

LANGFORD ROAD SITE

BIGGLESWADE TOWN FC



Operational football club with playing and training infrastructure playing in the English football system as members of the Southern League Division One Central.

**Lambert
Smith
Hampton**

The Opportunity

- + Site extends to approximately **11 acres (4.451 hectares)**
- + Located within **Biggleswade, Bedfordshire.**
- + Existing use as a **Football Club** – with stadium & training facilities
- + Proximity to **city centre approx. 1 mile** (c.20-minute walk)
- + Located **1.5 miles to the A1**, which leads into the A1 (M)
- + **Train station approx. 1 mile north** of the site (c.21-minute walk)

Description

The football club comprises an established football and community sports facility located on Langford Road, forming the home of Biggleswade Town Football Club. The grounds extend to approximately 11 acres and include a stadium, training pitches and associated club infrastructure.

The existing accommodation is arranged as a mix of built and open sporting facilities. The stadium provides a main seated stand with approximately 280 seats, alongside additional covered standing areas, contributing to a total capacity in excess of 3,000 spectators. Supporting facilities include a clubhouse offering a bar, function and conferencing space, changing rooms, gym, physio suite and ancillary areas. The Site also incorporates a floodlit 3G training pitch, multiple grass pitches (11v11, 9v9, 7v7 and 5v5 formats), and extensive parking provision for over 150 vehicles.

The Site occupies a substantial, predominantly previously developed parcel on the edge of Biggleswade, within a well-contained and accessible setting. The grounds are supported by established infrastructure, including vehicular access, circulation routes and servicing, and benefit from connections to mains water and electricity.

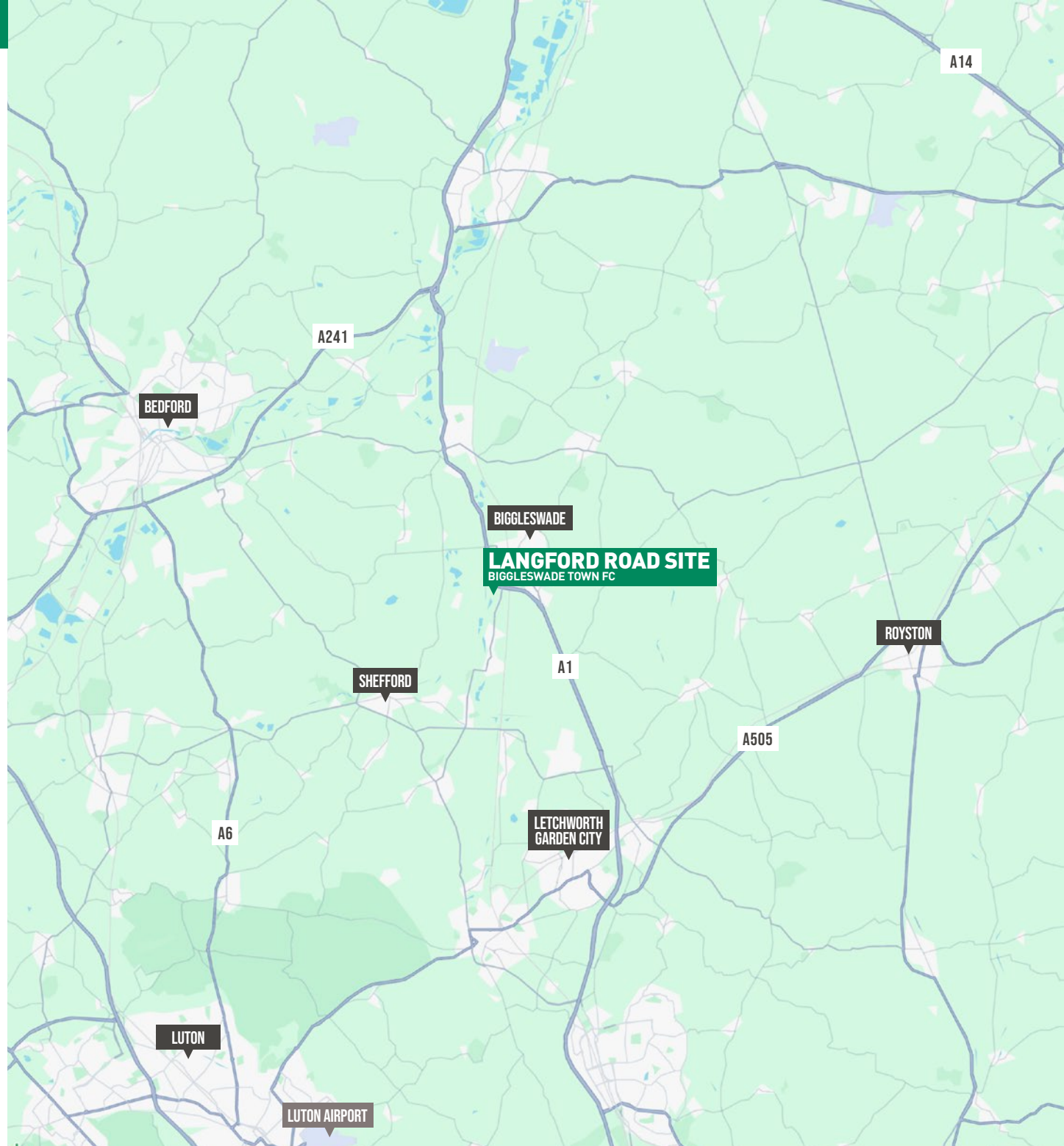
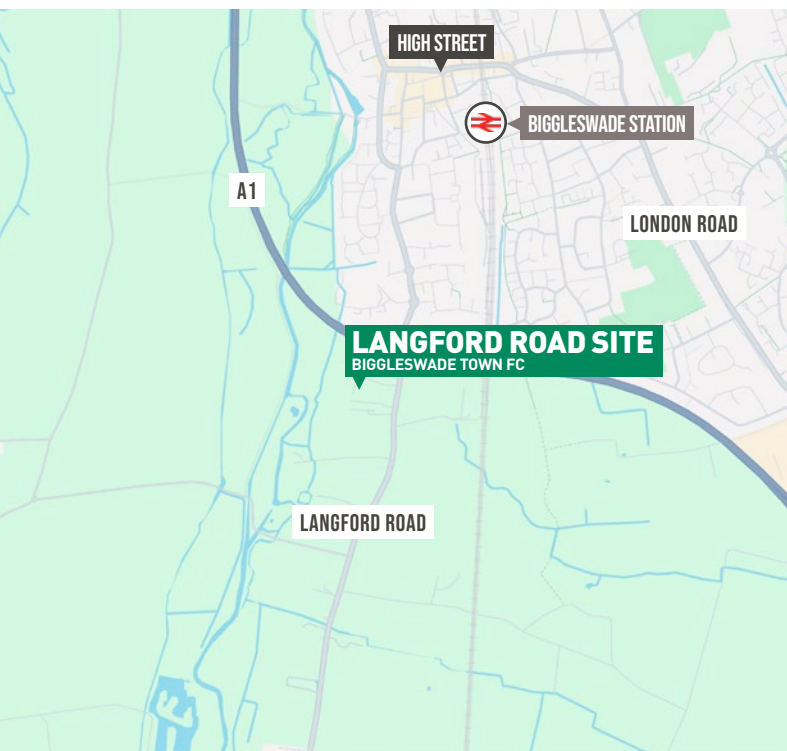
The Site currently operates as an active football and community hub, serving both the senior club and a well-established youth programme catering for over 250 players from under-5 to under-18 level. In addition to matchday use, the facilities are utilised for training, community activities and private hire, reflecting the Site's strong local role and ongoing demand.



Location

The club is situated on Langford Road on the outskirts of Biggleswade, approximately 1 km from the town centre and within walking distance of Biggleswade railway station, providing convenient access to local amenities and wider transport connections.

Biggleswade is an established and growing market town in Bedfordshire, benefitting from strong transport links and a well-served local catchment. The Site is accessible via the A1 and is within walking distance of Biggleswade railway station, which provides regular services to London King's Cross and Peterborough. The area is also served by local bus routes connecting the Site to the wider town and surrounding areas.

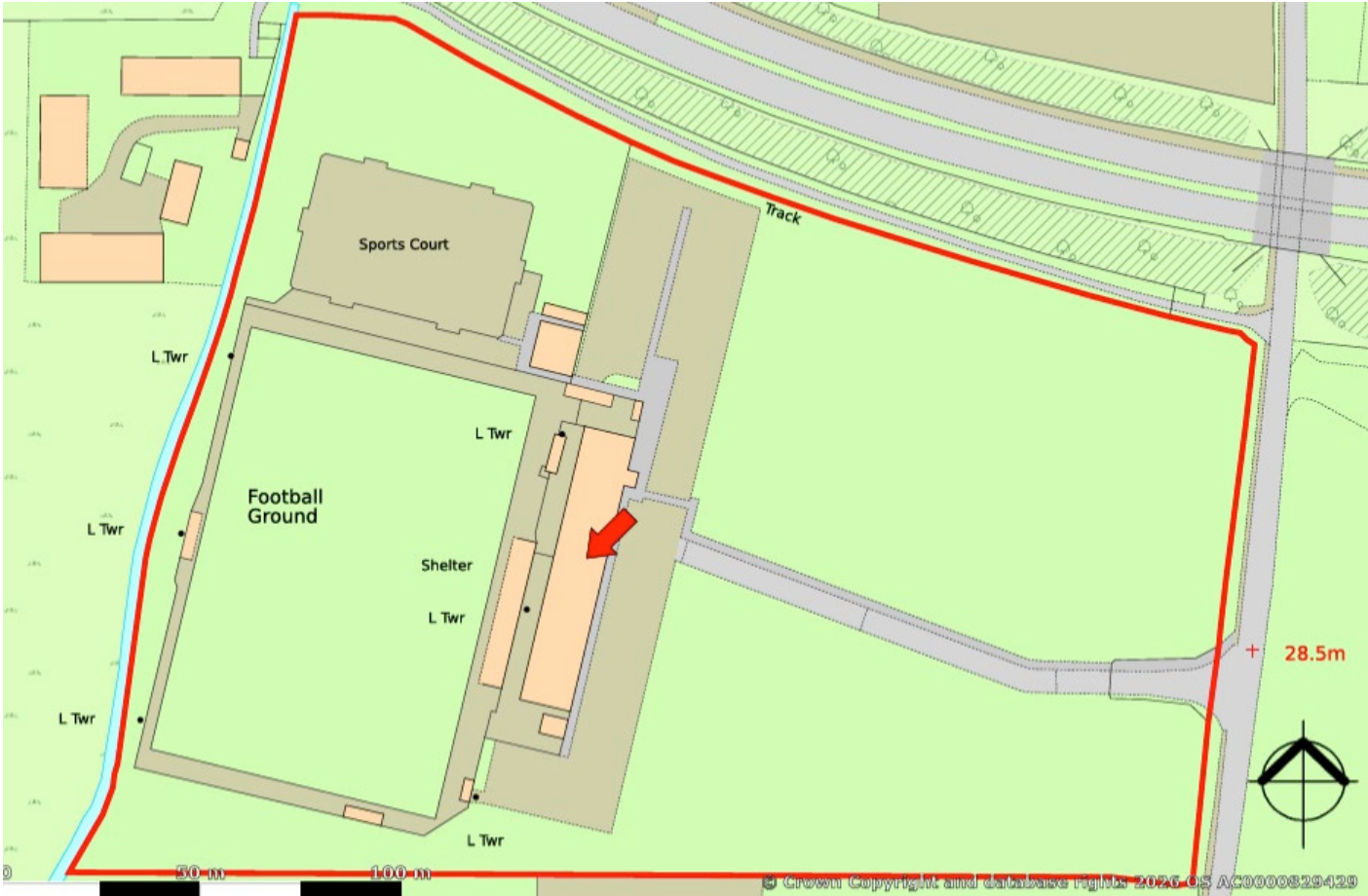


Accommodation

Description	Acres	Hectares
Total Site Area	11	4.451

EPC

Biggleswade Town Football Club, Langford Road,
Biggleswade, SG18 9JT: **EPC A, valid until 06 May 2036**



History/Overview:

In the autumn of 1874, as a new, exciting pastime was slowly introducing itself to the nation, a meeting was concluded at the Swan Inn in the Bedfordshire town of Biggleswade. A decade earlier, the Football Association had been founded, a set of rules had been unified and it was those regulations that the gentleman present at this meeting had agreed to abide by. Biggleswade FC, was born.

As the new football club played its early friendlies and cup fixtures, the game itself continued to grow. First in the industrialised north and mining communities of the Midlands, down into the South, into Scotland and then beyond. Europe, South America, and then the world. The game of football has become a global powerhouse, those who play at the highest level are recognised from Aberdeen to Auckland and from Zurich to Zanzibar. The game today is watched by billions, and as clubs and countries seek untold glory and riches, it makes billions. One hundred and fifty years later though, that same club in Biggleswade is still standing.

It stands and it prospers. Now called Biggleswade Town FC, the club was never about seeking those same riches. It has won its own relative glories and plenty of them, but what it has always been is a hub of a community that look to it as a source of pride and spirit.

But what of those glories? Those moments on the field of play that have given the community those moments of pride. The early decades of the club's existence saw the club travelling to nearby opposition to play friendlies. Nothing too grand, but enough to hold the local newspaper's attention. 'Travelling was done by two-horse brake,' it commented in 1887. 'After each match a good meal was always provided.'

Such was the steady progress of the club and its team now playing in the Biggleswade & District League (and its champions in 1902) that in 1904 they were invited to play in the FA Cup. A 7-1 defeat to Watford meant there was no national prowess, but at their local level the team continued to bring silverware to their corner of Bedfordshire.

After the war, the club was renamed Biggleswade Town FC and over the decades that followed, the club amply supported by their local fans moved around various local leagues with varying degrees of success. The United Counties League Division One Cup was won in 1964, ten years later the Premier Division Cup was taken, in 1992, the South Midlands Premier Division Cup came to Biggleswade and in 2009 the club were crowned Premier Division champions of the Spartan South Midlands League. In 2008, Luton Town were beaten when Biggleswade Town won their third Bedfordshire Premier Cup. In 2014, one hundred and ten years after that 7-1 defeat in the FA Cup, the club reached the first round for the first time, going out after a 4-1 defeat at Stourbridge.

Cups and leagues, memories, they come and go, but it is within the local community that this football club has truly excelled. Biggleswade moved to their Langford Road stadium in 2008 and not only does the impressive stadium house up to 3000 supporters offering a wide range of facilities.

The stadium's superb 3G pitches offer five and seven-a-side matches available for block bookings, whilst the stars of tomorrow are looked after by local parents and volunteers running teams accommodating children aged 6 to 16. The club also offers a fantastic physio suite where a variety of treatments are available for hire.

The club is especially proud of its conference and event hire facilities. The large function suite is the perfect setting for a range of events, including wedding receptions, parties and business conferences. The large suite with its licensed bar, catering facilities, DJ booths and extensive free parking have further cemented the club's place in the town and beyond.

So, what started one-hundred-and-fifty years ago as a new place to play a new sport has developed into so much more and now, a new era dawns, with the current owners seeking offers for the club and a new future for Biggleswade Town F.C.



Further Information

Guide Price:

Price upon application.

Tenure:

Biggleswade Town FC owns the freehold interest of the property, which is registered under Title Number BD205854.

VAT:

We understand that the property is not elected for VAT.

EPC:

A copy of the EPCs are available in the Data Room.

Viewings:

These can be arranged for interested parties through the sole selling agent Lambert Smith Hampton. Please contact Arjun Takiar or Charles McLean to book an appointment.

Legal Costs:

Each party is to be responsible for its own legal costs incurred in any transaction.

Data Room:

Interested parties requiring access to the Land Registry documents, red line plan and additional supporting documents should register to access the Data Room.



Contact

For more information please contact:

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