direct to the community. The Business Case is expected to outline community demand for the service, the governance and capacity of the applicant organisation, the financial viability of the proposal and the extent to which it contributes to delivering the Council's aims and objectives.

The final stage in the process will be the completion and transfer of the asset between the Council and the successful applicant based on the provision of a sustainable business model. The specific terms of the transfer agreement will depend upon the nature of the successful business case and will be negotiated with the successful applicant(s) on completion of this process. Organisations may be invited to work together to deliver services from the asset and we therefore encourage and welcome partnership or consortium-based proposals.

Full Details of the process can be found here: [Community Assets | Cheshire West and Chester Council](#)

Next Steps

The deadline for submitting your Expression of Interest is **Midnight Monday 25 August 2025**

The electronic [Expression of Interest form](#) can be accessed online.

Need Help?

If you have any queries about this document or the Community Asset Transfer process, please contact your local Communities Team:

Here's who to contact:

Northwich and Winsford Communities Team

NorthwichWinsfordLocality@cheshirewestandchester.gov.uk