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Contract

ESPH CN Wealden Employment Park Development - Knights Farm West (ESPH539)

Wealden District Council

F03: Contract award notice

Notice identifier: 2023/S 000-033105

Procurement identifier (OCID): ocds-h6vhtk-03557d

Published 8 November 2023, 4:28pm

Section I: Contracting authority

I.1) Name and addresses

Wealden District Council

Council Offices, Vicarage Lane

Hailsham

BN27 2AX

Contact

Cathy Nelson

Email

esph@wealden.gov.uk

Country

United Kingdom

NUTS code

UKJ22 - East Sussex CC

Internet address(es)

Main address

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

Buyer's address

<https://www.sesharedservices.org.uk/esourcing/>

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

ESPH CN Wealden Employment Park Development - Knights Farm West (ESPH539)

Reference number

WDC - 034812

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Wealden District Council are bringing to the market a significant employment development opportunity and are seeking a development partner to work with the Authority to bring forward the Site in its entirety and deliver a high quality scheme to deliver much needed employment land along the A22 corridor, attract new business to the area and accommodate local growth. The whole of the Site is in the Authority's freehold ownership and extends to approximately 17.3ha (42.7 acres). The Authority is looking to appoint a development partner who is committed to working with the Authority in a true partnership style to design and deliver a viable and attractive proposal. The Authority expects this scheme to achieve a balanced delivery of a number of objectives around employment use, sustainability and quality design. The whole of the Site currently comprises farmland with some buildings.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

- 70112000 - Development of non-residential real estate
- 45213251 - Industrial units construction work
- 70330000 - Property management services of real estate on a fee or contract basis
- 45111213 - Site-clearance work
- 45210000 - Building construction work
- 45111291 - Site-development work
- 45111290 - Primary works for services
- 45200000 - Works for complete or part construction and civil engineering work
- 45111200 - Site preparation and clearance work
- 45211360 - Urban development construction work

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Wealden District Council are bringing to the market a significant employment development opportunity and are seeking a development partner to work with the Authority to bring forward the Site in its entirety and deliver a high quality scheme to deliver much needed employment land along the A22 corridor, attract new business to the area and accommodate local growth. The whole of the Site is in the Authority's freehold ownership and extends to approximately 17.3ha (42.7 acres). The Authority is looking to appoint a development partner who is committed to working with the Authority in a true partnership style to design and deliver a viable and attractive proposal. The Authority expects this scheme to achieve a balanced delivery of a number of objectives around employment use, sustainability and quality design. Knights Farm is situated within the village of Lower Dicker, just outside of the High Weald Area of Outstanding Natural Beauty that stretches to the north. The property lies just to the north of the main A22 road which provides access to surrounding towns and villages and the wider national road network, linking to the A27 and M25. The whole of the Site currently comprises farmland with some buildings. The Authority is seeking the achievement of the following objectives: (1) A high profile, well connected Estate; (2) To provide units which meet both current and future market demand; (3) To fully optimise

development opportunities for maximising employment uses on the Site and to achieve a positive and distinct sense of place; (4) To maximise a financial return for the Council; (5) To identify and proactively engage with all appropriate stakeholders across the area to maximise opportunities to work with them to enhance the delivery of the objectives; (6) To drive the pace of delivery but without any adverse impact on costs/risks; (7) To implement a management structure for the completed Estate that ensures the quality of all managed areas for the long term; (8) To deliver a Scheme that makes a tangible contribution to the Authority's climate and sustainability commitments. The Council requires the comprehensive development across the whole of the Site by the developer, albeit the Scheme may be delivered in phases. The value of £128,000,000 is maximum anticipated gross development value.

II.2.5) Award criteria

Price

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

Competitive procedure with negotiation

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: [2022/S 000-020181](#)

Section V. Award of contract

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom