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Tender

Traditional Farm Building Feasibility Studies

Lake District National Park Authority

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-056234

Procurement identifier (OCID): ocds-h6vhtk-0594cb ([view related notices](#))

Published 12 September 2025, 2:29pm

Scope

Description

We are seeking experienced historic building consultants with a sound knowledge of working with Lake District vernacular buildings and specifying sensitive repair work, to assess the condition and prepare repair schedules for a number of traditional farm buildings across the Lake District National Park.

The scale of the work will vary depending on the size and condition of the building in question, however for all sites the following must be undertaken:

1. Briefly record the historic development and use of the building (and farmstead if relevant), and note any surviving features of interest so that its historic fabric and other significant values can be taken into account in any grant-funded work
2. Assess the current condition of the building (including a structural survey by an experienced structural engineer)
3. Obtain scoping surveys from qualified ecologists to assess the habitat value of the site
4. Identify and detail the work required to repair the fabric to allow the building to continue in agricultural use, based on three criteria of urgent, necessary and desirable - annotated photographs or rectified photography preferred so that the proposed works can be

presented in a visual way to owners, tenants and funders

5. Draw up a detailed schedule of works that could be used in a future tender pack

6. Obtain estimates for the work from an experienced Quantity Surveyor

All sites are located on or form part of working farm businesses. The full details of each lot will be made available on request to suppliers who comply with the geographic restriction. Suppliers can bid for more than one lot.

Total value (estimated)

- £150,000 excluding VAT
- £180,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 31 October 2025 to 31 March 2026
- 5 months, 1 day

Main procurement category

Services

CPV classifications

- 71241000 - Feasibility study, advisory service, analysis
- 71242000 - Project and design preparation, estimation of costs

Contract locations

- UKD1 - Cumbria
-

Lot 1. 7 Traditional Farm Buildings in West Lakes

Description

7 traditional farm buildings located on 5 different farms in the West of the National Park.

The scale of the work will vary depending on the size and condition of the building in question, however for all sites the following must be undertaken:

1. Briefly record the historic development and use of the building (and farmstead if relevant), and note any surviving features of interest so that its historic fabric and other significant values can be taken into account in any grant-funded work
2. Assess the current condition of the building (including a structural survey by an experienced structural engineer)
3. Obtain scoping surveys from qualified ecologists to assess the habitat value of the site
4. Identify and detail the work required to repair the fabric to allow the building to continue in agricultural use, based on three criteria of urgent, necessary and desirable - annotated photographs or rectified photography preferred so that the proposed works can be presented in a visual way to owners, tenants and funders
5. Draw up a detailed schedule of works that could be used in a future tender pack
6. Obtain estimates for the work from an experienced Quantity Surveyor

All sites are located on or form part of working farm businesses. The full details of each lot will be made available on request to suppliers who comply with the geographic restriction. Suppliers can bid for more than one lot.

Lot value (estimated)

- £30,000 excluding VAT
- £36,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. 6 Traditional Farm Buildings in the North Lakes

Description

6 traditional farm buildings located on 6 different farms in the North of the National Park.

The scale of the work will vary depending on the size and condition of the building in question, however for all sites the following must be undertaken:

1. Briefly record the historic development and use of the building (and farmstead if relevant), and note any surviving features of interest so that its historic fabric and other significant values can be taken into account in any grant-funded work
2. Assess the current condition of the building (including a structural survey by an experienced structural engineer)
3. Obtain scoping surveys from qualified ecologists to assess the habitat value of the site
4. Identify and detail the work required to repair the fabric to allow the building to continue in agricultural use, based on three criteria of urgent, necessary and desirable - annotated photographs or rectified photography preferred so that the proposed works can be presented in a visual way to owners, tenants and funders
5. Draw up a detailed schedule of works that could be used in a future tender pack
6. Obtain estimates for the work from an experienced Quantity Surveyor

All sites are located on or form part of working farm businesses. The full details of each lot will be made available on request to suppliers who comply with the geographic restriction. Suppliers can bid for more than one lot.

Lot value (estimated)

- £30,000 excluding VAT
- £36,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. 3 Traditional Farm Buildings in the East Lakes

Description

3 traditional farm buildings located on 2 different farms in the East of the National Park.

The scale of the work will vary depending on the size and condition of the building in question, however for all sites the following must be undertaken:

1. Briefly record the historic development and use of the building (and farmstead if relevant), and note any surviving features of interest so that its historic fabric and other significant values can be taken into account in any grant-funded work
2. Assess the current condition of the building (including a structural survey by an experienced structural engineer)
3. Obtain scoping surveys from qualified ecologists to assess the habitat value of the site
4. Identify and detail the work required to repair the fabric to allow the building to continue in agricultural use, based on three criteria of urgent, necessary and desirable - annotated photographs or rectified photography preferred so that the proposed works can be

presented in a visual way to owners, tenants and funders

5. Draw up a detailed schedule of works that could be used in a future tender pack

6. Obtain estimates for the work from an experienced Quantity Surveyor

All sites are located on or form part of working farm businesses. The full details of each lot will be made available on request to suppliers who comply with the geographic restriction. Suppliers can bid for more than one lot.

Lot value (estimated)

- £15,000 excluding VAT
- £18,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. 6 Traditional Farm Buildings in the South West Lakes

Description

6 traditional farm buildings located on 5 different farms in the South West area of the National Park.

The scale of the work will vary depending on the size and condition of the building in question, however for all sites the following must be undertaken:

1. Briefly record the historic development and use of the building (and farmstead if relevant), and note any surviving features of interest so that its historic fabric and other significant values can be taken into account in any grant-funded work
2. Assess the current condition of the building (including a structural survey by an

experienced structural engineer)

3. Obtain scoping surveys from qualified ecologists to assess the habitat value of the site
4. Identify and detail the work required to repair the fabric to allow the building to continue in agricultural use, based on three criteria of urgent, necessary and desirable - annotated photographs or rectified photography preferred so that the proposed works can be presented in a visual way to owners, tenants and funders
5. Draw up a detailed schedule of works that could be used in a future tender pack
6. Obtain estimates for the work from an experienced Quantity Surveyor

All sites are located on or form part of working farm businesses. The full details of each lot will be made available on request to suppliers who comply with the geographic restriction. Suppliers can bid for more than one lot.

Lot value (estimated)

- £30,000 excluding VAT
- £36,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. 9 Traditional Farm Buildings in the central Lakes

Description

9 traditional farm buildings located on 5 different farms in the central area of the National Park.

The scale of the work will vary depending on the size and condition of the building in

question, however for all sites the following must be undertaken:

1. Briefly record the historic development and use of the building (and farmstead if relevant), and note any surviving features of interest so that its historic fabric and other significant values can be taken into account in any grant-funded work
2. Assess the current condition of the building (including a structural survey by an experienced structural engineer)
3. Obtain scoping surveys from qualified ecologists to assess the habitat value of the site
4. Identify and detail the work required to repair the fabric to allow the building to continue in agricultural use, based on three criteria of urgent, necessary and desirable - annotated photographs or rectified photography preferred so that the proposed works can be presented in a visual way to owners, tenants and funders
5. Draw up a detailed schedule of works that could be used in a future tender pack
6. Obtain estimates for the work from an experienced Quantity Surveyor

All sites are located on or form part of working farm businesses. The full details of each lot will be made available on request to suppliers who comply with the geographic restriction. Suppliers can bid for more than one lot.

Lot value (estimated)

- £45,000 excluding VAT
- £54,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

This procurement is reserved for

- Suppliers from Cumbria
- Small and medium-sized enterprises (SMEs) and voluntary, community and social enterprises (VCSEs)

Conditions of participation

Lot 1. 7 Traditional Farm Buildings in West Lakes

Lot 2. 6 Traditional Farm Buildings in the North Lakes

Lot 3. 3 Traditional Farm Buildings in the East Lakes

Lot 4. 6 Traditional Farm Buildings in the South West Lakes

Lot 5. 9 Traditional Farm Buildings in the central Lakes

Suppliers must be based within Cumbria in order to fulfil the requirements of the brief and programme.

Particular suitability

Lot 1. 7 Traditional Farm Buildings in West Lakes

Lot 2. 6 Traditional Farm Buildings in the North Lakes

Lot 3. 3 Traditional Farm Buildings in the East Lakes

Lot 4. 6 Traditional Farm Buildings in the South West Lakes

Lot 5. 9 Traditional Farm Buildings in the central Lakes

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

26 September 2025, 11:59pm

Tender submission deadline

8 October 2025, 12:00pm

Submission address and any special instructions

The tender may be submitted in electronic format via email to rose.lord@lakedistrict.gov.uk marked "Tender Document : Feasibility Studies for Traditional Farm Buildings in the Lake District National Park".

Hard copy submissions will also be accepted. These should be posted in a plain unmarked envelope entitled "Tender Document : Feasibility Studies for Traditional Farm Buildings in the Lake District National Park" and sent to:

Rose Lord

Lake District National Park Authority

Wayfaring House

Murley Moss Business Park

Oxenholme Road

Kendal

Cumbria

LA9 7RL

Tenders may be submitted electronically

No

Award criteria

Price 40%

Quality 49%

Social, economic and environmental 11%

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

[Traditional Farm Building Feasibility Studies.pdf](#)

Contracting authority

Lake District National Park Authority

- Public Procurement Organisation Number: PBPJ-8656-VBYR

Wayfaring House, Murley Moss Business Park, Oxenholme Road

Kendal

LA9 7RL

United Kingdom

Email: rose.lord@lakedistrict.gov.uk

Region: UKD12 - East Cumbria

Organisation type: Public authority - sub-central government