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Tender

Ceredigion - Maes-Y-Deri, Lampeter: Architectural Design Services for Mixed-Use Development

Cyngor Sir Ceredigion County Council

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

Notice identifier: 2025/S 000-077887

Procurement identifier (OCID): ocids-h6vhtk-05eaa1

Published 27 November 2025, 6:21pm

Scope

Reference

itt_121678

Description

Ceredigion County Council is tendering to invite suitably experienced and qualified design teams to develop a comprehensive masterplan for a site in Lampeter. The proposed development will deliver up to nine residential dwellings, associated infrastructure, and a community pump track. The masterplan should carefully balance high-quality residential design, accessibility, and broader community benefits.

The site forms part of a larger area designated for housing in the Local Development Plan (H0505). The proposed development must be carefully designed to ensure that it does not compromise or constrain future development on the adjacent plot.

Total value (estimated)

- £24,125 excluding VAT
- £28,950 including VAT

Below the relevant threshold

Contract dates (estimated)

- 12 January 2026 to 13 April 2026
- 3 months, 2 days

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKL14 - South West Wales

Participation

Particular suitability

- Small and medium-sized enterprises (SME)

- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

15 December 2025, 12:00am

Tender submission deadline

22 December 2025, 12:00am

Submission address and any special instructions

<https://etenderwales.ukp.app.jaggaer.com/home.html>

Tenders may be submitted electronically

Yes

Award criteria

Name	Type	Weighting
Technical	Quality	60.00%
Commercial	Price	40.00%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Cyngor Sir Ceredigion County Council

- Public Procurement Organisation Number: PRYH-5713-PHLR

Neuadd y Cyngor

Aberaeron

SA46 0PA

United Kingdom

Contact name: Procurement Team

Telephone: +44 1545570881

Email: ymholiadau.caffael@ceredigion.gov.uk

Website: <http://www.ceredigion.gov.uk>

Region: UKL14 - South West Wales

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales

