Property Services

INVITATION TO TENDER

Wesley House & Former Wesley Methodist Church
Corporation Street, St Helens

September 2026

ST HELENS
BOROUGH COUNCIL

Introduction

St Helens Council invite sealed tenders for the purchase of the Freehold interest in a six story Town Centre building and adjoining former church premises at Corporation Street, St. Helens (as shown edged red on the attached plan)

Tender Submissions

Tenders should provide sufficient information on proposals, which may include a layout of the scheme including floor areas, elevations, car parking and landscaping together with details of the proposed use.

Purchasers should also indicate whether their proposals have been discussed with the Council's Planning Team.

A checklist as part of the application form should be completed.

Terms

The Contracts of sale must be exchanged within a period of three months of the draft contract or conveyance being delivered to the Purchaser's solicitors.

The successful tenderer will undertake to submit a planning application within two months of exchange of contracts.

The Contracts for sale will also include an obligation on the purchaser to commence any redevelopment within 6 months of receipt of planning permission and the redevelopment shall be completed within a further 24-month period.

For the purpose of this clause time shall be deemed to be of the essence.

The purchaser should note that a pre-emption provision will apply, requiring the owner to offer the property back to the Council if the site remains undeveloped after 2 years, together with a clawback (overage) provision, requiring the owner to pay a share of any increase in value arising from future development or planning permission.

A deposit of 10% of the total sale price to be paid by the purchaser on the exchange of contracts.

Fees payable in full upon completion of the sale.

Fees

The successful Purchaser will be required to pay the following Council's legal costs and surveyor's fees in this matter:

Legal costs - 2% of the sale proceeds plus disbursements, plus VAT if applicable.

Surveyor's fees - 2% of the sale proceeds plus VAT if applicable.

Tendering Procedure

Tenders will only be considered if made on the official tender form enclosed and submitted via "The Chest" (NW Procurement Drive Register). Registration onto The Chest will be required prior to any submission. A company name and email are required to begin the registration process, once the email is verified a short application form will require completion which will be vetted. Once approved, the opportunity on The Chest will be available to search.

The form of offer should be submitted electronically via "The Chest" no later than 12 noon on Friday 9th October 2026.

The form of offer should include sufficient information with regard to the proposals which should include a layout of the scheme including floor areas, elevations and the proposed use.

The Council are not bound to accept the highest or any tender.

The Council will not be responsible for any costs incurred by the prospective purchasers in producing the plans and drawings included in the tender.

The Council will be advised on the tenders submitted however, the decision of the Council will be final.

A Link to the chest can be found here
https://www.the-chest.org.uk

Misrepresentation

St. Helens Council has prepared the information within these particulars for guidance only and they are intended to give a fair overall description of the property. Whilst every effort has been made to ensure their completeness and accuracy, St. Helens Council accepts no liability for any oversights or omissions and the particulars are not intended to constitute part of any offer or contract. Interested parties submitting tender documentation should not rely on the information given as a statement of fact and it is recommended that they carry out their own enquiries and inspections to satisfy themselves as to the accuracy of all information and suitability of the property for purchase.

Money Laundering Regulations

St. Helens Council are obliged to verify the identity of any proposed purchaser once a sale has been agreed, in order to satisfy Money Laundering Regulations. Upon an offer being accepted St. Helens Council will request the necessary documentation and personal information be provided by the proposed purchaser or their agent to assist in verifying their ID or company's identity.

Property Services

Tender Return Form

ST HELENS BOROUGH COUNCIL

WESLEY HOUSE

Corporation Street, St Helens, WA10 1HF

I wish to make the following tender in respect of the above-mentioned property, subject to contract, satisfactory property inspection/ground investigations and planning permission:

£ .....

.....

(in words)

Bidder Details:

Name: ..... (block capitals)

Address: .....

.....

Postcode: .....

Telephone: .....

Email: .....

Signature: .....

Solicitor Details:

Name: ..... (block capitals)

Address: .....

.....

Postcode: .....

Telephone: .....

Email: .....

Note:

The completed form should be submitted electronically in the manner required no later than 12 Noon on **Friday 9th October 2026**.

Submission Checklist:

Please confirm that the following documents are enclosed with your tender submission.

Full details of proposed use	☐
Site Layout Plan	☐
Elevations Plan	☐
Full Development Appraisal	☐
Company Profile	☐

Please indicate if you have discussed your proposal with the following parties.

St Helens Council Highways (Contact Name. . . . . .)	☐
St Helens Council Planning (Contact Name. . . . . .)	☐
Environment Agency	☐
Mining Remediation Authority	☐

Please indicate how you intend to fund any purchase of this asset (cash, mortgage, bridging loan etc) and if these funds will be secured prior to any offer.

. . . . . .

. . . . . .