

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/057667-2025>

Contract

## **Development Partner at Duxford AvTech on behalf of Imperial War Museum and Gonville & Caius**

Imperial War Museum

F03: Contract award notice

Notice identifier: 2025/S 000-057667

Procurement identifier (OCID): ocids-h6vhtk-04721b

Published 18 September 2025, 12:06pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Imperial War Museum

IWM London, Lambeth Road

London

SE1 6HZ

#### **Contact**

Olly Clifford

#### **Email**

[oc Clifford@iwm.org.uk](mailto:oc Clifford@iwm.org.uk)

#### **Telephone**

+44 2074165000

#### **Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

[www.iwm.org.uk](http://www.iwm.org.uk)

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Recreation, culture and religion

---

**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

Development Partner at Duxford AvTech on behalf of Imperial War Museum and Gonville & Caius

**II.1.2) Main CPV code**

- 70112000 - Development of non-residential real estate

**II.1.3) Type of contract**

Services

**II.1.4) Short description**

Imperial War Museum (IWM) and Gonville & Caius (G&C) (the “Landowners”) have entered into a landowner’s agreement to seek a development partner to commercially develop land that is jointly owned at IWM Duxford – referred to as “Duxford AvTech”, to secure planning permission and deliver an advanced aviation technology campus.

The Landowners are seeking a development partner to commercially develop their land at Duxford to provide circa 45,000 sqm (GEA) of employment space use classes E(g), B2, and B8.

This is a property development and investment opportunity with an unknown contract value. The Landowners wish to appoint and contract an experienced developer to obtain planning permission for Duxford AvTech in line with the Landowners' strategic objectives, obtain funding, draw-down land for development under a long lease, build the consented scheme, secure tenants, share rental income with the landowners, and manage the estate creating a successful long-term investment.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £1

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work
- 45213351 - Maintenance hangar construction work
- 45111291 - Site-development work
- 45211360 - Urban development construction work
- 70110000 - Development services of real estate
- 70000000 - Real estate services
- 70120000 - Buying and selling of real estate
- 70123000 - Sale of real estate

#### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UNITED KINGDOM

#### **II.2.4) Description of the procurement**

Development Partner at Duxford AvTech on behalf of Imperial War Museum and Gonville & Caius

#### **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

#### **II.2.14) Additional information**

Please see final paragraph of "II.1.4) Short description" in respect of the contract value.

---

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive dialogue

#### **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: [2024/S 000-019282](#)

---

## **Section V. Award of contract**

A contract/lot is awarded: Yes

## **V.2) Award of contract**

### **V.2.1) Date of conclusion of the contract**

20 February 2025

### **V.2.2) Information about tenders**

Number of tenders received: 3

The contract has been awarded to a group of economic operators: No

### **V.2.3) Name and address of the contractor**

Henry Boot Developments Limited

Isaacs Building, 4 Charles Street

Sheffield

S1 2HS

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

01390361

The contractor is an SME

No

### **V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £1

Total value of the contract/lot: £1

---

## **Section VI. Complementary information**

### **VI.3) Additional information**

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=979059871> GO

Reference: GO-2025918-PRO-32391216

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Imperial War Museum

London

SE1 6HZ

Country

United Kingdom