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Planning

Homes England - South East Warrington Urban Extension (SEWUE), Cheshire

Homes England (the name adopted by the Homes and Communities Agency)

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

Notice identifier: 2025/S 000-079487

Procurement identifier (OCID): ocds-h6vhtk-05ee3b

Published 3 December 2025, 4:45pm

Scope

Reference

DN799142

Description

The South East Warrington Urban Extension ('the SEWUE', 'the site') comprises c.239 ha of predominately former 'Commission for New Towns' land, located c.2 miles south-east from Warrington town centre.

The SEWUE was removed from the Green Belt and allocated in the Warrington Local Plan (2021/2022 - 2038/2039) in December 2023, with a policy requirement to deliver a minimum of 4,200 new homes, of which 2,400 are expected to be delivered within the current Plan period (by March 2039), alongside a range of supporting infrastructure including schools, a leisure centre, local centres, highways and utilities upgrades and reinforcement, and extensive green infrastructure.

Homes England is the majority landowner of the SEWUE, with over 98% of the

developable area within the allocation under Agency ownership. The SEWUE is Homes England's largest landholding in the north of England, with an estimated project Gross Development Value (GDV) of £1bn+.

Since the site was allocated, Homes England has been working alongside a range of consultants to draft and complete a Development Framework, which is a precursor to any planning applications for the allocated land.

With the drafting of the Development Framework underway, Homes England is now considering the Delivery Strategy for the site, which may include partnering with one or more development partners to bring the site forward for development.

Homes England is now seeking to undertake a Soft Market Testing exercise, to understand interest from potential long-term delivery partners in the current market and to seek feedback on key on-going workstreams.

Please note Savills is supporting Homes England with this project. Further details will be provided in the tender notice.

This notice references an estimated value of £100m (exclusive of VAT). This value is an indicative Gross Development Value (GDV) and is subject to change.

Total value (estimated)

- £100,000,000 excluding VAT
- £120,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 January 2027 to 30 January 2047
- 20 years

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKD - North West (England)

Engagement

Engagement deadline

17 December 2025

Engagement process description

Interested parties are required to request a Briefing Note via:

SEWUEprocurement@homesengland.gov.uk

Responses to the briefing note are required by 1pm on 17 December 2025 via the above email address.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

1 April 2026

Contracting authority

Homes England (the name adopted by the Homes and Communities Agency)

- Public Procurement Organisation Number: PMTT-3573-RLZV

The Lumen

Newcastle upon Tyne

NE4 5BZ

United Kingdom

Email: SEWUEprocurement@homesengland.gov.uk

Website: <https://www.gov.uk/government/organisations/homes-england>

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government

