

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/042739-2025>

Award

Development of sixth form college at Thorpe Park Leeds

Department for Education

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

Notice identifier: 2025/S 000-042739

Procurement identifier (OCID): ocids-h6vhtk-056560 ([view related notices](#))

Published 24 July 2025, 12:46pm

Scope

Description

Agreement for lease and development agreement at Thorpe Park, Leeds for sixth form college

Contract 1. Agreement for lease and development agreement

Supplier

- THORPE PARK DEVELOPMENTS LIMITED

Contract value

- £35,000,000 excluding VAT
- £42,000,000 including VAT

Above the relevant threshold

Earliest date the contract will be signed

26 August 2025

Contract dates (estimated)

- 1 September 2025 to 31 August 2028
- Possible extension to 31 August 2030
- 5 years

Description of possible extension:

Long stop period, completion of works, remedial works post construction

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

Single supplier - intellectual property or exclusive rights

DFE is relying on the direct award justification in paragraph 5 of Schedule 5. Thorpe Park Developments Limited (TPDL) is the landowner of the site that DFE has identified as being the only suitable site for the development of a sixth form college. TPDL therefore has exclusive land rights and will only lease the land to DFE on the condition that it also develops the site for DFE.

The developer will procure through open competition for construction works and services for the college build.

Supplier

THORPE PARK DEVELOPMENTS LIMITED

- Companies House: 04141504
- Public Procurement Organisation Number: PZQR-3999-LJJN

Europa House, 20 Esplanade

North Yorkshire

YO11 2AQ

United Kingdom

Email: adam.varley@scarboroughgroup.com

Website: <https://thorpeparkleeds.com/>

Region: UKE22 - North Yorkshire CC

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Agreement for lease and development agreement

Contracting authority

Department for Education

- Public Procurement Organisation Number: PDZG-3487-DPVD

Sanctuary Buildings, Great Smith Street

London

SW1P 3BT

United Kingdom

Email: PolicyAssurance.COMMERCIALQUERIES@education.gov.uk

Region: UKI32 - Westminster

Organisation type: Public authority - central government

Other organisation

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

LOCATED PROPERTY LIMITED

Summary of their role in this procurement: Site identification, agreement of terms for the turn-key transaction tract negotiations.

- Companies House: 10385637
- Public Procurement Organisation Number: PRHH-7198-GCXL

20 Cranbourn Street

London

WC2H 7AA

United Kingdom

Email: rebecca.welbourn@education.gov.uk

Region: UKI32 - Westminster

Contact organisation

Contact LOCATED PROPERTY LIMITED for any enquiries.