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Award

St Merryn Park

COASTLINE DESIGN AND BUILD LIMITED

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-085154

Procurement identifier (OCID): ocds-h6vhtk-05faf4 ([view related notices](#))

Published 19 December 2025, 5:22pm

Scope

Reference

CHL241

Description

Construction of 81 affordable homes and associated infrastructure.

Contract 1

Supplier

- CLASSIC BUILDERS (SOUTH WEST) LIMITED

Contract value

- £21,480,515 including VAT

Above the relevant threshold

Earliest date the contract will be signed

9 January 2026

Contract dates (estimated)

- 16 February 2026 to 24 November 2028
- 2 years, 9 months, 9 days

Main procurement category

Works

CPV classifications

- 45211100 - Construction work for houses
- 45211300 - Houses construction work

Contract locations

- UKK30 - Cornwall and Isles of Scilly

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

Single supplier - intellectual property or exclusive rights

Single supplier - intellectual property or exclusive rights

Coastline have identified a housing need in a particular area;

The only available site is in the control of Classic Builders.

Owing to the fact that:

- o There are no alternative sites that meet Coastlines' identified need; and
- o Classic is not willing to dispose of the site to another developer;

Coastline have no choice but to engage with that enterprise directly.

Supplier

CLASSIC BUILDERS (SOUTH WEST) LIMITED

- Companies House: 04806777
- Public Procurement Organisation Number: PNNH-4964-HLMV

Classic Builders Estover Close

Plymouth

PL6 7PL

United Kingdom

Email: enquiries@classic-builders.co.uk

Website: <http://www.classic-builders.co.uk>

Region: UKK41 - Plymouth

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 1

Contracting authority

COASTLINE DESIGN AND BUILD LIMITED

- Companies House: 09622238
- Public Procurement Organisation Number: PMCG-6514-GDYT

Coastline House 4 Barncoose Gateway Park

Redruth

TR15 3RQ

United Kingdom

Email: development@coastlinehousing.co.uk

Region: UKK30 - Cornwall and Isles of Scilly

Organisation type: Public authority - sub-central government