



Unique residential-led **canalside development opportunity** (subject to planning)

Canalside South | Qualcast Road | Wolverhampton | WV1 3DY



www.canalsidesouth.co.uk

Property ref: 110625

In partnership with



Highlights.

- > An area alive with **exciting opportunities** and experiencing major transformation in a key city centre location
- > Site extending to circa **17.54 acres (7.10 ha)** gross
- > **Residential led** development opportunity (subject to planning permission)
- > **Excellent transport links:** approximately 0.7 miles / 5 minute walk from Wolverhampton Interchange
- > Site of **significant scale** with potential for a variety of tenure and product types
- > Subject to planning **offers invited**



A development created through partnership where investment will benefit communities and business.

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A city with a past to be proud of, and a future to look forward to.

The City.

A location that brings the city centre closer to those who will live and work here.

The site is located in Wolverhampton City Centre and represents a significant parcel of brownfield regeneration land, a 10-minute walk from the City's award winning £150m Transport Interchange.

The City of Wolverhampton is a young and vibrant City which benefits from excellent connectivity to the rest of the West Midlands and beyond. The City's nearby £150m single integrated transport hub connects trains, buses and tram services, providing an attractive state of the art commercial gateway to the City.

Wolverhampton is known for its rich cultural diversity and is a thriving centre for arts and entertainment. The City offers an excellent variety of independent retailers, high street names, shopping centres and markets.

The Transport Interchange provides links to Birmingham in 17 minutes, London in 98 minutes and Manchester in 70 minutes.

By Road, Wolverhampton benefits from easy access to the M6 and M54 motorways which in turn provides access to the entire Midlands motorway network.



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Key facts

One of the UK's
**FASTEST
GROWING
cities**

A TOP 10
UK AREA FOR
**ECONOMIC
GROWTH**

THE CITY IS
KNOWN FOR ITS
**rich cultural
diversity**
AND AS A
**THRIVING CENTRE FOR
ARTS & ENTERTAINMENT**

Named one of the
**TOP UK
CITIES**
to **raise a family**

5G ROLL-OUT
**ACROSS ALL FOUR
MOBILE NETWORKS**
ONE OF ONLY 13 CITIES NATIONWIDE

Covering only
27 SQUARE
MILES **THE CITY IS
VERY EASY
TO GET
AROUND**

£150 million
private and public investment into a
single integrated city centre transport hub

£4.4 BILLION
invested in
regeneration
projects citywide

10,000
**NEW HOMES CURRENTLY
BEING BUILT OR IN
THE PIPELINE**

UNIVERSITY
OF WOLVERHAMPTON
IS RANKED IN THE
UK TOP 5
**for graduate
employability**

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Site Location.

The site is situated on the eastern edge of Wolverhampton City Centre, accessed via Qualcast Road via the A454, Willenhall Road, a key route into the centre of Wolverhampton and the area of Horseley Fields.

Whilst the site benefits from excellent nearby amenities and transport links, it is also situated within a short distance of several primary and secondary schools, providing a choice of Good and Outstanding Ofsted rated educational facilities for families.

Canalside living and working, a stone's throw from the city centre.

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A blank canvas that will come to life through imaginative design and build.



For a bird's eye view of the site and its exciting potential, [click here:](#)



INDICATIVE BOUNDARIES FOR IDENTIFICATION PURPOSES ONLY.

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Description.

Canalside South is a large and exciting residential-led canalside development opportunity.

Regeneration of this site will not only bring back into use large parcels of brownfield land, it will also take advantage of Wolverhampton's fantastic waterways and heritage to create well connected city living in an area alive with transformation.

The chance to make a mark on a growing and vibrant city.



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An opportunity to re-imagine our City Centre.

A partnership between the City of Wolverhampton Council and Canal & River Trust is seeking to create a unique residential-led canalside scheme in an area of the city alive with opportunity.

CITY OF
WOLVERHAMPTON
COUNCIL



The site extends to approximately 17.54 acres (07.10 ha) gross as detailed on the attached plan. The site can be accessed via the A454, Willenhall Road to the west, whilst access is also available via Qualcast Road to the east and Bailey Street to the west.

The eastern and western elements of the site are linked with access under the railway bridge providing an attractive feature. The site benefits from direct continuous access to the canal frontage along the southern and western boundaries.

This fantastic frontage to both the Wolverhampton Old Line Canal and Wyrley & Essington Canal represents an excellent opportunity to create a development which benefits from the connectivity to the city provided by the waterways. The extensive canal frontage also provides the opportunity for both future residents and visitors to benefit from the positive impacts on wellbeing associated with time spent near to the waterways.

Buildings previously occupying the western area of the site have been cleared to slab level, whilst a number of industrial buildings remain present on the central area of the site. The eastern element of the site comprises an area of vegetation.

Tenure

The property is to be sold freehold in its current condition. Please refer to Method of Sale for further details. The property is sold subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must make their own enquiries in this regard.

Planning

A partnership between the City of Wolverhampton Council and Canal & River Trust is seeking to create an identity of excellence for the city centre by bringing forward a unique residential led Canalside waterfront scheme known as Canalside Quarter South. This major development opportunity is identified in the Council's City Centre Area Action Plan and within the city's Investment Prospectus as part of the wider Canalside area.

A Planning Guidelines document, referring to Planning Policy that relates to Canalside South is provided within the sales and technical information **Data Area**.

Early consultation with City of Wolverhampton Council Planning Department is encouraged. Developers should also engage with the Canal & River Trust through their pre-application process.

Services

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage and should rely on their own enquiries with the relevant statutory undertakers.

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Local Landmarks



Legend

- | | | | |
|---|--|--|---|
| 1 Canalside South | 5 Brewers Yard | 10 i9 Office Development | 15 City Learning Quarter Education Hub |
| 2 Molineux Football Stadium | 6 University of Wolverhampton City Campus | 11 Grand Theatre | 16 Metro Terminus |
| 3 University of Wolverhampton City Campus | 7 Civic Halls | 12 Wolverhampton Old Line Canal | 17 Retail Core |
| 4 University of Wolverhampton Springfield Campus | 8 Art Gallery | 13 Wyrley & Essington Canal | |
| | 9 Wolverhampton Railway Station | 14 Bus Station | |

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Method of Sale.

To make the most of the potential, just follow the process.



CGI OF PROPOSED DEVELOPMENT

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Data Area Information

A Sales and Technical Information data area is available via Avison Young and can be accessed here:

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Basis of Offers

City of Wolverhampton Council and Canal & River Trust are seeking to identify and appoint a Development Partner (or Development Partners) to develop a high quality residential-led waterside scheme which offers an exemplar sustainable city centre development with connectivity to Wolverhampton's Transport Interchange.

The Vendors are seeking offers for the freehold interest in the site on a subject to planning basis.

It is anticipated that the purchaser will exchange contracts, conditional on planning, to acquire a long leasehold interest. Following the satisfactory discharge of the planning condition, a long leasehold interest for the entire planning application site will be granted and the freehold interest transferred to the purchaser on practical completion of the development.

The property is being sold by Informal Tender. All offers submitted should be supported by satisfactory proof of funds, timescales for exchange and completion and should include details of scheme proposals, projected timescales for development and details of any conditions to be satisfied.

Offers submitted should have regard to the Sales Particulars, Tender Instructions and be submitted using the Offer Proforma which is available to download within the **Data Area**.

Our client reserves the right not to accept the highest or any offer received.

Viewing

Avison Young strictly requests that interested parties do not attempt to gain access to the property. We would request discretion in the event parties undertake any roadside inspections. All parties wishing to inspect the property are required to make prior arrangements with Avison Young.

VAT

All offers should be exclusive of VAT which may apply.

Subject to Contract

Where good ideas can
take shape and flourish.

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Get in touch.

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For more details
of this exciting
opportunity, register
your interest today.

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