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Award

Bakers Lane, Winsford - Land & Build Package

WEAVER VALE HOUSING TRUST LIMITED

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-042248

Procurement identifier (OCID): ocds-h6vhtk-05645b ([view related notices](#))

Published 23 July 2025, 9:56am

Scope

Reference

WVHTBLJULY25

Description

Land - £1,100,000

Build (inc. PCSA and applicable VAT) - £5,529,000

Development Services Agreement - £150,000 plus VAT

Contract 1. Bakers Lane, Winsford - Land & Build Package

Supplier

- CHAPTER WBL LIMITED

Contract value

- £6,779,000 excluding VAT
- £6,831,819 including VAT

Above the relevant threshold

Earliest date the contract will be signed

1 September 2025

Contract dates (estimated)

- 1 September 2025 to 1 November 2027
- Possible extension to 1 November 2028
- 3 years, 2 months, 1 day

Description of possible extension:

Extensions will be considered in the event of Planning delays and delays relating to adverse weather and statutory services.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 71530000 - Construction consultancy services

Contract locations

- UKD63 - Cheshire West and Chester

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

Single supplier - intellectual property or exclusive rights

Weaver Vale must contract with Chapter WBL to procure construction tender services as Chapter is WBL will be the vendor for a piece of land that we want to construct on. The eventual Principle Contractor will be awarded the works as part of this process (at a contract value of around £5,529,000). The nearby area has been explored and no other similar and available opportunities have been identified that fit within Weaver Vale's business plan and timescales.

Supplier

CHAPTER WBL LIMITED

- Public Procurement Organisation Number: PYWR-2533-PMZX

C/O E M Accountancy Ltd Trafalgar House

Altrincham

WA14 1NU

United Kingdom

Email: ryan@chapterre.co.uk

Region: UKD34 - Greater Manchester South West

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Bakers Lane, Winsford - Land & Build Package

Contracting authority

WEAVER VALE HOUSING TRUST LIMITED

- Companies House: 04227894
- Public Procurement Organisation Number: PPNN-2738-JNGP

Gadbrook Point

Northwich

CW9 7LL

United Kingdom

Contact name: Louise Marsden

Telephone: 07796192120

Email: louise.marsden@wvht.co.uk

Region: UKD63 - Cheshire West and Chester

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

CHAPTER WBL LIMITED

Summary of their role in this procurement: Agent for land and procurement of construction

- Companies House: 16519104
- Public Procurement Organisation Number: PYWR-2533-PMZX

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Contact organisation

Contact WEAVER VALE HOUSING TRUST LIMITED for any enquiries.