

FOR SALE

INDUSTRIAL DEVELOPMENT OPPORTUNITY

(SUBJECT TO PLANNING)

**14.88 ACRES
(6.02 HECTARES)**

Bilston Urban Village East
Brook Street, Bilston
WV14 OTP



LOCATION

The site is situated on the eastern edge of the Bilston Urban Village regeneration area within the Market Town of Bilston. The site is located south of Bilston Town centre, approximately 2.5 miles to the south east of Wolverhampton City Centre and 14.5 miles to the north west of Birmingham City Centre. The Black Country Route (A463) is situated north of the site and is accessed via Bath Street and Brook Street at the Oxford Street roundabout. This provides access to J10 of M6 within approximately 3 miles, J9 of M6 within approximately 4.5 miles and J1 of M5 within approximately 6.4 miles. The site benefits from excellent access to the West Midlands Metro with the Bilston Central and Loxdale stops situated within close proximity on the route between Birmingham and Wolverhampton.



DESCRIPTION

The site is generally flat and level brownfield land which was formerly used as railway land and for industrial and mining purposes. The employment site extends to approximately 14.88 acres (6.02 Hectares) and forms part of the 37ha Bilston Urban Village (BUV) development. The site is bounded by the Midland Metro Line to the east, Morrisons store to the north west, pedestrian footpath to the west and Industrial uses on Northcott Road with an ecological area / nature reserve to the south west. Site access is to be provided via Brook Street to the North which connects to the Black Country Route via the Oxford Street roundabout which in turn provides access to the M6 and M5 Motorways. We have been informed that there are currently no known Tree Preservation Orders (TPOs) on the site.

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ACCOMMODATION

	ACRES	HECTARES
TOTAL GROSS AREA	14.88	6.02



PLANNING

The site has previously been used as railway land and for industrial and mining purposes. The Bilston Corridor Area Action Plan (2014) has identified the site for the delivery of high quality employment land in Policy BC - Delivering High Quality and Local Employment Opportunities. The policy aim is:

“To protect and improve the right amount of employment land to deliver regeneration and job opportunities, with a focus on attracting investment in high quality employment and delivery of a rolling supply of employment opportunities”

Please refer to the Data Room for further information on planning and the supported uses for development.

INDUSTRIAL SITES PROGRAMME

The site is included within the Council’s Industrial Sites Development and Delivery Programme, which seeks to help address the supply shortage of industrial land and improvement of underutilised land.

The programme will deliver the following benefits; economic growth, job creation, employment floor space, business rates and private sector investment to improve/rebuild the City’s infrastructure.

Please refer to the Data Room for further information on the development site and the Council’s requirements for the site.

SITE CONTEXT

The 37ha Bilston Urban Village (BUV) site has successfully delivered around 500 new homes by Kier and Countryside, new health and leisure facilities, new primary and secondary schools, a new Marston’s pub/restaurant and extensive new and improved public open space.

This regeneration is being delivered by way of utilising the City of Wolverhampton Council’s (CWC) land holdings, working with both public and private sector organisations. BUV has made significant improvements to quality of life and has attracted a younger, more diverse and affluent population into the area. The release of this employment land enables the area’s strong employment base to be sustained and improved for the future.

The 6.02 ha CWC-owned employment site is one of the last remaining BUV development opportunities. The Council wants to work proactively with a developer to enable new employment floor space in this area.

The Council will work with economic partners, including the Black Country Consortium and the West Midlands Combined Authority, to assist in the promotion of this site.



INDUSTRIAL MARKET OVERVIEW

The Midlands industrial and distribution market witnessed record levels of take up in 2020, which combined with a slowdown in speculative development due to a lack of readily available land to develop resulted in a drop in Grade A supply.

There remains a lack of good quality industrial space available across Wolverhampton and the Black Country with increasing demand resulting in strong rental growth. Where employment land has been available there has been a commitment from developers to speculatively develop a number of schemes which demonstrates a strong demand from occupiers to be located in Wolverhampton and the Black

Country. Current manufacturers based in Wolverhampton include Jaguar Land Rover, ERA, Moog, Eurofins, Atlas Copco and Plastic Bottle Supplies Limited.

Within the surrounding area of the site there are a number of established industrial estates including Beldray Park, Springvale Industrial Park, Bilston Industrial Estate, Planetary Industrial Estate and Wednesbury Trading Estate, all of which have low vacancy levels.

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METHOD OF SALE

The site is to be sold by informal tender with a two stage approach comprising an initial expressions of interest from which the City of Wolverhampton Council (CWC) will shortlist interested parties. These shortlisted parties will then be invited to tender and submit a detailed bid for the site. For more information on this process please speak to the agents.

PRICE

Offers are invited.

DATA ROOM

A dedicated data room holds supporting site and technical information with details on the marketing procurement process. Interested parties are requested to work up their Expressions of Interest / initial bid submission by drawing on the technical information provided in the data room.

Access is available by password only at www.buve-land.co.uk.

VAT

All prices are quoted exclusive of VAT at the prevailing rate.

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LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

The site is being offered on a Long Leasehold basis with vacant possession. Please contact the agents for more information.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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