

Development Partner Sought

- ▶ Development Partner sought with Local Authority grant available
- ▶ Mixed use development opportunity
- ▶ 0.452 Acres (0.183 Ha)
- ▶ Town Centre location

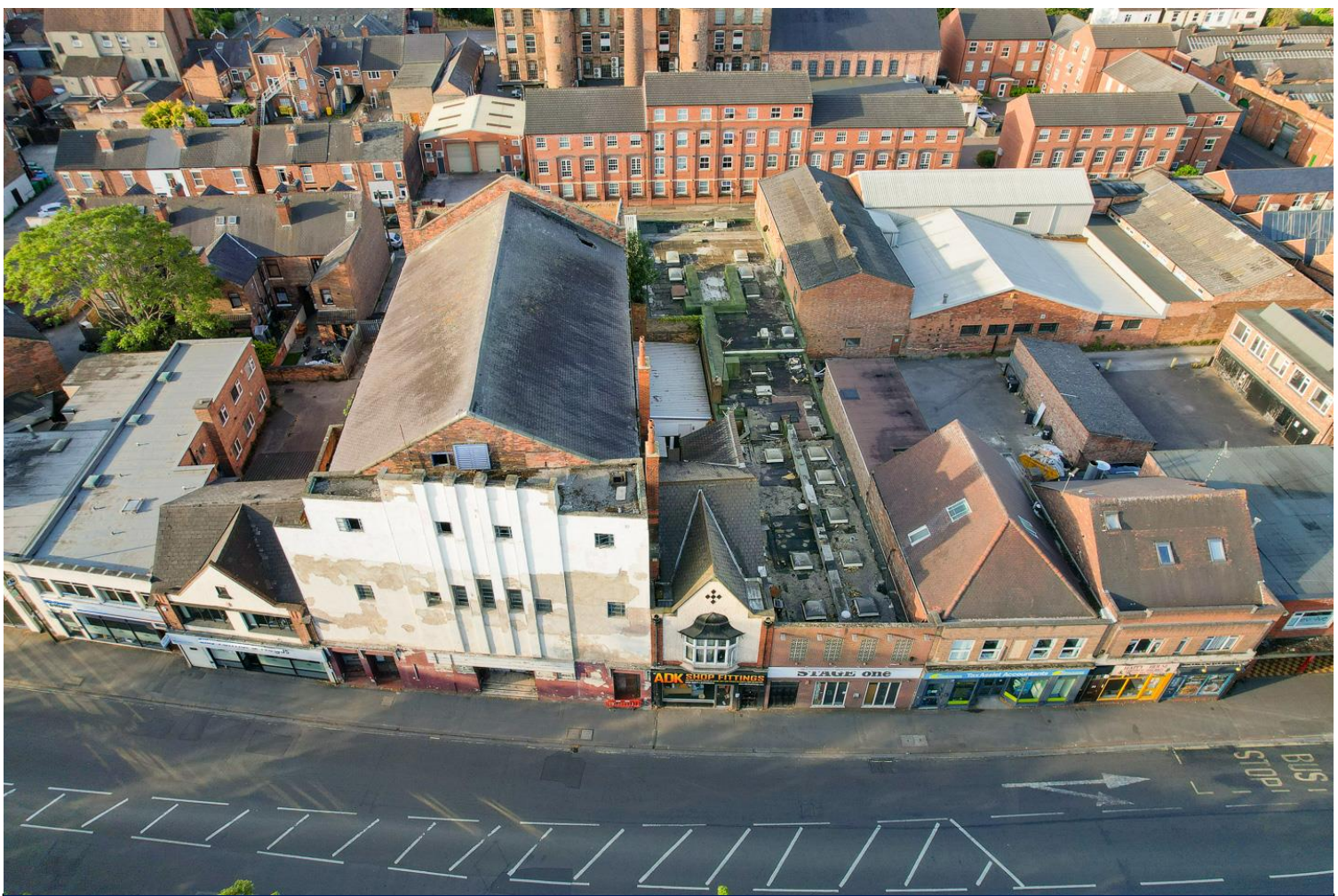
For enquiries and viewings please contact:



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37-45 Derby Road & 10 Oxford Street, Long Eaton, Derbyshire NG10 1LU

Background

Erewash Borough Council is seeking the appointment of a Developer Partner for the redevelopment of a site known as 'Galaxy Row' located between Derby Road and Oxford Street, in Long Eaton. The Council have secured funding from the Government's Town Fund to assist with the development whilst committing to certain minimum deliverable outcomes.

Location

Long Eaton is a town in the Erewash district of Derbyshire which lies southeast of Nottingham and southwest of Derby. The town is well-connected by road and rail, with good transportation links to nearby cities. The town is close to the M1 Motorway which runs to the west of Long Eaton with junctions 24 and 25 nearby. These junctions connect the M1 with local roads, including the A52, which is a major east-west route passing just to the north of Long Eaton. The A52 provides connectivity to nearby cities such as Derby and Nottingham.

A map of the demise is delineated red overleaf. The site sits on the north western edge of the Long Eaton Town Centre with approximately two-thirds of the site located within the town centre boundary.

Site

The site extends to circa 0.183ha (0.452 acres) and comprises of four parcels of Land. The Council have acquired two of the four parcels of land. The Council made the Compulsory Purchase Order on 1st December 2023 to secure the remaining two parcels of land, however, remain open to negotiation alongside the Order.

The Council's intention is to demolish the existing buildings to provide a clear site but is open to this becoming a Development Partner obligation with the resultant cost savings being passed on.

Opportunity

The Council is seeking a Development Partner to deliver a comprehensive redevelopment of the site to provide a high quality urban infill project. Please refer to the **Development Brief** within the tender documents for further information into the background of the project.

The Council have a grant available of a minimum of **£2,000,000** (subject to terms and conditions) which will be made available to the appointed Developer to facilitate the development.

The Council is conducting this procurement using a Competitive Dialogue process in accordance with the requirements of the Public Contracts Regulations 2015.

Parties are initially requested to complete a Selection Questionnaire to assess the suitability of Bidders. Please refer to the **Selection Questionnaire Guidance Document** and **Notes for Completion in the SQ Response Form** from the tender documents for further information.

The Council will invite shortlisted bidders into Competitive Dialogue where the Council will formally issue the Invitation to Participate in Dialogue (ITPD). Tenderers who submit a Final Tender will be eligible for reimbursement of up to **£15,000+vat** in respect of their external advisers costs and expenses in the preparation of their final tender.

Planning

The development site is partially situated within the Long Eaton Town Centre Conservation Area. The Conservation Area extends from the town centre to the east and north of the site, encompassing the Galaxy Cinema building within its boundary.

The site is in close proximity to the Long Eaton Lace Factories Conservation Areas and in the Environmental Agency Flood Zone 3.

The Council has submitted an outline planning application which it is anticipated will be determined in early 2024 and provides a basis from which the Development Partner can enhance the development should they wish.

Timescales

Parties are invited to submit a Selection Questionnaire by 2nd Feb 2024. The Council will then invite a limited number of parties to participate in dialogue (ITPD) on 23rd February 2024 with Final Tenders being submitted 9th August 2024.

Online Information Pack

The tender pack can be obtained by Interested Parties via the EastMidsTenders portal, <https://procontract.due-north.com/Advert?advertId=14ec4b00-2b90-ee11-8125-005056b64545&p=527b4bbd-5c58-e511-80ef-000c29c9ba21>

All responses must be submitted electronically via the portal, Email responses will not be accepted. Interested parties must register on the portal, via the link provided, in order to view the tender pack.

Contact

For further information regarding the opportunity please speak with Craig Straw / Scott Osborne at Innes England.

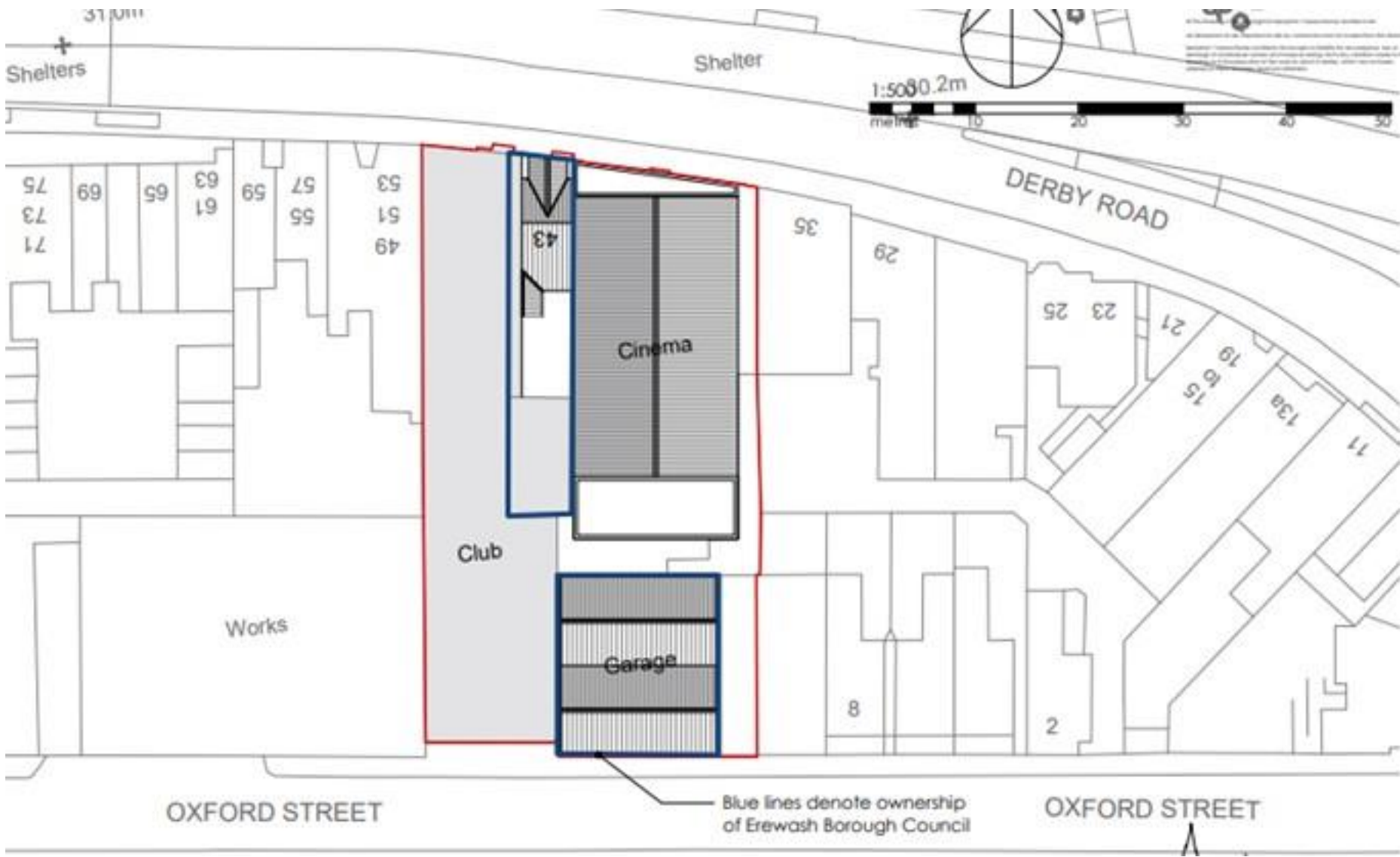
Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 8 December 2023



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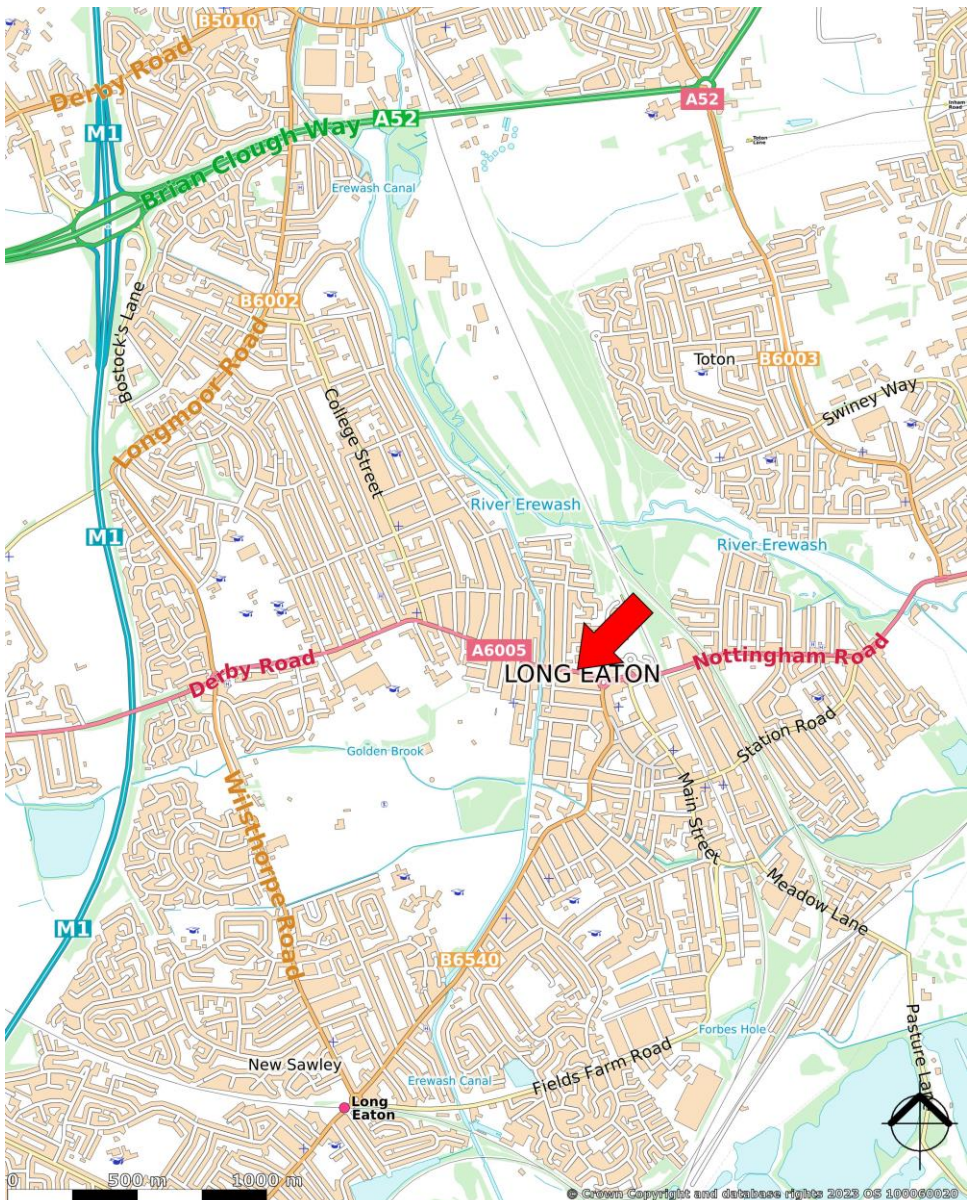
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