

IRON PARK WALSALL

WEST MIDLANDS WS10 7RJ



PRIME 27-ACRE FREEHOLD SITE OFFERING SIGNIFICANT INDUSTRIAL & OPEN STORAGE DEVELOPMENT POTENTIAL DESIGNATED IN THE WALSALL GROWTH ZONE



Outline or identification purposes only.

INVESTMENT CONSIDERATIONS

- Rare opportunity to acquire a **Freehold 11.29 hectares (27.89 acres)** site with **industrial development potential** including Industrial Open Storage (IOS), Single Let and Multi Let schemes (subject to planning).
- Located in a **dedicated industrial location** which benefits from a confluence of major road networks. Excellently located almost equidistant (**3 miles**) from **J9 & 10** of the **M6 Motorway**.
- Iron Park is a designated site in **the Walsall Growth Zone**. This status means there is the opportunity to engage with Walsall Council to explore the potential to prepare a business case for viability gap funding supported by a business rates retention mechanism.
- The site is **allocated** for new **employment uses** in the (ref: IN122) and emerging **Walsall Borough Local Plan**.
- In 2020 the site **obtained outline planning consent for 25 acres** of industrial development providing **critical mass** in an established industrial location.
- Prime quoting rent in the Midlands for **IOS** now exceed **£100,000 per acre** and **£10.50** per sq ft for **big box logistics**.
- **Freehold**.

PROPOSAL

We are instructed to seek offers in excess of **£4,000,000 (Four Million Pounds)** subject to contract and exclusive of VAT. This reflects a low **£143,420 per acre** at the quoting price.



Central Point

YODEL

M6 Motorway

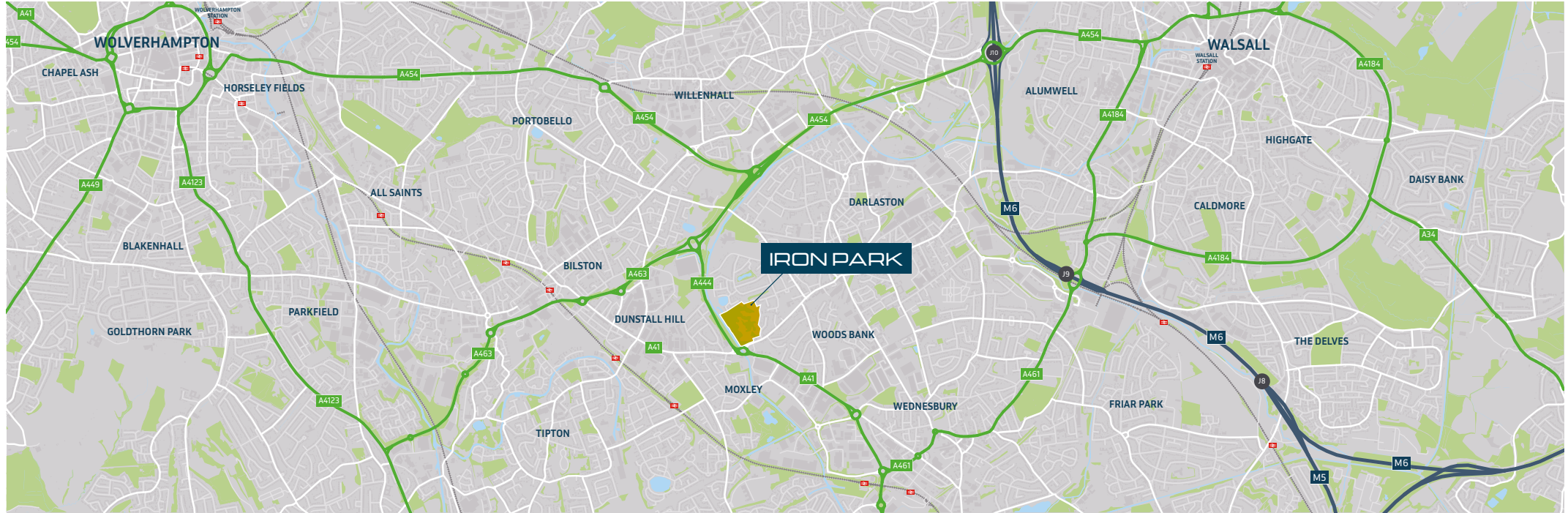
Lidl
Wednesbury
Regional
Distribution

Citadel 324
0.8 miles

Bilston Industrial Estate
0.3 miles

A4444
10 mins to J10 of the
M6 Motorway - 3 miles

LOCATION & CONNECTIVITY



The site occupies a strategically advantageous position within an established and actively evolving industrial area at Moxley. Its proximity to the Moxley Junction roundabout provides immediate access to the A4444 Black Country Route, facilitating strong east-west connectivity across the Black Country. The site also benefits from convenient access to the M6 motorway (Junctions 9 and 10), enabling efficient connections to the wider national motorway network, including the M5 (J1), M42 and M54.

The surrounding area is characterised by a concentration of industrial and logistics uses and is currently undergoing continued investment, with several new high-quality industrial and distribution schemes delivered or in development in the immediate vicinity, including Central Point, Foundry Business Park, and Wednesbury 65. This reinforces the location's role as a key employment and logistics hub within the West Midlands.

TRAVEL DISTANCES

By Road



Walsall	Wolverhampton	Birmingham	Cannock	Lichfield
3 Miles / 10 Mins	4 Miles / 12 Mins	10 Miles / 20 Mins	9 Miles / 17 Mins	12 Miles / 25 Mins

Rail Freight Terminals



Wolverhampton Steel Terminal	Round Oak Steel Terminal (Brierly Hill)	Hams Hall Rail Freight Terminal	West Midlands Rail Freight Interchange
4 MILES / 10 MINS	8 Miles / 19 Mins	15 Miles / 25 Mins	11 Miles / 20 Mins

SITE HISTORY TIMELINE

EARLY 1800'S	Sand and clay extraction including a substantial quarry in the southern and central part of the site. The Quarry expanded up until 1937.		
PRE-1937	Coal mining activities established; mineshafts constructed around the site perimeter.		
1937 ONWARDS	Site excavated as a sand and gravel quarry; materials transported via the adjoining canal.	Post-extraction (mid-20th century).	Quarry void infilled with waste materials, forming a domed landform; northeast area left undisturbed.
C. 1960S- EARLY 1980S	Operated as a licensed waste disposal facility by Ernest Thomas (Walsall) Ltd.		
EARLY 1980S	Operator entered receivership.		
MID-1980S (C. 1985)	Company liquidated; waste disposal licence surrendered (tipping had largely ceased earlier).		
EARLY- MID 1980S	Black Country Development Corporation (BCDC) carried out additional tipping, placing ~2m of cover material across the site.		
LATE 1980S	Site acquired by a Channel Islands-based company for redevelopment; reclamation initially progressed by a local contractor, later taken over by Parkhill Estates Ltd.		
LATE 1980S- EARLY 1990S	BCDC promoted and secured a Compulsory Purchase Order (CPO), later not implemented due to budget constraints.		
1990S-2010S	Ongoing consideration of reclamation and redevelopment options by owners and agents, including Parkhill Estates.		
2018 ONWARDS	Parkhill Estates promoted redevelopment proposals for industrial/logistics use (approx. 400,000-488,000 sq ft), reflecting regional economic transition.		

PLANNING TIMELINE

2000	BCW/609 was a foundational outline permission for the Former Moxley Tip, approving its transformation from a disused landfill into a reclaimed, mixed use site with recreation, housing and supporting uses. It set the strategic direction for all subsequent planning applications on the site. (Ref: BC56260P) Minor consent (advertising) → site recognised as Former Moxley Tip.
2002	(Ref: 02/2122/FL-OL/M1) Outline consent → reclamation + housing (key approval). Primary enabling permission unlocking development of the former landfill.
2007	Planning permission granted to remediate a former landfill site so it could be safely reused, primarily for open space and eventual residential development.
2010S	Further residential-led schemes explored.
2016	(Ref: 16/0466) Reserved matters for 65 homes (not implemented).
2018	(Ref: 18/1233) Shift to employment use through a new outline planning application.
2019	The site was allocated for new employment uses in the Walsall Site Allocations Document 2019 (ref: IN122) and emerging Walsall Borough Local Plan.
2020	Application 18/1233 secured outline consent for the redevelopment of the Former Moxley Tip into a major employment site, delivering up to ~45,000 sqm of industrial and logistics floorspace. It established the principle of commercial/industrial redevelopment, subject to detailed design approval and site remediation requirements.



WALSALL GROWTH ZONE

Iron Park is a designated site in the Walsall Growth Zone. This status means there is the opportunity to engage with Walsall Council to explore the potential to prepare a business case for viability gap funding supported by a business rates retention mechanism.

DESCRIPTION

The property occupies a fairly flat, regular shaped site with an overall site area of approximately 11.29 hectares (27.90 acres) with a net developable area of 10.12 hectares (25 acres).

SITE WORKS

Information on ground conditions and site remediation requirements is available in the dataroom.

PLANNING

Application number: 18/1233
Local authority: 11.29 hectares

Outline planning permission was approved for a major employment development comprising Class B2 (General Industrial) and Class B8 (Storage and Distribution) uses, with ancillary office accommodation, providing up to 45,360 sq m (GEA) of floorspace. The scheme includes associated car parking, servicing areas, internal access roads, footpaths, gatehouses, substations, landscaping, cycle storage, lighting, CCTV and other supporting infrastructure. Approval was granted on an outline basis with access considered at the time of application, and all other matters reserved for future approval.

TENURE

Held Freehold under the title number WM609884

The parcels outlined in blue are excluded from the land offered for sale; however, there may be scope to engage in negotiations with the freeholders regarding their potential acquisition.

Title Number: WM392178
Title Number: WM289397
Title Number: WM514784
Title Number: WM9888

THE OPPORTUNITY

INDUSTRIAL OPEN STORAGE (IOS)

Given the demand for secure open storage facilities within well established and well connected urban areas, Iron Park offers the potential to cater for multiple operators including construction suppliers, plant and vehicle storage operators, trade businesses, and last-mile logistics providers.

IOS MARKET

The Industrial Open Storage (IOS) sector continues to demonstrate strong momentum, supported by substantial capital seeking deployment into the market. Backed by outstanding occupier fundamentals, IOS is expected to outperform many other asset classes and remains one of the most compelling property investment opportunities in the UK for several key reasons:

- A severe shortage of consented IOS sites across the UK continues to constrain supply.
- Strong rental growth prospects are supported by resilient and increasingly diverse occupier demand.
- Sites can achieve up to 100% coverage for income-generating space, compared with around 50% site coverage typically seen in traditional industrial assets.
- Minimal building and surfacing requirements result in low depreciation and limited capital expenditure obligations.
- Reduced capex commitments as less exposure to ESG and EPC-related upgrade costs.
- Strong residual land values create attractive redevelopment potential for higher-value alternative uses such as data centres.
- Prime IOS rents have increased 36% over the last two years, with the Midlands recording 9.7% growth in the last 12 months, demonstrating the sector's strong supply-demand imbalance.



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The image above is an AI-generated illustration showing how the scheme is envisaged to be used for IOS purposes. It is provided for indicative purposes only.

THE OPPORTUNITY

The specification proposed below reflects the plans from the previous planning application for an industrial scheme. The 11-hectare development site can accommodate a single 488,250 sq ft logistics unit.

SPECIFICATION WAREHOUSE



Steel portal frame with a clear underside of haunch height of 15m



Composite & Built up cladding system with 25 year guarantee



Triple skinned roof lights to 10% of floor area



FM2 floor slab, loading capabilities of 50kn/sq m



Rack loading 5-7 tonnes depending on eaves height



Column spacing to suit wide or very narrow aisle racking



Level Access and Dock Level loading doors both sides



Secure fenced yards with depths of 35m-65m



Planning permission for 18m eaves

ANCILLARY OFFICES



5% office content 2 Storey, with flexibility to increase to 3 Storey



Double height reception area



Enhanced cladding and curtain walling to improve natural lighting



Full raised access floors with floor boxes at 1:10 sq m



Suspended Ceilings



LG7 lighting with automatic movement and daylight controls



8/13 person passenger lift



Parking spaces on 1:30 sq m ratio or better

SUSTAINABLE FEATURES



Targeting BREEAM 'Very Good' rating & EPC A



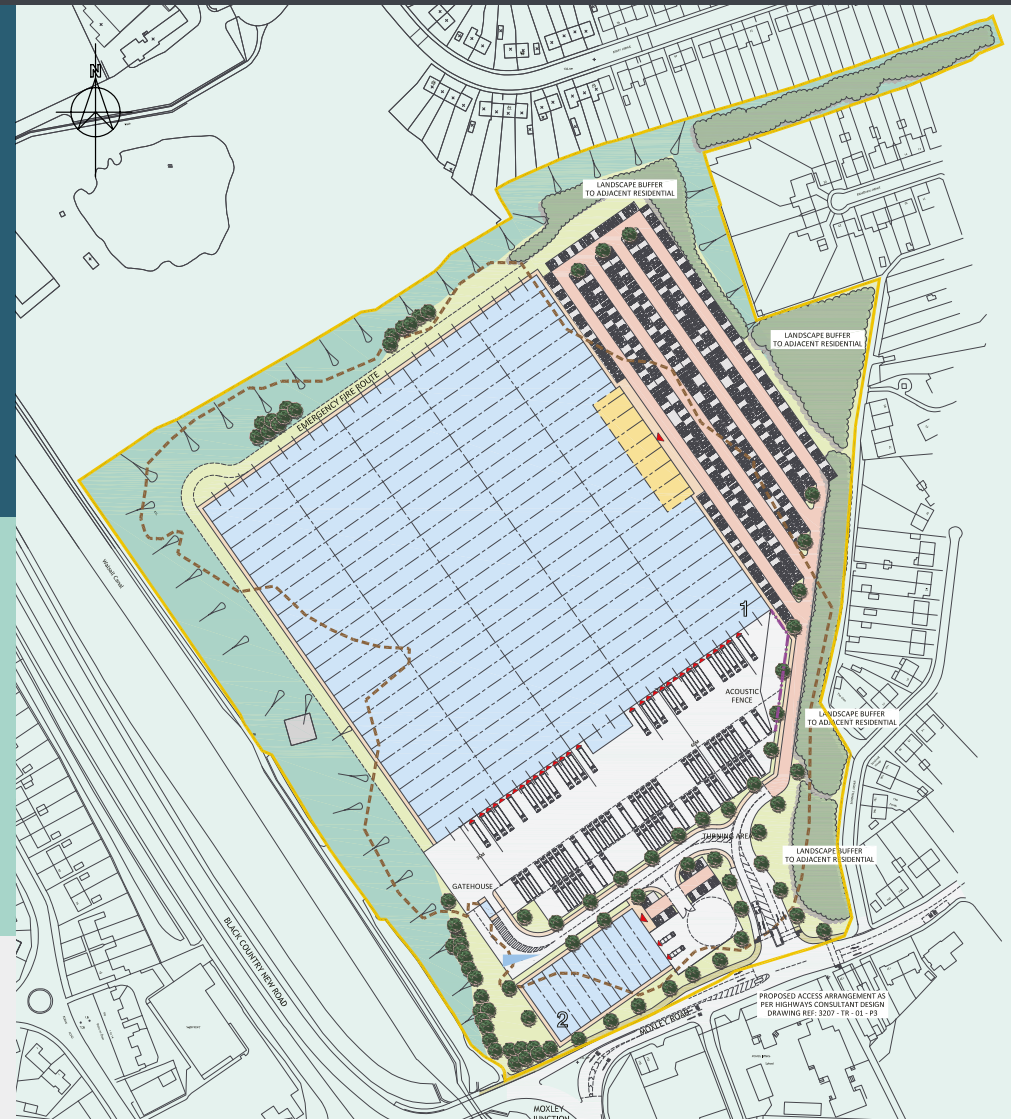
External landscaping



VRF comfort cooling & heating



Brise-soleil to reduce solar gain



The Illustration above assumes the inclusion of the subject site along with the other four neighbouring titles.

For identification purposes only.

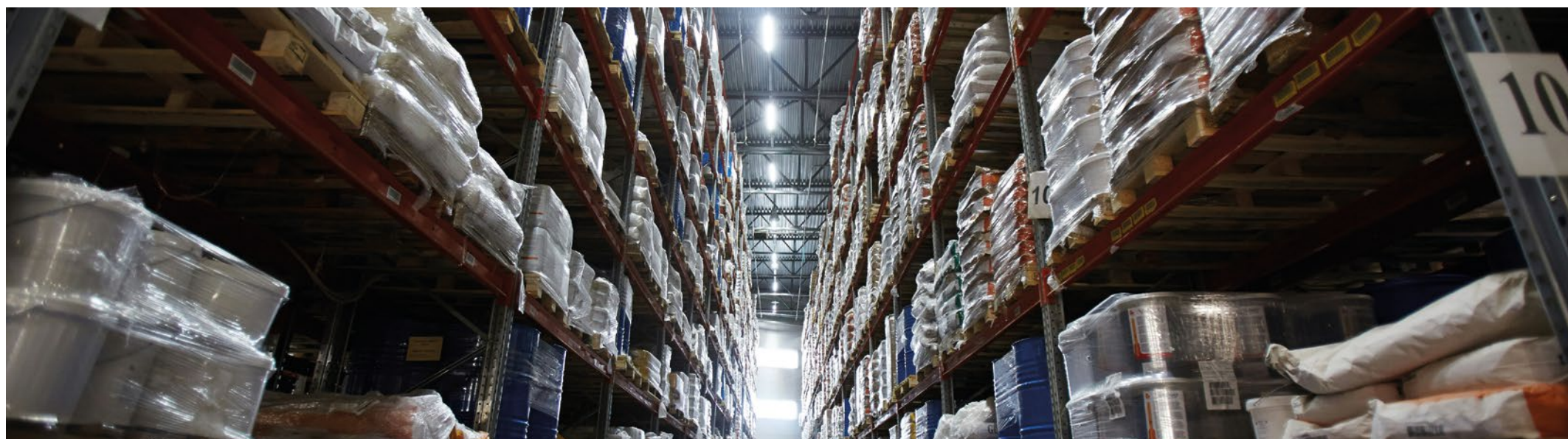
OCCUPATIONAL MARKET

Date	Building	Age of building	GIA (sq ft)	Occupier	Rent psf
u/o	West Midlands Interchange, Stafford	Pre-let	205,000	Schneider Electrical	£10.75
Mar 26	Vola (former Poundland), Bilston	Second hand	297,222	Diamond Box (Onboard Corrugated) guarantor	£8.25
Jan 26	Hams Hall 130, Birmingham	Modern Second-hand	127,944	DP World	£9.85
Oct 25	Redditch Gateway, Redditch	Spec build	161,000	Avon Freight	£9.50
June 25	West Midlands Interchange, Stafford	Pre-let	280,000	Carlsberg	£10.25
May 25	DC6 Midpoint, Birmingham	Spec build	163,754	Top Cloud iLogistics	£10.25
May 25	DC2 Prologis Park, Hams Hall	Spec build	260,000	Fiege	£9.95
Apr 25	Pin 54, Wolverhampton	Pre-let	200,720	PJH	£8.25

OCCUPATIONAL COMMENTARY

The Midlands remains one of the UK's most strategically important logistics and industrial locations benefiting from an excellent road network via the M5, M6, and M42 motorways. The market has experienced strong demand the past few year, with occupiers seeking Grade A distribution locations, as well as buildings offering enhanced specifications such as higher height to eaves, higher power provisions and improved environmental credentials. Development activity has responded strongly, with the Midlands dominating the big box development over the last few years. This momentum shows no signs of slowing down as strong demand is driven by e-commerce and major supermarket retailers taking more space.

Along the M6 corridor between junctions 10 and 12 recent lettings to Diamond Box and the pre-lets at West Midlands Interchange have shown the importance of the Black Country and Birmingham as core industrial and logistics locations for occupiers.



ANTI-MONEY-LAUNDERING

A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATA ROOM

For access to the Allsop data room please use the following link:

[CLICK HERE](#)

PROPOSAL

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For further information or to make arrangements for viewing please contact:

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