

BOOTHBY WILDLAND



Boothby Wildland – Capital Works 2026 Request for Tender – Access improvements

9th January 2026

1. Background

Nattergal purchased its first site, [Boothby Wildland](#), in December 2021. It's a 617-hectare former arable farm in Lincolnshire, with variable grade 3 soil types. Over the last three years, we have been staggering Boothby's retreat from arable farming, gradually removing fields from intensive cereal production. Our last harvest was in September 2024.

We have already fenced key areas of the site, to allow for the introduction of free-roaming herbivores and beavers. Our focus now turns to access across the site, both for pedestrians using the public rights of way network, and the addition of a new permissive bridleway route. A bridleway bridge across the West Glen River and a raised trackway on the same river further downstream are integral to our access plans.

Location:

[Boothby Wildland](#)

Boothby Pagnell
Grantham
Lincolnshire
NG33 4DE

2. Deliverables

The specific works that will be delivered are:

Raised trackway close to the West Glen River

1. Design, supply and install a raised trackways across the West Glen River, as per specification included herein, to be completed by end of April 2026.

Bridleway bridge across the West Glen River

2. Design, supply and install a bridleway bridge across the West Glen River, as per specification included herein, to be completed by end of April 2026.



3. Overview of Tender

Issue date: 9th January 2026

Deadline for queries: 21.59pm, 23rd January 2026

Submission date: 21.59pm, 30th January 2026

Boothby Wildland Ltd. are inviting qualified businesses to tender for the following capital works.

4. Work Packages

Contractors are invited to tender for the design, supply and installation of one or more of the following work packages:

1) Design, supply and install a raised trackway over a 50 metre wetland area, close to West Glen River

- Dimensions for trackway: Width: 2.8m, Length: 50m, Height: 0.6m (approx. 2 ft).
- A CAD design, Method Statement and Risk Assessment to be provided and agreed before any works start on site.
- Raised trackway not to impede the flow of water across the area
- This is a Public Right of Way and so the successful contractor will need to work with the Boothby team to meet the temporary closure timescales. All efforts should be made to minimise disruption on this route.
- Trackway to accommodate foot (pedestrian) and site vehicle (ATV, Tractor) traffic.
- Finished structure to fit within the aesthetics of the surroundings

2) Design, supply and install a 15metre bridleway bridge across the West Glen River, to accommodate horse riders and foot traffic.

- Dimensions for bridleway bridge: 15m by 2m
- A CAD design, Method Statement and Risk Assessment to be provided and agreed before any works start on site.
- To accommodate foot (pedestrian) and horses/horse riders.
- Installation to include excavation and foundations.
- Finished structure to visually blend into the site scenery (nature reserve aesthetic)
- Bridge to meet British Horse Society standards -
<https://www.bhs.org.uk/media/z0mevxts/bridges-0725.pdf>



Please see Appendix for fencing and infrastructure specifications, accompanying diagrams, and mapping information.

The contract framework to achieve the visionary goals of Boothby Wildland has not been fixed by Nattergal Ltd and the project team are open to suggestions from contractors on the form of contract.

Boothby Wildland is happy to agree dates for potential contractors to visit the site to meet the site team who can offer clarification on the design principles and the overall objectives for the scheme. If you have suggestions for innovative solutions or believe there is a better way to achieve the above works than has been outlined, please do include this in your response.

5. Evaluation criteria and scoring

Each work package will be evaluated separately, based on the following criteria and weighting.

Evaluation criteria	Description	Weighting
Technical skillset	Tender demonstrates appropriate knowledge, equipment and skills to complete work package to highest standard	25
Experience and Track Record	Tender demonstrates appropriate experience, examples of past performance, and/or references from previously completed projects	25
Pricing	Cost of the tender, including any scoping costs	30
Delivery Schedule	Review the proposed project timeline and ensure the tenderer can meet these deadlines.	10
Risk and Sustainability Management	Clear demonstration of appropriate risk management, including compliance with CDM regulations.	10



	Shows an awareness of , and appropriate steps towards minimising impacts in regards to Nature, carbon and waste.	
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Table 1. Evaluation criteria to be used to evaluate responses to tender

Using the scoring matrix below, we will score each tender against the outline criteria in table 1.

Score	Description
5	Exceeds expectations
4	Meets all requirements
3	Meets most requirements but with some minor issues
2	Significant gaps in meeting requirements
1	Does not meet requirements

The aim of the scoring matrix is to ensure the selection processes is as transparent and fair as possible. The maximum total average score achievable is 5, if an applicant exceeds expectations for all the listed criteria.

Boothby Wildland are not bound to select the potential contractor with the highest score and the evaluation and criteria guide will inform Boothby staff and funding agencies only.

6. Pricing, payment and contracting

Please submit a breakdown of project costs for one or more of the work packages.

Where there are risks or unknowns associated with the various work elements, please indicate your estimates of the provisional sums needed to cover these risk items. Please include day rates for plant, staff, labour, welfare and/or consultant costs plus a breakdown of estimated material volumes and rates for these materials (including overheads). Please also separate out any estimates for fuels needed - e.g. diesel, petrol, HVO or any other high carbon or nature impact item.

The breakdown of the project costs should also be accompanied by a timetable of works (GANTT chart), with a sufficient level of detail to enable Nattergal to review the plant and labour costs for each identified work element.

Payment terms and conditions will be finalised once the form of contract and appointment has been agreed. If you have any questions about Boothby Wildland Limited's standard terms of business, please note these in the tender response.



7. Submission Guidelines

If your company expects to submit a tender response, please register your expression of interest via email to boothby@nattergal.com by the **21.59pm, 23rd January 2026**

We ask that responses to the tender are submitted in an electronic format (PDF) to the above email address by the specified submission deadline: **21.59pm, 30th January 2026**

Contractors will need to list the key staff to be allocated to the scheme and CVs are requested for the contractor's project manager and the contractor's site manager.

Contractors are requested to provide a summary of three similar schemes they have been involved with and provide contact details for the clients so that if required, Nattergal can secure references for the contractor's previous clients.

Contractors will need to include a listing and the value of public, employment, professional and product liability insurances. Copies of these insurances will only be required from the successful applicant. Contractors will need to include a summary of their H&S records for the last five years, as well as information on any sustainability initiatives they undertake.

Any queries or requests for clarification regarding the tender please direct to Boothby@nattergal.co.uk. Any technical question asked by the contractor prior to the query deadline will be answered as soon as possible. These responses will be shared with all contractors who have registered an expression of interest.

We look forward to receiving your response, please do not hesitate to contact us if you have any questions, comments or concerns.



APPENDIX - Supporting documentation

Work package specifications:

Location for raised trackway (trackway in red):



Photos of site conditions:



Looking East to West (dry)

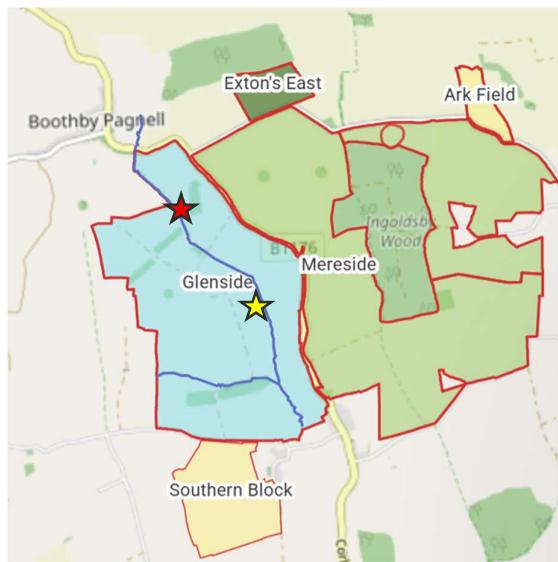


Looking East to West (wet)

Possible design ideas



Location of bridleway bridge (red circle):**Photos of similar style of bridges:**

**Site map:**

Map showing the bridleway bridge (red star) and raised trackway (yellow star) in relation to the other areas at the Boothby Wildland Project



Site logistics and further background information:

Timescales and ground conditions

We are keen for this work to be completed by the end of April 2026, as we know local residents will want to access the Wildland during the summer months.

Having owned this site for 3 ½ years and transitioned out of arable farming across the 617 hectares, we very much appreciate adverse weather conditions and the unpredictability of such potential issues. We would advise that for the most part Glenside is heavy clay Grade 3 land. As such this is not bare earth and instead a majority of the ground is covered in colonising vegetation. If you have machinery especially suited for heavier ground, such as tracked machines, this would be well worth noting in the response.

We have an experienced team on site who are happy to liaise with the successful contractor on the ground conditions. Any decision to delay or pause work would be a result of a conversation with the Boothby team.

Storage of materials and machinery

The address given is the site HQ which has a yard and large grainstore units. One of the concrete floored units is available for sole use during this period for the purpose of holding materials & equipment including vehicle, this must be arranged by prior agreement. All material, machinery and other property of the supplier will be brought or stored on site at the supplier's own risk.

The yard on which this sits is suitable for heavy machinery, having been used by grain trucks for many years. HQ is manned during normal working hours and we are available to take deliveries in the working day.

The grain barn is locked and there is CCTV coverage at strategic points. Access can be granted 24/7. While there is a locked gate at the site entrance, this will be open from time to time to allow access for site staff and tenants of other parts of the barns. There are no hardcore or secure areas on Glenside.

Fuel types - environmental responsibility

To support our commitment to sustainability and environmental responsibility, for strong preference is that all suppliers and contractors use Biodiesel, Synthetic E-Fuels or other similar net zero fuels when conducting work on site.

We understand that this requirement may result in a marginal increase in fuel costs.

To ensure this does not pose a strain on your operations, we will cover the reasonable price difference between the net zero fuel and conventional diesel, subject to appropriate documentation being provided.



The use of such fuels, and suppliers who can demonstrate progress in decarbonising their energy, will be a consideration in awarding this contact. As such please cost in the use of such fuels and include a note to this commitment, if undertaken, within the tender.

