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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

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## **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

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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Other information**

### **Conflicts assessment prepared/revised**

Yes

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## **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.

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## 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](mailto: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

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## 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](mailto:louise.marsden@wvht.co.uk)

Region: UKD63 - Cheshire West and Chester

Organisation type: Public authority - sub-central government

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## 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

C/O E M Accountancy Ltd Trafalgar House

Altrincham

WA14 1NU

United Kingdom

Email: [ryan@chapterre.co.uk](mailto:ryan@chapterre.co.uk)

Region: UKD34 - Greater Manchester South West

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## Contact organisation

Contact WEAVER VALE HOUSING TRUST LIMITED for any enquiries.