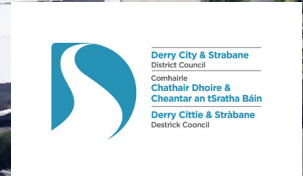


DEVELOPMENT  
BRIEF &  
SITE DISPOSAL

FORMER LISNAGELVIN LEISURE CENTRE, LISNAGELVIN ROAD/RICHILL PARK,  
DERRY~LONDONDERRY, BT47 5QZ  
PRIME DEVELOPMENT OPPORTUNITY OF CIRCA 2.76 ACRES.



OUTLINE FOR INDICATIVE PURPOSES ONLY

## Development Opportunity

Derry City and Strabane District Council (DCSDC) wishes to procure a suitable person to acquire a lease of the former Lisnagelvin Leisure Centre site, and thereafter develop the Site in accordance with its tendered proposals as reflected in a Development Agreement.

DCSDC is seeking Pre-Qualification Questionnaire (PQQ) Submissions from suitably qualified economic operators who are interested in the development opportunity.

The competition is being conducted in accordance with the Public Contracts Regulations 2015 and a competitive dialogue procedure is being followed.

The first stage of the competition is a PQQ stage. Following evaluation of PQQ Submissions, a shortlist of tenderers to be taken forward into the dialogue phase of the competition will be compiled.

DCSDC has high aspirations for the Site and is specifically seeking proposals for mixed-use commercial development. The prime objectives of the Contracting

Authority are to achieve an attractive, sustainable and well-integrated mixed-use commercial scheme that complements and enhances its immediate surroundings as well as creating a positive impact on the surrounding area from an economic development perspective, bringing benefits for the local community.

DCSDC's vision for the Site is that it will have a vibrant mixed use and that the development will contribute to the creation of sustainable and well-paid employment, thereby ensuring alignment with the overall vision to create 'a thriving, prosperous and sustainable City and District with equality of opportunity for all'.

Shortlisted tenderers will be expected to be able to bring forward feasible and viable proposals that seek to maximise the economic development potential of the Site and promote job creation opportunities.



## Site

The Site is located in Derry/Londonderry, the second largest city in Northern Ireland and the fourth largest city on the island of Ireland. Derry/Londonderry is the “Capital of the North West” and is at the core of the only functional economic city region of its scale which straddles the border into the Republic of Ireland. It has a population in excess of 100,000 and is the principal sub-regional economic driver of a wider cross-border City Region of over 350,000 people.

Derry/Londonderry lies approximately 70 miles to the north-west of Belfast and approximately 145 miles to the north of Dublin.

The Site is the land at Lisnagelvin Road, Derry/Londonderry shown outlined in red on the map. The Site forms part of Folio LY 124420 Co Derry/Londonderry. DCSDC is registered owner of the freehold absolute title.

The Site comprises a total site area of 2.76 acres (1.11 hectares). Within the Site sits the former leisure/sports centre and a surface-level car park. The remainder of the Site is characterised by mainly open space.

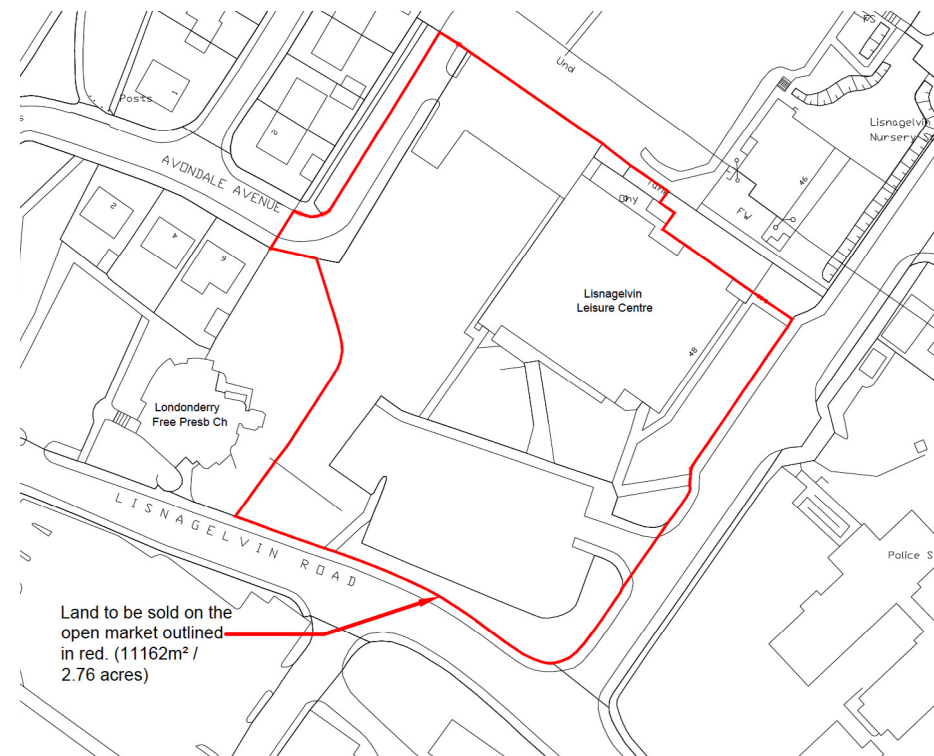
The Site is strategically located within the Lisnagelvin locality of the Waterside area of Derry/Londonderry and benefits from a double road frontage onto Lisnagelvin Road and Richill Park. In addition to the Site’s prominent position, it benefits from being within close proximity to a number of key commercial and public service facilities that serve a local and regional need. Notable surrounding commercial developments include:-

- Lisnagelvin Shopping Centre (anchored by Tesco)
- Lisnagelvin Retail Park (TK Maxx, Matalan and Next)
- Crescent Link Retail Park (Homebase, McDonalds, Currys, Argos, Next and Marks & Spencer).

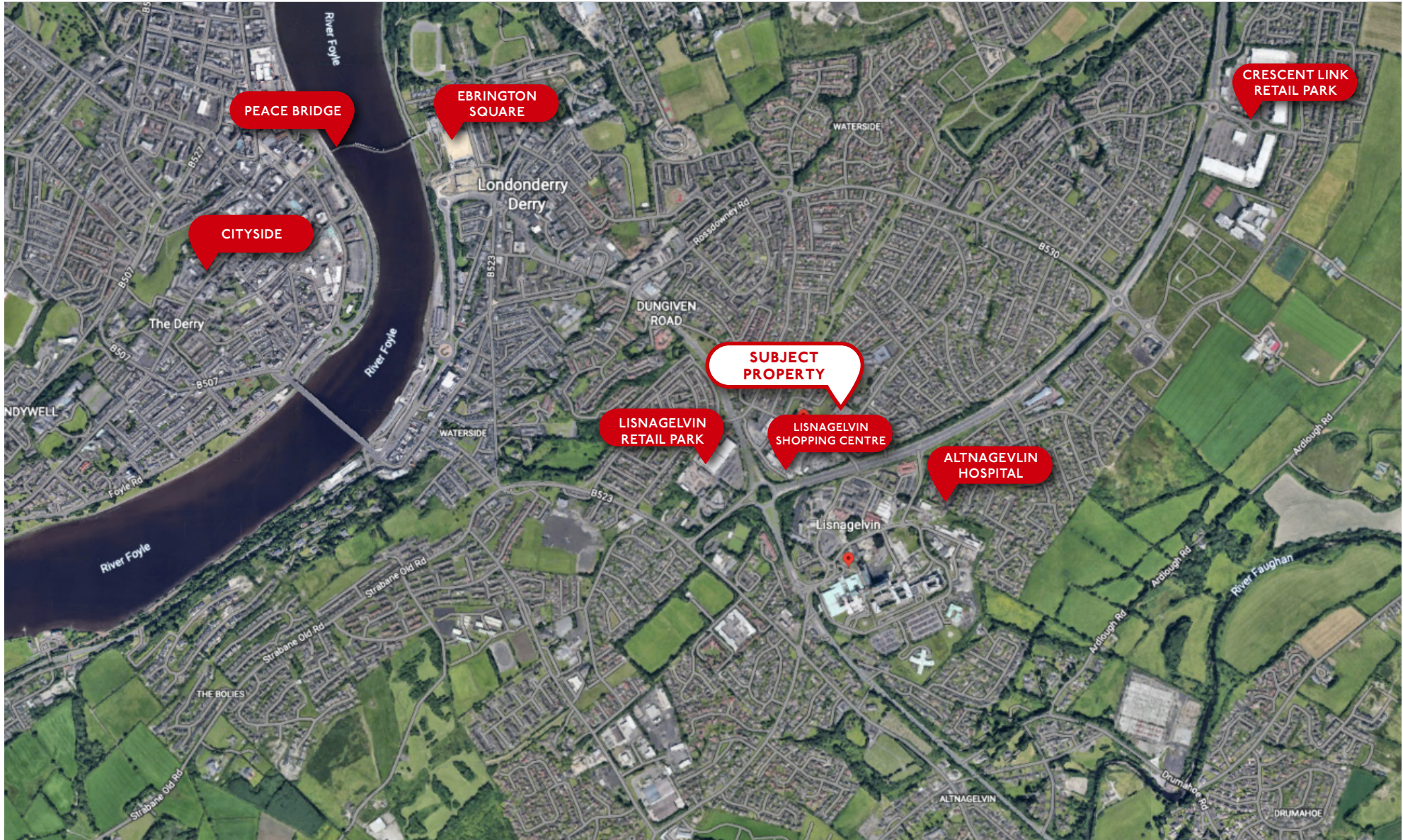
Immediately adjacent to the northern boundary of the Site are Lisnagelvin Nursery and Lisnagelvin Primary Schools. Lisnagelvin PSNI station is located to the eastern boundary of the Site at Richill Park. The western boundary of the Site is characterised by Londonderry

Free Presbyterian Church and residential properties at Avondale Avenue.

The Site is well connected from a highways perspective. It is located 150 yards from the Crescent Link dual carriageway (A514) with easy access to the City and District as well as the main arterial routes to Belfast (A6), Dublin (A5), Coleraine (A2) and Letterkenny (A5/NI3). The Site is also well served by regular daily local bus routes connecting to the City centre and nearby residential districts. The Site can be easily inspected by visiting the Site.



OUTLINE FOR INDICATIVE PURPOSES ONLY



## PQQ Submissions

Interested parties should complete the PQQ if they are interested in seeking qualification for the next stage of the competition.

Further information on PQQ Submissions and the PQQ process can be found by visiting <https://etendersni.gov.uk/epps/cft/prepareViewCfTWS.do?resourceld=4542745>

**The closing date for receipt of PQQ Submissions is Wednesday 14th December at 12 Noon.**

## Financial Considerations

The DCSDC is required to ensure a sound financial return in any disposal of this asset. By way of guidance, the DCSDC expects to receive prices well in excess of **£600,000 (excluding VAT)**, which is the minimum acceptable purchase price for the Site.

**Any Tender submitted which offers a price lower than £600,000 (excluding VAT) will be excluded from the Competition.**

The price will be payable in accordance with the terms of the Development Agreement to be entered into by the DCSDC and the Developer.

## VAT

We are advised that the site is VAT registered and therefore VAT will be payable in addition to the purchase price.

## Contact

Strictly by appointment with the sole agents.  
For further information please contact:

Jonathan Haughey  
028 9050 1540 / 07718 571 498  
[jhaughey@lisney.com](mailto:jhaughey@lisney.com)

Lynn Taylor  
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[ltaylor@lisney.com](mailto:ltaylor@lisney.com)

Andrew Gawley  
028 9050 1552 / 07917 007 522  
[agawley@lisney.com](mailto:agawley@lisney.com)

## Title

DCSDC is registered owner of the freehold absolute title. Title pack containing copies of the Title to the Site is available at <https://etendersni.gov.uk/epps/cft/prepareViewCfTWS.do?resourceld=4542745>

## Viewing

The land is open and parties are invited to inspect the site themselves.

## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Further information is available at [www.lisney.com](http://www.lisney.com)

