

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/005887-2021>

Contract

Sale of Freehold Land at Little Blagdon Farm, South of Totnes Road, Collaton St Mary

Torbay Council

F03: Contract award notice

Notice identifier: 2021/S 000-005887

Procurement identifier (OCID): ocids-h6vhtk-029e70

Published 23 March 2021, 4:10pm

Section I: Contracting authority

I.1) Name and addresses

Torbay Council

Torbay Council Town Hall, Castle Circus

Torquay

TQ1 3DR

Contact

Mrs Joanna Pascoe

Email

procurement.team@torbay.gov.uk

Telephone

+44 1803208517

Country

United Kingdom

NUTS code

UKK42 - Torbay

Internet address(es)

Main address

<http://www.torbay.gov.uk/>

Buyer's address

<http://www.torbay.gov.uk/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Sale of Freehold Land at Little Blagdon Farm, South of Totnes Road, Collaton St Mary

Reference number

DN504607

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The opportunity relates to the freehold disposal of c. 18.42 hectares of residential development land at Collaton St Mary, Paignton and will result in a contract of sale..

Torbay Council previously sought to dispose of the land with detailed conditions attached prescribing delivery outcomes, milestones etc. The Competitive Dialogue process undertaken was not successful. Torbay Council has therefore agreed to remove all conditions to sale (apart from a requirement to deliver planning policy affordable housing provision).

The land is allocated for residential development in both the Torbay Local Plan and the Collaton St Mary Masterplan. Detailed due diligence has been undertaken and planning consent obtained for a new highways junction linking with Totnes Road to the north, and for demolition of the vacant former farm buildings on the site.

In compliance with planning policy the purchaser shall be required to deliver 30% of the proposed scheme as affordable housing, to be split between Social Rent, Affordable Rent and Shared Ownership tenures. No other delivery conditions shall apply to the sale.

The sale includes an opportunity to access Land Release Fund grant funds of £850,000, payable towards infrastructure works, surveys, mitigation and other identified enabling works. In addition to this £394,000 has been set aside to forward fund s.106 works relating to an offsite flood attenuation scheme within Collaton St Mary village and the Council will make available c. 10 hectares of land on an adjacent site for ecology mitigation and offsetting.

Bids will be assessed using a single criteria: Price. The Council requires that a 10% non-refundable deposit shall be payable upon exchange of contracts.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £8,000,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKK42 - Torbay

II.2.4) Description of the procurement

The opportunity relates to the freehold disposal of c. 18.42 hectares of residential development land at Collaton St Mary, Paignton.

Torbay Council previously sought to dispose of the land with detailed conditions attached prescribing delivery outcomes, milestones etc. The Competitive Dialogue process undertaken was not successful. Torbay Council has therefore agreed to remove all conditions to sale (apart from a requirement to deliver planning policy affordable housing provision).

The land is allocated for residential development in both the Torbay Local Plan and the Collaton St Mary Masterplan. Detailed due diligence has been undertaken and planning consent obtained for a new highways junction linking with Totnes Road to the north, and for demolition of the vacant former farm buildings on the site.

In compliance with planning policy the purchaser shall be required to deliver 30% of the proposed scheme as affordable housing, to be split between Social Rent, Affordable Rent and Shared Ownership tenures. No other delivery conditions shall apply to the sale.

The sale includes an opportunity to access Land Release Fund grant funds of £850,000, payable towards infrastructure works, surveys, mitigation and other identified enabling works. In addition to this £394,000 has been set aside to forward fund s.106 works relating to an offsite flood attenuation scheme within Collaton St Mary village and the Council will make available c. 10 hectares of land on an adjacent site for ecology mitigation and offsetting.

Bids will be assessed using a single criteria: Price. The Council requires that a 10% non-refundable deposit shall be payable upon exchange of contracts.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 0

Price - Weighting: 100

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2020/S 208-509108](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

5 February 2021

V.2.2) Information about tenders

Number of tenders received: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Taylor Wimpey UK Ltd

High Wycombe

Country

United Kingdom

NUTS code

- UKJ1 - Berkshire, Buckinghamshire and Oxfordshire

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £9,217,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Legal Services, Torbay Council

Torquay

Country

United Kingdom