



GOVERNMENT OF BERMUDA

**MINISTRY OF PUBLIC WORKS
DEPARTMENT OF PUBLIC LANDS & BUILDINGS**

EXPRESSION OF INTEREST FOR REDEVELOPMENT & USE



TEUCER HOUSE – 3 CEDAR AVENUE, PEMBROKE

PROPERTY DETAILS

Brief Description

Teucer House (3 Cedar Avenue) is highly visible on the main route into Hamilton by the Tennis Stadium. It had an outbreak of fire in 2013 which destroyed the roof and the upper floors; and has since been vacant. The building is at the moment derelict, but the site has potential for reuse either by refurbishment or redevelopment.

The site/building has recently been cleaned up and prepared for redevelopment. The existing structure is meant to be retained as part of a proposed redevelopment scheme for which full Planning/Development permit has been granted. The approved drawings will be made available if any interested party would like to adopt them.

The property was built in 1903 as a private residence; and was later acquired by the Bermuda Government in 1955. It was used for a Health Clinic and an office for Teen Services. The property has been retained by the Government in anticipation of its great potential for diverse uses.

Location:

The property is located on Cedar Avenue (a main route into City of Hamilton) and bounded on the east by a bank of woodland/nature reserve which forms part of the property. The Pembroke canal passes under the site and Cedar Avenue (across from east to west). Bernard's Park is located on the East and the Dellwood Middle School property on the South East.

Existing Structure and Site Area

Area of allocated land – 0.6 acres (edged red on attached plan # 5510046573)
Footprint of Structure – approx. 3,869 sq. ft.

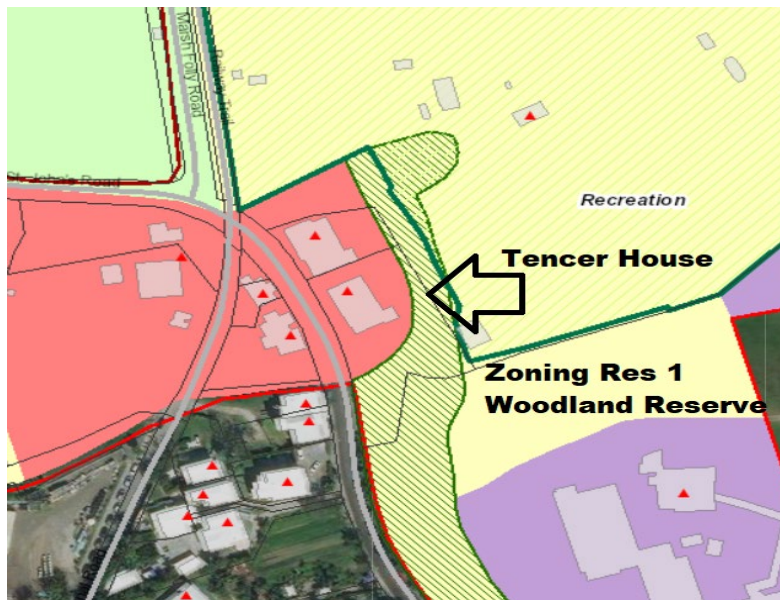


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ADDITIONAL PROPERTY DETAILS



Development Plan Zoning

There is a Residential 1 Development Zoning around the building with Woodland Reserve Conservation Area on the eastern side of the lot and over the southerly portion of the lot adjoining Dellwood School. The Draft Bermuda Plan 2018 states that the Residential Zoning may allow commercial office and tourism use at the discretion of the Development Applications Board, subject to certain regulations. The building is two storeys and previously had a third floor in the roof with dormer windows. Due to the proximity of the Residential zoning any redevelopment would likely be restricted to a property of similar footprint.

A culvert for the Pembroke Canal and a tunnel pass from East to West under the carparking apron in front of the building and a structural assessment of these is required before any redevelopment. It is assumed that any development over the canal culvert maybe prohibited. If development is restricted to the same footprint as the existing building then the tunnel and the canal are not likely to be an issue.



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TERMS OF SUBMISSION

Proposal is solicited for:

- Expression of Interest for the development of the property; and proposal for its use
- The term of leasehold interest that would be required in the property (with rental to be in lieu of proposed capital works to the property)

The proposal must be based on necessary preliminary survey of the property and proposed works after making necessary Planning/Development Control enquiries. If the development will be progressed based on the already approved designs or if the approved proposed development will be adopted in any way and for necessary changes to be made, it is highly recommended that the necessary arrangement will have to be made for the use of the full approved set of drawings.

No detailed architectural designs shall be required for the submission, but the proposal will be considered as the basis for detailed development proposal in the subsequent stage, if such initial proposal is considered by the Government to be feasible and viable – whether the approved set of designs will be adopted or not.

Viewing of Property:

Viewings or site visits can be arranged for **THURSDAYS 8:00AM - 12:00PM & 3:00PM - 6:00PM, starting from THURSDAY 1st JUNE 2023**. Additional visits or viewings can be arranged if it becomes necessary.

For any further queries and, or viewing arrangements, please contact Kofi Agyakwa-Duodu by emailing: kagyakwa-duodu@gov.bm



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PROPOSAL SUBMISSION DETAILS

The form below must be completed and submitted in a sealed envelope clearly marked "TEUCER HOUSE"; and must be dropped into the TENDER BOX located at the Reception of the Ministry of Public Works, 3rd Floor, General Post Office (GPO) Building, 56 Church Street, Hamilton, by 3:00PM ON MONDAY 14TH AUGUST 2023. (Any further relevant supporting information may be provided in addition to the completed form).

Any proposal submitted without this form will not be considered.

Applicant	
Address	
Contact Number(s)	
Email address	
Purpose or Use of Property (No detailed plans or drawings required at this stage)	<input type="checkbox"/> Please tick this box if you wish to adopt the proposed approved design set, which can be made available for review
Estimated cost of Development	
Leasehold interest required in the property & Rent (Proposed term of lease and rent of lease; and then period of rent free in lieu of cost of renovation or development)	
Outcome of Preliminary Planning Consultations (if necessary)	
Availability or Source of Funding (Proof of funds shall be required in due course)	