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Planning

## **Development Opportunity - Former Municipal Building and adjacent Car Park, Seaview Road, Liscard, Wirral**

Wirral Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-071716

Procurement identifier (OCID): ocds-h6vhtk-05dc03

Published 6 November 2025, 3:13pm

### **Scope**

### **Description**

Wirral Council are undertaking preliminary market engagement to consult the market in relation to a development opportunity at the Former Municipal Building and adjacent Car Park, Seaview Road, Liscard, Wirral, CH45 4LA.

The pre market phase will help determine interest to develop the site as well as informing a delivery strategy to take the project forward in line with the vision and priorities for the site; centred on a strong identified need for specialist residential extra care accommodation for adults with learning disabilities and mental health conditions, as well as extra care housing for older people.

Estimated Gross Development Value - £15,000,000 (excluding VAT / £18,000,000 (including VAT).

Further information about the opportunity is available at <https://procontract.due-north.com> / ref: DN796285.

### **Total value (estimated)**

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

Above the relevant threshold

### **Contract dates (estimated)**

- 1 December 2026 to 30 November 2030
- 4 years

### **Main procurement category**

Works

### **CPV classifications**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45400000 - Building completion work
- 70000000 - Real estate services
- 71200000 - Architectural and related services
- 71410000 - Urban planning services
- 71500000 - Construction-related services
- 73220000 - Development consultancy services
- 90712100 - Urban environmental development planning

## **Contract locations**

- UKD74 - Wirral
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## **Engagement**

### **Engagement deadline**

28 November 2025

### **Engagement process description**

Organisations are invited to review the project information and respond to a series of project specific questions. The response must be submitted no later than 28 November 2025 on the Council's e-tendering portal.

Prior to formally launching a procurement process, a limited number of Participants may be invited to discuss their response to the pre market phase in more detail.

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## **Submission**

### **Publication date of tender notice (estimated)**

30 January 2026

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## **Procedure**

## Special regime

Concession

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## Contracting authority

### Wirral Council

- Public Procurement Organisation Number: PBCP-8675-BHWT

Town Hall, Brighton Street

Wallasey

CH44 8ED

United Kingdom

Email: [procurementcorporate@wirral.gov.uk](mailto:procurementcorporate@wirral.gov.uk)

Region: UKD74 - Wirral

Organisation type: Public authority - sub-central government