



CRYFC

CLIFTON RANGERS YOUTH FOOTBALL CLUB

/// CLUBHOUSE PROPOSAL





/// OUR MISSION STATEMENT

At **Clifton Rangers**, our mission is to provide a fun, safe, and inclusive environment where young players can fall in love with football, develop lifelong skills, and grow as individuals both on and off the pitch.

We believe that football is about **joy, friendship, and effort** - not just results. Through age-appropriate coaching, a growth mindset philosophy, and our core values of **Respect, Pride, Inclusion, Fun, Friendship, and Fitness**, we aim to nurture confident, resilient players who embrace challenges, support their teammates, and always try their best.

Our commitment is to develop the **whole child** - focusing on technical ability, physical literacy, tactical understanding, and personal character. We strive to create a team culture where every child feels **valued, encouraged, and inspired** to improve, compete fairly, and enjoy the beautiful game.





/// WHO WE ARE

Clifton Rangers are an England Football Accredited club and one of the longest-established grassroots football clubs in West Yorkshire, with a proud history and a passion for developing players of all ages and abilities.

We provide a safe, inclusive and supportive environment for boys and girls from as young as age 3 (Kick Start) all the way through to Under 18s and now offer an Open Age adult team too.

With over 350 registered players and teams across every age group, Clifton Rangers is more than just a football club, it's a community built on teamwork, effort, and enjoyment of the game.



**ACCREDITED
CLUB**

PART OF ENGLAND FOOTBALL

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/// WHO WE ARE



/// RECENT SUCCESSES

We are incredibly proud of the reputation we have built at Clifton, anchored by our annual tournament which is now widely regarded as one of the premier grassroots events in the area. This year's tournament was a definitive showcase of our home-grown talent, with four Clifton teams lifting the trophy, including a fantastic victory by one of our Girls' teams. This competitive edge extends well beyond our tournament; our youth development is thriving, highlighted by our U11s clinching the league title last year, a testament to the dedication of our volunteer coaches and players.

However, our definition of success goes beyond silverware. We are particularly proud of the sustained growth and achievement of our Girls' teams, which has gone from strength to strength over the years. At our core, we remain a steadfastly family-friendly club. We believe that our victories on the pitch are a direct result of the supportive, community-focused environment we cultivate off it, making Clifton a place where young players can develop both their skills and their love for the game.



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/// WHO WE ARE



/// CLUBHOUSE PROPOSAL

We are excited to move forward with a unified development plan that delivers modern facilities across **both** of our home grounds. Utilising high-spec, professionally converted container units, we are transforming our infrastructure to better serve our players, parents, and volunteers.

/// Here is exactly what is being delivered:

At Bailiff Bridge (The Social Hub)

- ❖ We are installing a dedicated Clubhouse facility designed to be the heart of the club.
- ❖ Expanded Social & Catering: The layout focuses heavily on a larger indoor social space and a fully equipped catering area, perfect for match days and small events.
- ❖ Essential Amenities: Modern, accessible WC facilities integrated directly into the build.
- ❖ Secure Storage: Brand new storage units to replace the current dilapidated containers, ensuring our equipment is safe and dry.

Note: This facility is designed for community interaction rather than changing, maximizing the space where our members spend the most time.

Towngate, Clifton (The Satellite Hub)

- ❖ We are upgrading this site from a basic pitch to a serviced facility.
- ❖ New Amenities: Installation of on-site WCs and a dedicated small catering/meeting unit.
- ❖ Infrastructure Upgrade: Replacement of the old storage with new, secure, weather-proof units.





/// WHY THIS IS A WIN FOR THE CLUB

This plan allows us to achieve significantly more than a traditional single-site build. Here is why this approach is the right step forward:

- ❖ **100% Club Coverage:** Instead of putting all our resources into one location, we are ensuring that every team, whether playing at Bailiff Bridge or Towngate has access to toilets, shelter, and hot food.
- ❖ **Double the Revenue Potential:** With catering facilities now confirmed for both sites, we can run two tea/coffee bars simultaneously on match days, increasing our weekly fundraising income.
- ❖ **Modern & Secure:** We are finally removing the eyesore of the rotting storage containers at both sites. The new converted units provide a professional, sleek aesthetic that improves the look of our grounds and guarantees the security of our expensive equipment.
- ❖ **Prioritizing Social Experience:** By focusing the Clubhouse design on social space and catering (rather than changing rooms), we are investing in the "family-friendly" atmosphere we want to continue providing to our parents, supporters and players.
- ❖ **Cost-Effective Quality:** Using professional container conversions allows us to deliver durable, high-quality facilities at two locations for a budget that would usually only cover one.



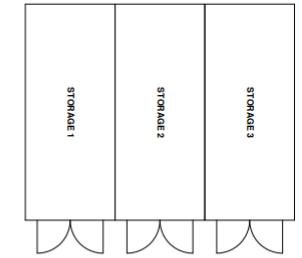
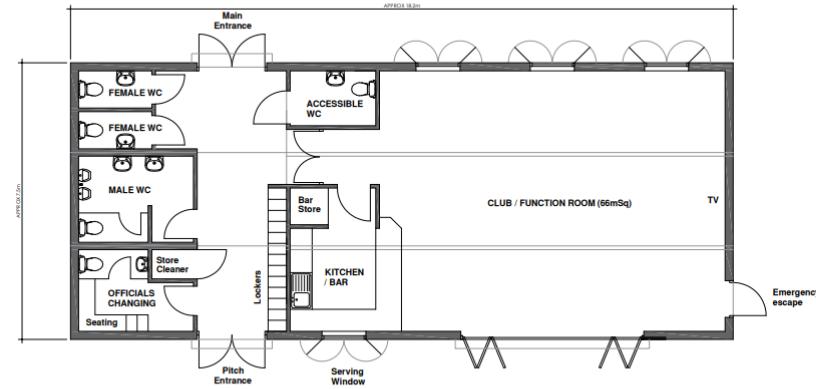


/// BAILIFF BRIDGE - PLANS



CLIFTON RANGERS YOUTH FOOTBALL CLUB
Proposed new Clubhouse / WC & Storage

Proposed Floor Plan - 125m Sq (excl Storage Containers)



BAILIFF BRIDGE - 3 x 20ft Containers
- 3 x 40ft Containers
- 3 x 20ft Storage Containers



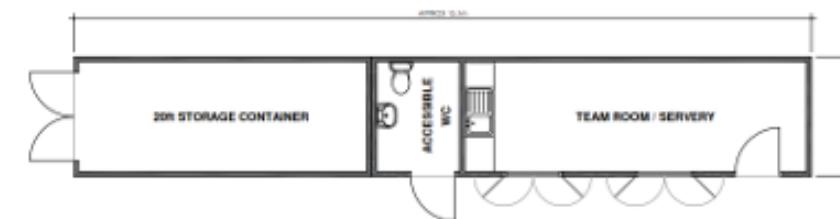


/// TOWNGATE- PLANS



CLIFTON RANGERS YOUTH FOOTBALL CLUB
Proposed new Team Room / WC & Storage

Proposed Floor Plan - 20m Sq (excl Storage Container)



TOWNGATE - 1 x 30ft Container
- 1 x 20ft Storage Container





/// PROJECT SCOPE & FINANCIAL OVERVIEW

After a full investigation of alternative options, we have finalized a plan that aligns perfectly with the Club's needs and aspirations. These plans are now ready for Planning submission.

Below is the breakdown of the confirmed works and the budget costs as provided by Universal Containers.

Bailiff Bridge Site

- ❖ The Works:
 - ❖ Construction of a new Ground Floor Social, WC, and Catering block.
 - ❖ Installation of 3 x 20ft replacement storage containers to remove the existing dilapidated units.
- ❖ The Cost:
 - ❖ Facility: £150,000 + VAT
 - ❖ Storage: £15,000 + VAT
 - ❖ Total for Site: £165,000 + VAT

Clifton, Towngate Site

- ❖ The Works:
 - ❖ Installation of a satellite facility (incorporating WC, small meeting/catering space, and storage).
- ❖ The Cost:
 - ❖ Total for Site: £25,000 – £30,000 (*Estimated*)
 - ❖ *Note: A final quote is pending; this figure is a projection based on the Bailiff Bridge unit rates.*



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/// THANK YOU FOR YOUR
CONTINUED SUPPORT

