

# Expression of Interest

## Building use, Chapel Hill, Lincolnshire

Submission deadline 7<sup>th</sup> December 2021



# Expression of Interest

## This document

This document contains information on how to submit business ideas for the use of Chapel Hill. This is a market engagement exercise to identify interest in this property. Please read and use it when preparing information to return to us.

## About us

Forestry England is the largest land manager in England and custodian of the nation's forests. Our mission is to connect everyone with the nation's forests by creating and caring for forests for people to enjoy, wildlife to flourish and businesses to grow.

We support the Forestry Commission, the non-ministerial department responsible for protecting, expanding, and promoting the sustainable management of forests and woodlands in England, and work with Forest Research.

More information is available on our website at [www.forestryengland.uk](http://www.forestryengland.uk).

## The opportunity

We are looking for outline business proposals for the Chapel Hill building. The property comprises a self-contained barn conversion providing open plan office and storage over two floors with ancillary staff / WC facilities. Shown red on attached plan. Mains supplies of water and electricity are available and connected to the property.

### Accommodation

	Sq. M	Sq. Ft
Ground Floor Sales/Office	31.9	343
Ground Floor Anc.	90.86	978
First Floor Anc.	130.98	1,410
<b>Total</b>	<b>253.74</b>	<b>2,731</b>

The yellow outline indicates the yard area. Space within the yard and ancillary outbuildings may be available but is currently being used by Forestry England.

We do not have a specific use that we are looking for and are open to all ideas whether they be for the premises in its current use or for redevelopment. Our aim is for the building to be used in a way that meets our strategic goals of continuing to manage and grow the nation's forests as a vital source of sustainable timber, to support jobs and industry, provide a home for wildlife to thrive and a place for people to connect with nature and enjoy themselves. For further information please visit <https://www.forestryengland.uk/growing-the-future>

Maps (attached)	Description
Chapel Hill wider	Shows location of property in context of local area

# Expression of Interest

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Chapel Hill and Yard MM	Red outline shows building, yellow outline shows yard
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## Location

The Chapel Hill property occupies a secluded position within Willingham Woods, LN8 3RQ. Access is via a forest road.

<https://www.forestryengland.uk/willingham-woods>

Willingham Woods is part of a large complex of pinewoods that are located, approximately 2 miles, east of Market Rasen and 20 miles from Lincoln. Gainsborough, Scunthorpe, and Grimsby are all within a 25-mile driving distance. The communities of Skegness, Sleaford, the east Lincolnshire coastline, Newark on Trent, and parts of Hull are within 1 hour drive time.

## Background

Willingham Woods provides a diverse range of recreational opportunities as well as an important source of timber. It is managed as part of a wider of complex of woodlands across northern Lincolnshire (East Beat).

East Beat covers the geographical area of northern Lincolnshire and includes the Lincolnshire Limewood National Nature Reserve which is the largest area of lime woods in Europe, is ecologically very important with significant visitor numbers and produces significant volumes of valuable timber. Also included are the more mixed woodlands around Market Rasen where the successful integration of timber production, nature conservation and public access are similarly important.

As a working woodland there will be various operational activities throughout the year including harvesting and tree management.

The woodland is visited all year round but is especially popular during the summer months, when holidaymakers use it as a break point whilst heading to and from the coast.

currently offers:

A walking trail

Cycling and mountain biking

Horse riding by permit only

A permanent orienteering course

Various picnic areas

There is a council owned layby and small catering unit adjacent to the parking entrance to Willingham Woods. This is outside the scope of this document.

# Expression of Interest

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## How to respond

Forestry England invites the market to respond to support and inform development decision making, and any future subsequent tender or lease for the future business opportunities at Chapel Hill.

To this end we would welcome written submitted proposals (not exceeding 4 sides of A4 paper) from potential interested parties indicating the following:

1. Their likely interest in a tender or lease arrangement for the Chapel hill building as outlined above
2. Your business name, registration and contact details
3. A proposal of business ideas that could be adopted into any potential development to include:
  - a. An overview of the proposed business and which space it relates to
  - b. The benefit the proposal would bring to Chapel Hill and Willingham Woods; what services/goods could be provided and how this would increase the draw for visitors
  - c. How this would complement and meet Forestry England's strategic direction
  - d. If applicable, examples of where this business model is already in operation
  - e. Likely/High level figures for annual turnover likely to result from proposed visitor numbers against the business ideas
  - f. Any other suggestions or options considered relevant on how value could be added to these business opportunities

Responses are required to be a summary only, and participants are not required to provide detailed business plans at this stage. To minimise internal resource and in anticipation of high numbers of respondents to this opportunity, please do not send any general marketing material in response to this request.

Interested parties should not provide any personal information, and any commercially sensitive information should be clearly marked. The Forestry Commission confirms that it will keep confidential and will not disclose to any third parties any information submitted as part of this market engagement exercise.

## Where and when to send your response

Please submit your proposal via email to

[Alexe.rose@forestryengland.uk](mailto:Alexe.rose@forestryengland.uk)

Deadline for responses is **5pm 7<sup>th</sup> December 2021**

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## Any questions?

Should you have any questions about this exercise, please also use the e-mail address noted above.

## How this request for information will be used

This market engagement exercise will help to inform and guide decision making around the Chapel Hill property and resultant tender opportunity. Forestry England also intends to use the information gathered to shape the proposed procurement process and specification for these opportunities. Participating in this market engagement exercise will not guarantee short-listing in any subsequent tender, and Forestry England reserves the right not to proceed with any subsequent tender process.