

EXPRESSIONS OF INTEREST OPERATION AND MANAGEMENT OF BOAT LAUNCHING COMPOUND AND FACILITIES

Wilsthorpe Boat Compound, Wilsthorpe,
Bridlington, East Riding of Yorkshire, YO15 3QJ



- A unique opportunity to operate an established boating facility
- Services to include the day-to-day management of the compound, boat launching and berthing activities
- Overall site area of 3.12 acres / 1.26 hectares
- Suitably qualified and/or experienced parties are invited to express their interest

CLOSING DATE FOR BIDS 12 NOON WEDNESDAY, 17 JULY 2024

Valuation and Estates, County Hall, Beverley HU17 9BA



INTRODUCTION

Wilsthorpe Boat Compound is an established boating facility providing boat berthing facilities and the associated boat launch benefitting Bridlington, Bridlington Bay and East Yorkshire.

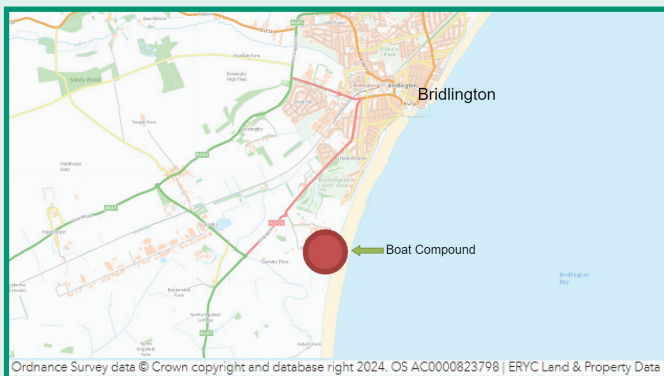
East Riding of Yorkshire Council invites Expressions of Interest from qualified individuals, organisations, or groups with the expertise, knowledge, and skills to effectively manage and operate the boat launching service and facilities at the Wilsthorpe Boat Compound in Bridlington. In return, the operator will have the ability to generate their own income from the facility.

It is proposed that the occupation will be documented under a 'Licence Agreement', with the council providing the successful operator with a licence to operate the facility. The appointed entity would oversee the day-to-day operations of the facility, including supervising the launching slipway and conducting watercraft launches (such as boats and jet skis) using tractors.

LOCATION

The Subject Property is situated in Wilsthorpe, a small hamlet located a short distance to the south of Bridlington. Overlooking the picturesque seaside of Bridlington South Beach, Wilsthorpe Boat Compound offers direct beach access which is provided via a slipway located south of the site. Additionally, South Cliff Caravan Park and Bridlington Park and Ride are conveniently within walking distance of the facility.

Wilsthorpe enjoys excellent access via the A165, less than a mile south of Bridlington. Its proximity provides easy access to the scenic Yorkshire Wolds countryside and is approximately 30 miles north of Hull and 40 miles east of York.



NOT TO SCALE

DESCRIPTION

Wilsthorpe Boat Compound extends to 1.23 hectares (3.1 Acres) and comprises a securely enclosed boat compound comprising approximately 250 hard-standing boating berths and a storage container. The compound is secured by a steel palisade fence and benefits from CCTV which is maintained by East Riding of Yorkshire Council. Surrounding the compound are 22 surfaced car parking spaces.

The site also benefits from a reception/watch point area and a premises (boat compound building), where site users can access kitchen, WC and changing room facilities. To the south of the site, there is a launch slipway used for taking vessels out to sea.

ACCOMMODATION

Floor	Sq. m	Sq. ft
Office	13.3	143.0
Boat Compound Building	59.5	640.1
Total Site Area: 3.1 Acres / 1.3 Hectares.		

SERVICES

Mains electricity and water are available. Interested parties are required to make their own enquiries to determine whether the supplies required are available to meet their requirements.

TENURE

The property is offered on a licence basis. Terms to be negotiated.

LICENCE FEE

Offers invited.

Please note the council does not give guide prices and interested parties should seek their own independent advice before submitting a bid.

WARRANTY

No warranty is given or implied as to the condition or suitability of the property for the tenant's intended use.

BUSINESS RATES

The premise are described as a Boat Compound and Premise with a Ratable Value of £23,250. The local billing authority is 'East Riding of Yorkshire' under the billing reference number: CAR001326001N

The aforementioned figure is provided for reference only. For confirmation of rates payable please contact East Riding of Yorkshire Council Business Rates service on **(01482) 394748**.

PHOTOGRAPHS



EASTERN GREEN LINK 2

EGL2 is a 2GW high voltage direct current (HVDC) electrical 'superhighway' cable link to be built between Peterhead in Aberdeenshire, Scotland and Drax in North Yorkshire, England. Currently in the development phase, construction work is planned to commence in 2024 with the new connection due to be operational in 2029. Landfall is proposed to be located a short distance to the south of the subject property at Fraisthorpe.

The project proposes to use the boat yard slipway for beach access during the construction phase and then occasionally and in emergencies for routine inspections and maintenance during the operational phase. Impacts upon the Boat Compound and it's operation should be kept to a minimum.

For more information on the proposed Eastern Green Link 2, please contact tilly.tyson@eastriding.gov.uk

COSTS

The successful tenant will be required to make a contribution of £1,500 towards the council's Legal and Surveying costs in granting the licence.

VALUE ADDED TAX

The licence fee will not be subject to VAT charges.

EXPRESSION OF INTEREST SUBMISSION

The council is seeking expressions of interest for the boat compound and it's operation only. No sale of a business or any assets are being offered with the Expressions of Interest procedure.

The council is keen to see proposals of how the applicant will manage the Boat Compound, including a business plan, financial forecasting and summary of relevant experience.

Full details regarding the submission process can be found in the Submission Procedure and Bidding Form provided alongside the marketing particulars.

VIEWINGS

Viewing of the site is strictly by appointment. Only accompanied viewings with the council's officers will be permitted.

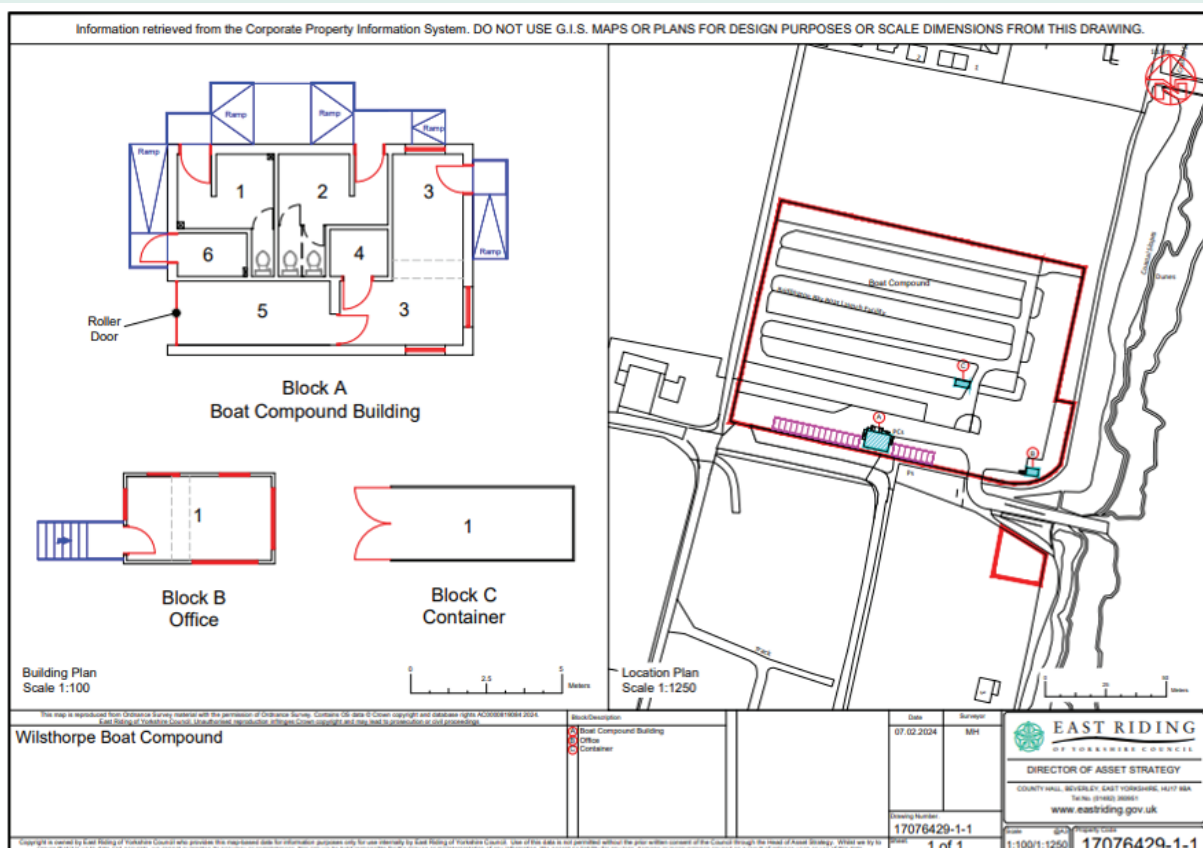
Please contact Valuation and Estates to make an appointment on: **(01482) 393934**

tilly.tyson@eastriding.gov.uk or

Bridlington Foreshores office on: **(01262) 678255**

kirsty.salisbury@eastriding.gov.uk

FLOORPLAN AND SITE PLAN



THE SUBMISSION PROCEDURE

1. Expressions of Interest and Indicative Bids must be sent or delivered to the council's Chief Executive, County Hall, Beverley, East Riding of Yorkshire, HU17 9BA so as to be received by him **before 12 noon on 17 July 2024** (*time being of the essence*).
2. **All bids must be submitted in an envelope using the address label provided here at the end of this document**, (endorsed Expressions of Interest for the (Wilsthorpe Boat Compound Facility, Wilsthorpe, Bridlington, YO15 3QJ) **cut out and affixed to the front of an envelope of your choice**. The envelope must be sealed and must not bear on the outside any name or mark (including a Company's postmark) indicating the sender.
3. If desired, bids may be placed by the bidder in an envelope sealed in a manner to be determined by the bidder, provided that such envelope is then inserted into an outer envelope bearing the address label as detailed above.
4. If the Submission Procedure is not fully complied with in the opinion of the council the submission submitted by the Applicant may be disqualified from further consideration by the council whose decision on the matter shall be final.
5. Submissions must be submitted strictly in accordance with these documents. The Applicant must not make unauthorised changes to the requirements of the council. The council's decision on whether a tender is acceptable will be final and the Applicant will not be consulted.
6. Prior to the date for submission, the council may issue amendments to clarify or modify these documents. A copy of each amendment will be issued to all persons in receipt of these documents and, for the avoidance of doubt, that amendment will become part of these documents.
7. Submissions may be either by post or delivered by hand to the council's Chief Executive at County Hall, Beverley, East Riding of Yorkshire, HU17 9BA. If delivered by hand, submissions will only be accepted during the council's normal office hours, which are 8.30am to 5.30pm Monday to Thursday and 8.30am to 4.30pm Friday.

Please note that no bids shall be delivered to any Customer Service Centre, including Cross Street, Beverley.

8. The identity of the Applicant should be clearly stated in the submission. In the case of a private individual(s), they must show their forenames and their surname, accompanied by their address in block capitals. In the case of a Limited Company, the name must be of the Company, the address must be the address of the Registered Office and the signature must be that of a Director or Secretary of the Company or some other person authorised to sign on behalf of the Company. If there is no such person authorised to sign, the submission shall be sealed by the Company. In the case of a Partnership full names and addresses of all partners must be stated and the submission must be signed by all the partners.
9. No submission received after 12 noon on 17 July 2024 (*time being of the essence*) will be considered by the council.
10. The council does not undertake to accept the highest or any submission in respect of the properties and shall not be liable for the Applicant's costs in the submitting a submission.
11. The canvassing of any member or officer of the council for the acceptance of any tender will disqualify the Applicant by or on whose behalf the canvassing is carried out.
12. Any queries with regard to the Submission Procedure must be clarified with Tilly Tyson in the council's Valuations and Estates Department on **(01482) 393934** prior to a bid being submitted.



EAST RIDING
OF YORKSHIRE COUNCIL

THE SUBMISSION FORM

Wilsthorpe Boat Compound Facility, Wilsthorpe, Bridlington YO15 3QJ

CLOSING DATE FOR SUBMISSIONS: 12 noon on 17 July 2024 (*time being of the essence*).

I/WE

NAME

.....

ADDRESS

.....

.....

I CONFIRM THAT HAVING READ AND UNDERSTOOD ALL PARTS OF THESE DOCUMENTS RELATING TO THE PROPERTY MAKE THE FOLLOWING SUBMISSION:

MY/OUR PROPOSALS COMPRISE

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(continue on a separate sheet if necessary)



EAST RIDING

OF YORKSHIRE COUNCIL

MY/OUR indicative bid is:

THOUSANDS

HUNDREDS

TENS

UNITS

£.....

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Being (state indicative bid in words)

.....

MY/OUR submission is made on the following basis

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(continue on a separate sheet if necessary)

SIGNED

.....

IN THE PRESENCE OF

.....

ADDRESS

.....

.....

DATED THIS DAY OF 2024

MY/OUR SOLICITORS ARE

.....

Additional supporting information may be provided for consideration
in support of your proposals.



EAST RIDING
OF YORKSHIRE COUNCIL

THE RETURN LABEL

Your offer containing all the information requested should be posted in an A4 envelope.
The outside of the envelope must be blank other than affixing the label shown below.

(Cut here and affix to the front of an A4 envelope)



EXPRESSIONS OF INTEREST FOR:

WILSTHORPE BOATING COMPOUND
BRIDLINGTON
EAST RIDING OF YORKSHIRE
YO15 3QJ

FAO Tilly Tyson

CLOSING DATE: 12 NOON WEDNESDAY, 17 JULY 2024

IMPORTANT NOTE TO DISPATCH - DO NOT OPEN THIS ENVELOPE

RECEIVED ON.....2024 AT AM/PM BY.....

TO: THE CHIEF EXECUTIVE
VALUATION AND ESTATES SERVICE
EAST RIDING OF YORKSHIRE COUNCIL
COUNTY HALL
CROSS STREET
BEVERLEY
EAST RIDING OF YORKSHIRE
HU17 9BA