

CITY OF BRADFORD METROPOLITAN DISTRICT COUNCIL

DRAFT OFFICER KEY DECISION TO DISPOSE OF DOBRUDDEN FARM CARAVAN SITE, BINGLEY ROAD, BAILDON, SHIPLEY, BD17 5EE TO BE MADE NO EARLIER THAN 2nd JULY 2026

Date of Decision:	
Decision Maker: (Including Job Title).	Steven Mair, Interim Strategic Director of Corporate Resources/S151 Officer.
Status of the decision	By the Strategic Director in consultation with the Portfolio Holder under Article 14.20 of the Constitution.
Specific Delegation from Executive/ Committee (if any)	Refer to report to Executive 5 th March 2024 Disposals Programme as part of the medium-term financial strategy.
Other Consultees involved (i.e. Ward Members, Director of Legal and Governance, Director of Corporate Resources)	Ward Members, Portfolio Holder
Material considered as part of the decision-making process. Include how best value achieved and equality objectives met (as appropriate)	Process conducted and overall market response To meet the requirements of best value, the property was marketed for sale by private treaty from 27 th January 2026 by way of an informal tender process to invite all interested parties to make best and final offers. Following the receipt of bids on 17 th April 2026, there were five bidders including the tenants that were considered to progress to a second round, clarity was also required on the purchasing entity. Consequently, a further round of best and finals was requested with a closing bid deadline on the 28 th April 2026. The highest offer is now recommended for acceptance.
Decision:	To dispose of Dobrudden Farm Caravan Site, Bingley Road, Baildon, Shipley, BD17 5EE. (property ARN 01475). The property is identified in the attached site plan. Property Description The property comprises 9.1 acres (3.68 hectares) of land accommodating approximately 81 static pitches surrounded by dry stone walling separating it from the main moorland. In addition to the land is the original farmhouse located at the entrance to the park. The property is let on a business lease for caravan site use dated 13 th November 1991 for a term of 10 years. The tenant is currently holding over with protection under the Landlord and Tenant Act 1954.

Reasons for the Decision	<p>The decision to dispose to the recommended purchaser will enable the disposal to progress in an important timely manner.</p> <p>Having been through a three-month marketing process culminating in receiving an offer significantly above the expected guide, it is imperative that the offer is progressed to instructing solicitors without delay since there is a real risk that the offer could be withdrawn or reduced if delayed until the July forward plan publication. Consequently, the risk to the Council is that it will be unable to realise an offer at the same level should this sale fail to proceed.</p> <p>It would therefore be impracticable to defer the decision until it has been included in the published Forward Plan in July as to do so would mean the earliest the decision could be taken is August 2026.</p>
Key Features and Risk Analysis	The disposal of the property will contribute to the asset disposal programme capital receipt target.
Details of alternative options considered and rejected:	Retain the site, renew the lease and continue to manage as part of the Council owned non-operational estate.
Conflicts of interest declared by any Executive Member/ other Member or officer consulted by the decision maker which relates to the decision:	N/A
Dispensations Granted: (If any)	N/A
Public/Private - Reasons	N/A

I certify that this is a true record of the key decision in relation to dispose of Dobrudden Farm Caravan Site, Bingley Road, Baildon, Shipley, BD17 5EE.

Signed by the Decision Maker

Dated

Name Steven Mair

Job Title Interim Strategic Director of Corporate Resources/S151 Officer

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