

WOLVERHAMPTON INVESTMENT PROSPECTUS



INTRODUCTION

Wolverhampton has an incredible foundation to build on thanks to its history and people. It's a fantastic place for anyone to call home, with its vibrant, welcoming communities. The city is going through some major changes, and is securing levels of investment not seen for generations.

We can state the Department for Levelling Up, Housing and Communities has chosen our city, above all others in the UK, as its headquarters.

We are developing one of the best-connected new business districts in the UK, linked to the national rail and local Metro network.

We are positioning Wolverhampton as the National Centre for Sustainable Construction at a moment when the industry needs to innovate.

This is being delivered by strong leadership from the Council in partnership with key stakeholders. With our grit and determination, Wolverhampton now has a clear proposition with energy and ambition to build on this huge momentum.

We are continuing to work in partnership with central government and it's agencies to deliver.

Levelling Up in a meaningful way that benefits local people. We have ambitious plans for investment in the city and are keen to focus our respective resources on delivering a shared strategy to level up.

No matter how big our achievements, we are always open to new ideas and innovation.

We believe our industrial heritage is an asset to our economy, however, it left a legacy of brownfield sites that present redevelopment challenges. We also face new challenges in becoming a net zero carbon city by 2041 and seizing the opportunities of digital transformation.

Lastly, we need to make sure that everybody in our city, whatever their background can benefit from investment into the city.

This is what Levelling Up means to Wolverhampton.



“ We continue to rise to these challenges, and we have a range of opportunities available for investment across the city and in different sectors. Choose Wolverhampton to stand out, bring your innovative ideas and deliver for the prosperity of our city.

**COUNCILLOR
STEPHEN SIMKINS**
Leader of the Council

WHY WOLVERHAMPTON?

Wolverhampton has been steadily strengthening its reputation as a city with significant development and investment, delivering new opportunities, homes, and enhanced connections.

The city has a distinctive identity, with a dynamic, welcoming atmosphere and can-do attitude. Wolverhampton use this as a strength to complement the new 3 Cities initiative with Birmingham and Coventry, and leverage each city's uniqueness and collective scale to attract investment together.

Wolverhampton is a city on the rise.

The last 10 years has seen major successes, including investment by Jaguar Land Rover at the £1 billion i54 business park, £250 million investment in the University, establishment of DLUHC headquarters at the award winning i9 building in the heart of the commercial district, and the delivery of the railway station at the £150 million transport interchange.

Wolverhampton has an excellent track record in making compelling cases for Government funding.

Over the last two years, the city has been successful in securing £25m through the Towns Fund, £60m through the Levelling Up Fund to support the delivery of the City Learning Quarter, Bilston Health and Regeneration Programme and Green Innovation Corridor.

The city already has strong relationships with key partners, including the West Midlands Combined Authority (WMCA), Department for Levelling Up, Housing and Communities (DLUHC) and Homes England. Working with Government will help the city to accelerate and expand the opportunities to increase prosperity, improve social mobility and bolster pride of place.

The Wolverhampton Prospectus sets out the case for investment in the city, and the opportunities that can deliver transformational change. The Prospectus will be regularly updated to reflect latest economic information and investment decisions to ensure that the city's proposition remains active and strong.

Wolverhampton's GVA has grown year on year since 2015 and peaked in 2019 at £5.3 billion. The 2020 GVA stood at £5.1 billion reflecting the impacts of Covid-19.

A VIBRANT CITY FULL OF OPPORTUNITY

**THE HALLS WOLVERHAMPTON,
BRINGING 300,000 VISITORS
TO THE CITY CENTRE EACH YEAR**

**FDI JOINT WINNER
'SMALL EUROPEAN
CITIES OF THE
FUTURE 2023'**

Source: *FDI : MAR 23*

**'TOP
ENTREPRENEURIAL
CITY IN THE UK'**

Source: *SUPERSCRIPT : NOV 22*

**RANKED A 'RISING STAR'
FOR THE GREATEST INCREASE
IN FIBRE COVERAGE IN THE UK**

Source: *INTELLIGENS CONSULTING : JAN 22*

Click here to go to the
Index or scroll through
to the opportunities.

OUR STRENGTHS

NATIONAL CENTRE FOR SUSTAINABLE CONSTRUCTION

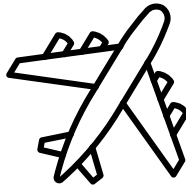
A city with ambitions to lead the nation in sustainable construction driving green growth. We're home to the £17.5m National Brownfield Institute and a rich innovation ecosystem with higher GVA (6.5%) in the building technologies economy than the national average.

£1.5 BN
BOOSTING HOUSING AND JOBS

We're one of the first of 20 cities to benefit from a share of £1.5 billion Government Levelling Up funding for new infrastructure to be developed on brownfield land, boosting housing, leisure and business.

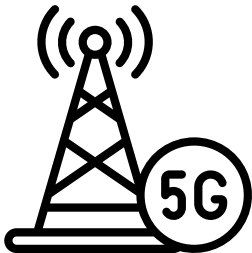
HIGHER GVA AND JOBS
IN ADVANCED MANUFACTURING SECTOR

than the national average (15.9% and 12.8%). We've notable strengths in aerospace and it's supply chains, food and beverage, metals and materials and construction industry products.



FUTUREPROOFED DIGITAL INFRASTRUCTURE

£50M INVESTMENT



Our £50m investment in gigabit broadband and a proactive approach to supporting the rollout of full fibre broadband and 5G across the city has accelerated the deployment of 5G by at least 6 months with over 50 businesses benefiting.

93% **OF THE CITY IS GIGABIT CAPABLE**

compared to the national average 66% and full fibre coverage will soon surpass the national average.

HIGH QUALITY PARKS



Wolverhampton is rich with high quality parks and green outdoor spaces that hosts a lot of exciting events around the year. This includes West Park which is considered to be one of the best, unspoilt examples of a Victorian park left in England.



NEW COMMERCIAL DISTRICT
BRINGING MORE JOBS

The city's commercial district adjacent to the city's transport Interchange hub is delivering major new high quality and price competitive office space. The award-winning i9 is the new location for the Department for Levelling Up, Housing and Communities - the first Government department to relocate outside of London. (RICS UK Award for best commercial development in the West Midlands).

A CITY RICH WITH EVENTS & CULTURE



We're building on our reputation as an events city with an ambitious 5-year events programme bringing world class acts and top sporting events. A multi-million-pound investment in the city's iconic major events venue the Civic Halls saw the venue reopen as The Halls in 2023 under global venue operators AEG Presents. We're home to award-winning, high-quality parks and green outdoor spaces and the largest collection of Pop Art outside of London at Wolverhampton Art Gallery.

i54 | **2,700+ JOBS**

STRATEGIC EMPLOYMENT SITE

We're home to one of the most successful Enterprise Zones in the UK with over 2,700 jobs and £1 billion invested. The extension of the business park by 60 acres will create more than 1,000 new jobs.

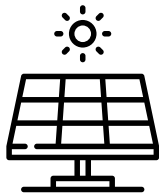


NEW CITY LEARNING QUARTER

Connecting local people to skills, jobs and opportunities, this new facility – a collaboration between the College, City Council and stakeholders - will provide academic and vocational skills provision in the heart of the city with excellent public transport to students, supporting sustainable travel.

6.9 MW

6.9 MW of sustainable solar energy from the development of Bowman's Harbour Solar Farm, one of the UK's largest city solar farms.



WOLVERHAMPTON - A TRAILBLAZER FOR LEVELLING UP

Since being named as one of the pathfinder locations for Levelling Up, the Council has worked in partnership with the Department for Levelling Up, Housing and Communities (DLUHC) and Homes England to identify key schemes for joint working and unlocking via a range of interventions.

By delivering good homes in well-connected neighbourhoods, Wolverhampton aims at improving the health and wellbeing of residents, as well as becoming a leader in creating low and net zero carbon communities. Projects such as Brewers Yard and Canalside South will provide the opportunity to deliver sustainable homes at scale, making a tangible impact on improving residents' lives.

Boosting local employment and skills is at the heart of the city's levelling up agenda. Projects such as the City Learning Quarter will play a crucial role in getting more people into good jobs and training, ultimately increasing productivity, wage levels and youth employment. Thanks to the growth of centres of excellence such as the National Brownfield Institute the city will continue to close the gap on skills, support business growth and drive innovation across all sectors.

The Levelling Up agenda aligns with Wolverhampton's Our City: Our Plan. This plan sets out an ambition that 'Wulfrunians will live longer, healthier lives', with delivery supported by six overarching priorities.

Transformational place-based investments will help Wolverhampton level up its economy, allow the city to be ahead of the curve in the transition to net zero, and ultimately improve quality of life for all.

£1.5 BN BROWNFIELD FUND

Wolverhampton will be one of the first places across England to receive levelling up support as part of the £1.5 billion Brownfield Fund



Brewers Yard to deliver 1,000 houses and provide more than 1,000 construction jobs as well as apprenticeship and training opportunities for students from the University of Wolverhampton.



ECONOMIC PROPOSITION

WOLVERHAMPTON GVA GROWN YEAR ON YEAR

£6.1 BN

Wolverhampton's GVA has grown year on year since 2015 and peaked in 2022 at £6.1 billion. The 2020 GVA stood at £5.1 billion reflecting the impacts of Covid-19.



37 YEARS OLD

The city has a relatively younger population with the median age of 37 compared to the national average of 40.4 years.

KEY SECTOR ADVANCED MANUFACTURING

Key economic sector strengths for the city lies in automotive and aerospace industries, as well as high value manufacturing and construction.



A GLOBAL POWERHOUSE

The city is home to several international businesses with links to North America, South Asia, North Asia and Europe.

This includes JLR's Electric Propulsion Manufacturing Centre alongside other global businesses including Moog, ERA and Atlas Copco with new investments from Printful, Super Smart Service and Getir.



90

Over 90 languages are spoken and one third of the population is from Black and Minority Ethnic communities



3 MILLION

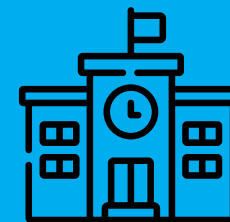
people live within 20 miles of the city centre and 1.73 million within 30 minutes.



Between 2020-2039
Wolverhampton will have grown by more than 25,000 people

+25K
POPULATION GROWTH

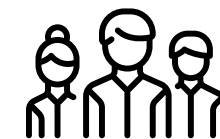
92% OF SCHOOLS RATED GOOD OR OUTSTANDING



by Ofsted, putting the city above both the regional and the national average.

Wolverhampton is also ranked as the **2nd cheapest place** to live near an 'outstanding' school

The University of Wolverhampton has a consistently high graduate employability rate with over 90% of the University's cohort in employment, education, or running their own business.



9 IN 10

AN EVENT CITY

National events are regularly held in the city, including Premier League football, horse racing, greyhound racing, productions at the Grand Theatre, the Grand Slam of Darts, World Snooker and British Kabaddi League. The city also hosted the cycling time trial event for the Birmingham 2022 Commonwealth Games.

BRITISH ART SHOW 9

The first English city to host British Art Show 9, which attracted 22,000 visitors during its 9-week run in 2022. The city's five-year events strategy further aims to boost investment in the city and increasing local jobs, skills and volunteering opportunities.

Funding successes

£20M

Levelling Up funding
for our new
City Learning Quarter

£20M

DLUHC Capital Regeneration
Projects Grant for our new
**Bilston Health &
Regeneration Programme**

£20M

Levelling Up funding
for our
**Green Innovation
Corridor**

£15.7M

FHSF secured grants
for **three key city
centre capital projects**

£25M

Awarded from
**Government's
Towns Fund**

Wolverhampton Investment Prospectus

The city centre is a civic, commercial, and cultural hub.

Successful developments include the delivery of new Grade A office accommodation in the flagship i9 and i10 buildings, as well as the enhancement of the Mander Shopping Centre. The city will see over 10,000 new homes by 2041, creating modern city living in the city centre and homes in the communities.

Wolverhampton has an established science and technology ecosystem, located in the northern innovation cluster. This comprises the area that stretches from the city centre to the edge of the city, and is home to the £1 billion i54 business park and Wolverhampton Science Park.

Wolverhampton's canalside is experiencing major transformation in Wednesfield and Bilston. This renaissance offers sustainable waterside development for a mix of investments next to established communities. Enhancements to the town centres will create new local destinations.

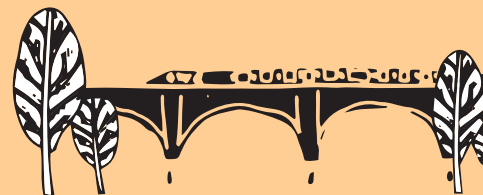


323,000

people live in the city's travel to work area

Wolverhampton is strategically placed with connections to the national motorway and rail networks as well as to Birmingham Airport.

The diverse spatial areas within the city are brought together by its compact nature and its transport network integrating rail, metro, bus and road connectivity. Improvements are underway for all modes and most of the city's major attractions and assets, such as The Halls Wolverhampton and the Molineux are easily accessed from the transport interchange. With the roll out of 5G connectivity, Wolverhampton has some of the most advanced digital infrastructure in the country.



3 MILLION

people live within 20 miles of the city centre and 1.73 million within 30 minutes.







FLAIR FOR INNOVATION


Wolverhampton has a history of making, and is growing in the future of industrial, technological and green innovation.


“Thanks to its history of making and recent/continued investment, Wolverhampton is not only a fertile ground for homegrown business but also an attractive location for global companies.”





United States
Aerospace


 Company: Collins Aerospace (UTC)

 Employees: 1350


 Turnover: £500m


 Company: Collins Aerospace (HSM)


 Employees: 305

 Turnover: £49m

Located: Charlotte, USA


 Company: Moog


 Employees: 438


 Turnover: £125m


Located: New York, USA

India
Automotive


 Company: Jaguar Land Rover


 Employees: 1200

 Turnover: £17,700m



Steel Process

 Company: Liberty Group

 Turnover: £41m




France
Rail Servicing


 Company: Alstom Transport


 Employees: 180


 Turnover: £389m



Italy
Nuclear Engineering

 Company: Ansaldo Nuclear Engineering Services

 Employees: 178

 Turnover: £36m



Sweden
Locks Manufacturer

 Company: Gunnebo UK Ltd

 Employees: 177

 Turnover: £39m



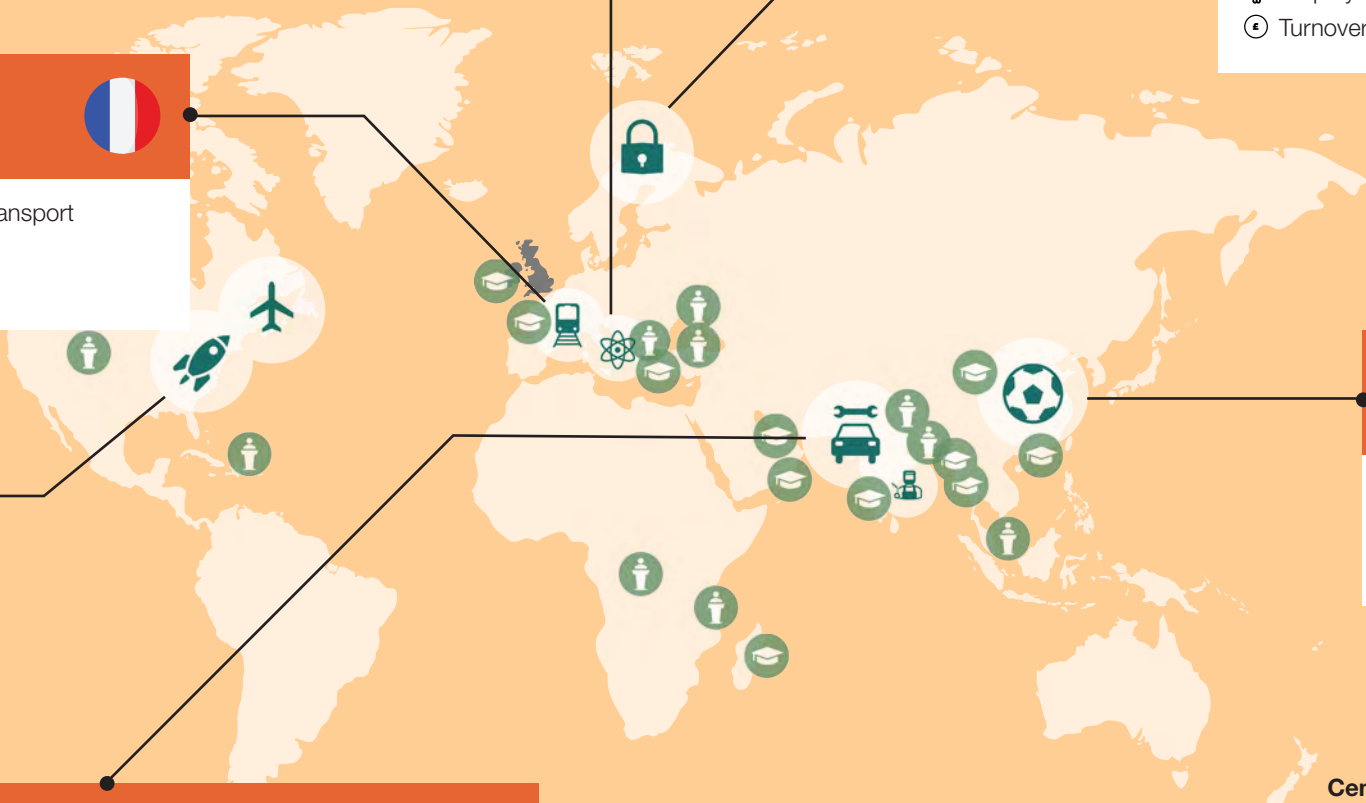
China
Sports

 Company: Wolverhampton Wanderers FC

 Employees: 248

 Turnover: £26m

Global companies with a presence in Wolverhampton



An International University

Transnational Education (TNE) Partners

The university works with an extensive network of TNE partners around the world which gives students the opportunity to study in their home country for a University of Wolverhampton degree.

Centre for International Development & Training (CIDT) Partners

The university is also engaged in a wide range of projects with international partners through our CIDT. In the last five decades, the University has delivered capacity strengthening in over 140 countries, through programmes, projects and consultancies to enhance capacity across a range of sectors.

City of Wolverhampton



Wolverhampton has a strong and growing automotive and aerospace industries. The nationally recognised i54 strategic employment site is one of the UK's most successful Enterprise Zones. It is home to JLR's Electric Propulsion Manufacturing Centre alongside other global businesses including Moog, ERA and Atlas Copco. This investment has resulted in 2,700 jobs, with more on the way.

Wolverhampton is a centre for excellence in brownfield land remediation, and aims to become a frontrunner in the delivery of sustainable construction. The city hosts a rich innovation ecosystem, with the University of Wolverhampton's National Brownfield

Institute at its centre, supporting a network of players in the industry. There are several Modern Methods of Construction and Advanced Manufacturing in Construction companies looking to relocate to Wolverhampton.

The city of Wolverhampton has a vision to develop a Green Innovation Corridor that will drive the Green Industrial Revolution, building upon Wolverhampton's sustainable construction, green credentials and circular economy to transform the local economy creating quality jobs for local people.

Wolverhampton is not afraid to embrace transformational changes. The council has committed to becoming net zero carbon by 2028, with a wider action plan to be put in place for the city to achieve this by 2041. The city will also be part of the WMCA's Net Zero programme as well as the Black Country's Ultra-Low Emission Vehicle Strategy. Wolverhampton was the first English city to sign the European Circular Cities Declaration – a major environmental agreement designed to accelerate the adoption of circular economy.

The University of Wolverhampton has a consistently high graduate employability rate with over 90% of the University's cohort in employment, education, or running their own business. There is a £250 million investment plan for the university



All four Mobile Network Operators rolling out 5G in the city with our proactive approach accelerating deployment of 5G by at least 6 months.

The city is home to one of the biggest aerospace clusters in UK with over 2,500 employees working in a half mile radius



City of Wolverhampton

THRIVING CULTURE

The city of Wolverhampton celebrates its cultural diversity and is a key destination for arts, entertainment and sports, attracting thousands of visitors every month.



LARGEST COLLECTION OF POP ART

outside of London at Wolverhampton Art Gallery



BRITISH ART SHOW 9

The first English city to host British Art Show 9, which attracted 22,000 visitors during its 9-week run in 2022



The Halls



Vaisakhi Mela 2023



Matchday at Molineux



Cycling Time Trials 2022 Commonwealth Games



Over 90 languages are spoken and one third of the population is from Black and Minority Ethnic communities



Hollywood Bowl



Black Country Living Museum

Wolverhampton Investment Prospectus

Wolverhampton is proud of its history and celebrates its diversity.

The city's manufacturing, innovation and industrial heritage and buildings are well-known, and Wolverhampton's population is made up of a rich mix of traditions with a strong representation of Indians, particularly Sikhs.

Wolverhampton's thriving culture and diversity supports the case for investment in the city.

Culture is a key part of the city's growth and resilience plans, with a five-year plan to bring the very best to Wolverhampton. A cultural strategy is under development which will identify three cultural actions zones with the aim to accelerate investment.

Wolverhampton is home to various national sporting events.

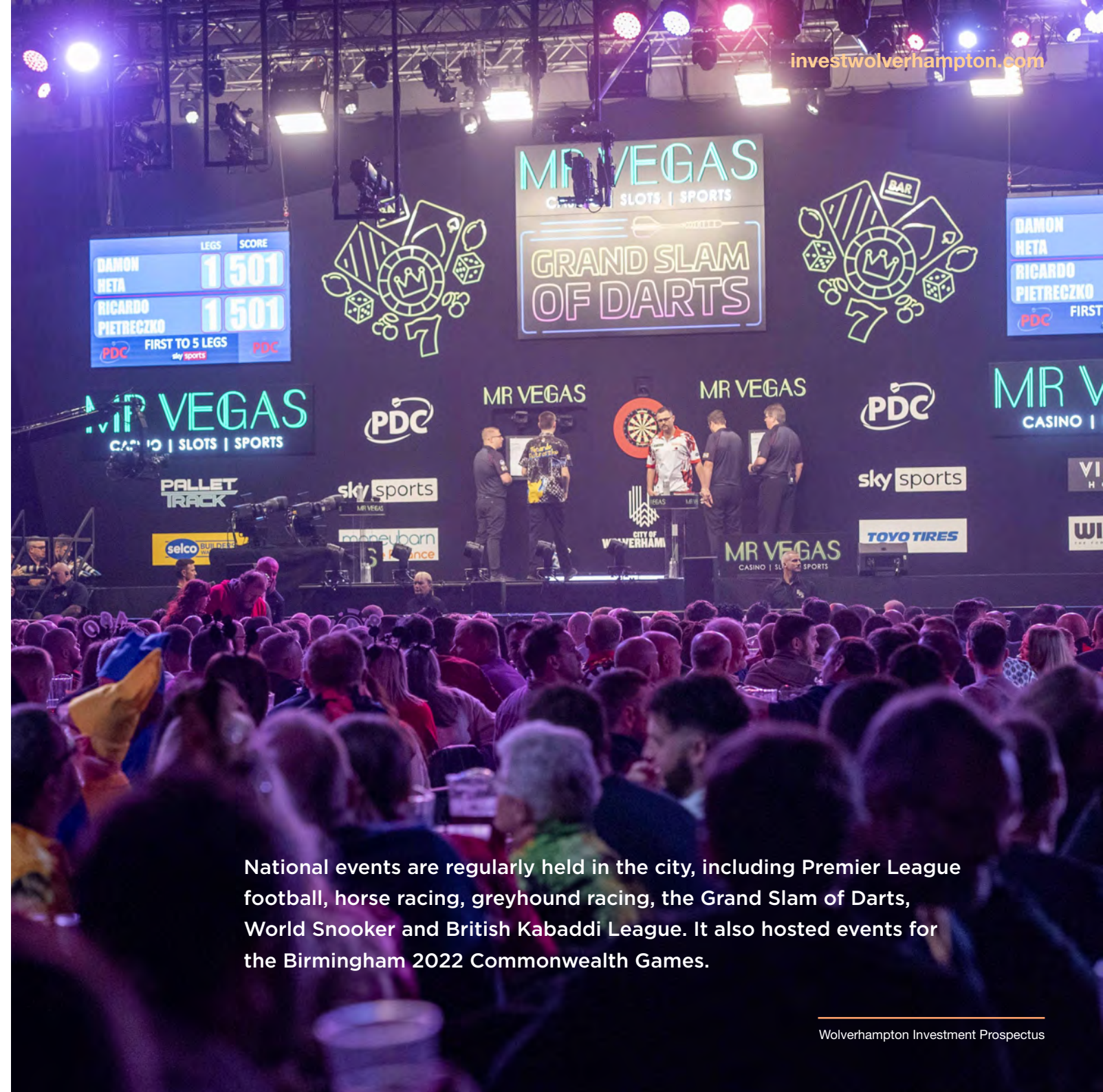
The city has major events venues, hosting a range of different sports that attract thousands of visitors. The city also launched the first British Kabaddi League.

Wolverhampton is a thriving destination for arts.

Birthplace of the Blk Art Group, the city is also known for its nationally important Wolverhampton Art Gallery, which attracts about 70,000 visitors annually. Wolverhampton is home to three Arts Council National Portfolio organisations comprising the Art Gallery, Arena Theatre and Newhampton Art Centre, which all receive investment for their programmes.

Wolverhampton has a vibrant entertainment scene.

Music venues in the city, in particular The Halls Wolverhampton, have a rich heritage and have hosted multiple international acts. World stage productions are also hosted at the Grand Theatre. The city's built and natural environment, along with its connectivity and accommodation, also make it a great filming location for the likes of Steve McQueen and Terrance Davies.



National events are regularly held in the city, including Premier League football, horse racing, greyhound racing, the Grand Slam of Darts, World Snooker and British Kabaddi League. It also hosted events for the Birmingham 2022 Commonwealth Games.

WHERE TO INVEST

“The city is going through some major changes, and is securing investments not seen for generations.”

Click on an opportunity for details



City Centre



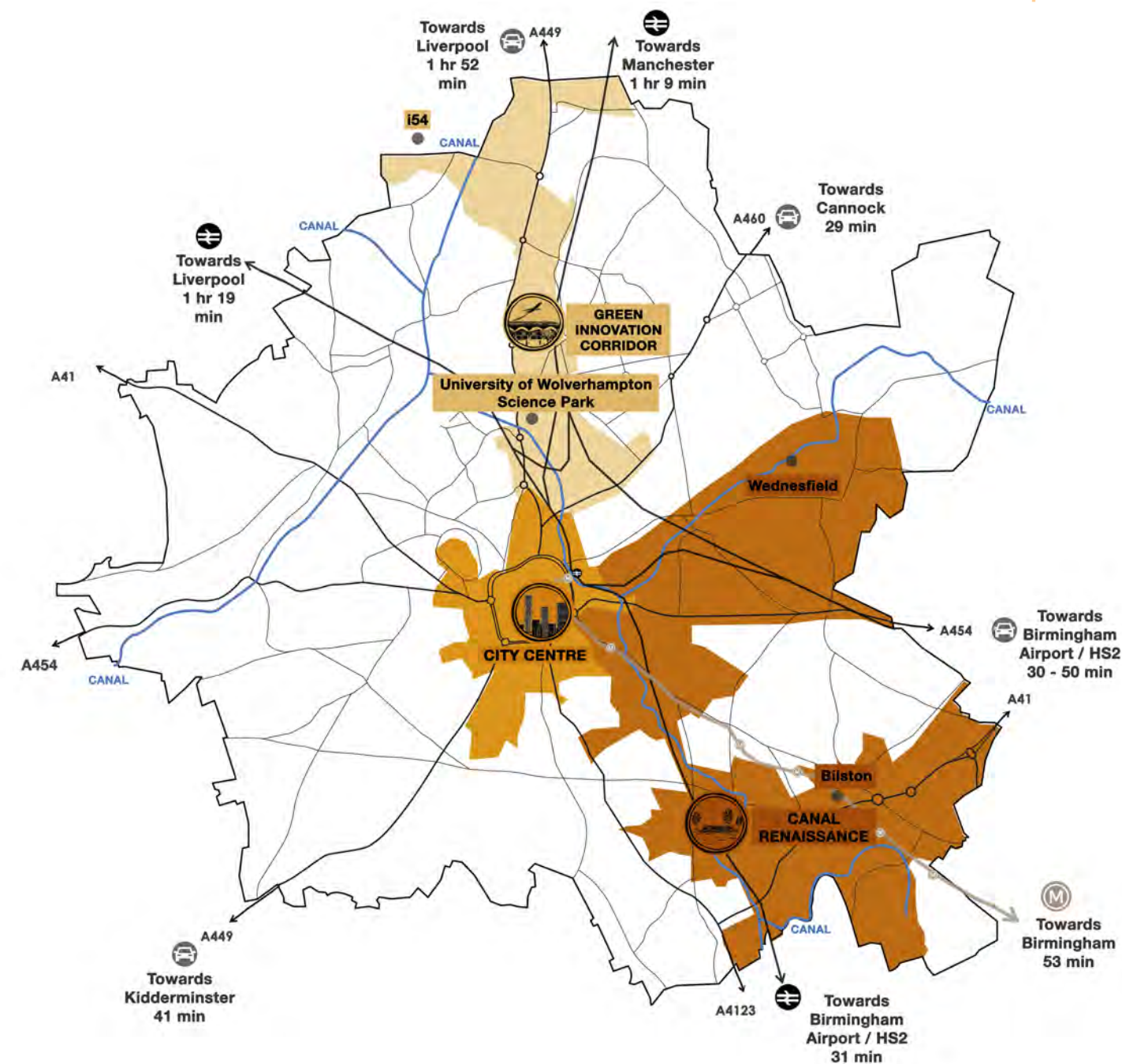
Green Innovation Corridor

- Springfield Campus
- Science Park
- i54 Western Extension



Canal Renaissance

- Wolverhampton
- Wednesfield
- Bilston



MARKET INTELLIGENCE AND INVESTMENT APPETITE



Average house prices

Average lowest median prices (per ft²) paid for all residential properties.

2021 data

Wolverhampton

£168

Birmingham

£222

Coventry

£238

With the city's affordability and future growth potential, Wolverhampton has an advantage to attract a broad section of employers, occupiers and developers.



Office rental prices

(per ft²)

2022 data

Wolverhampton

£13.73

Birmingham

£20.18

Coventry

£16.71

Successful lettings to major occupiers in the city centre, including DLUHC, is demonstrating demand for the office pipeline, with immediate and long term opportunities.



Industrial property rental prices

(per ft²)

2022 data

Wolverhampton

£6.82

Birmingham

£6.95

Coventry

£5.14

Rental prices have gradually risen in Wolverhampton over the past 10 years, and across the Midlands the shortage of stock in industrial and logistics space has seen regular growth in prime rents.



**£150M INVESTMENT IN
MAJOR RAIL, METRO AND
BUS INFRASTRUCTURE.**



Wolverhampton was named a

**RISING
STAR**

in the 'State of Fibre' report, with the city having the

**BIGGEST PERCENTAGE
INCREASE IN FIBRE
COVERAGE IN THE UK**

£10 MILLION



Over £10m allocated to Wednesfield and Bilston Town Centres from the Towns Fund.

NEW



**10,000
NEW HOMES**

The city will see **over 10,000 new homes by 2041**, creating modern city living in the city centre and suburban locations.

The relocation of the DLUHC to a dual headquarters in the city opens up opportunities for developers and investors to capture the additional demand for housing.

**Wolverhampton was crowned the
MOST ENTREPRENEURIAL CITY
IN THE UK'S TOP 10**

most Entrepreneurial Towns and Cities report. (Superscript, November 2022.)

NEW



**130,000 FT²
NEW OFFICE SPACE**

Over 130,000 square feet of new office space has been delivered at Interchange, including the award-winning buildings i10 and i9.



**NEW CITY
LEARNING
QUARTER**

Wolverhampton has secured £20 million from the government to help deliver its ambitious City Learning Quarter vision.

**£118 MILLION
HOUSING INVESTMENT**

City of Wolverhampton Council plans to invest **more than £118 million** for new housing in the next 5 years.

**3RD
BEST PLACE
TO START A
BUSINESS
IN UK**

A 2022 study by School of Marketing ranked Wolverhampton **third in the UK** in terms of places **to start a business** where for every 10 businesses that closed in the area, 15 new businesses were founded.

CITY CENTRE

The new confidence in the Wolverhampton commercial market is unprecedented in comparison to other regional city centres in the UK.

The delivery and funding of the i9 and i10 office schemes demonstrates the council's commitment to delivering a new commercial district. The University of Wolverhampton is also investing in the area as part of delivering the UK National Centre for Sustainable Construction. The pipeline of sites will deliver up to 1 million square feet of office space which will help meet the strong demand in the market.



Growing the city centre residential offer is a key priority for the city, which already benefits from higher levels of rent affordability when compared to Birmingham and Coventry. With an emphasis on creating high quality homes to attract residents into the area, major works delivering new homes are already underway. There is a strong pipeline of opportunities for over 1,300 homes, including Brewers Yard, and the former Royal Hospital site.

To support the new commercial and residential communities, the city centre is developing its offer to become a true destination. More than £70m of investment has gone into the city centre's retail and cultural offer recently. A new leisure opportunity at City Centre West, and investment in the Molineux Quarter will help create new destinations in the area.

These opportunities are underpinned by continued investment in transport infrastructure and the public realm. In addition to the new railway station and Metro extension, work is being undertaken on public realm improvements through Future High Streets Fund and Towns Fund schemes, which will attract additional footfall. The wider programme will provide high quality connections between the east and the west of the city centre.



£60M GOVERNMENT FUNDING

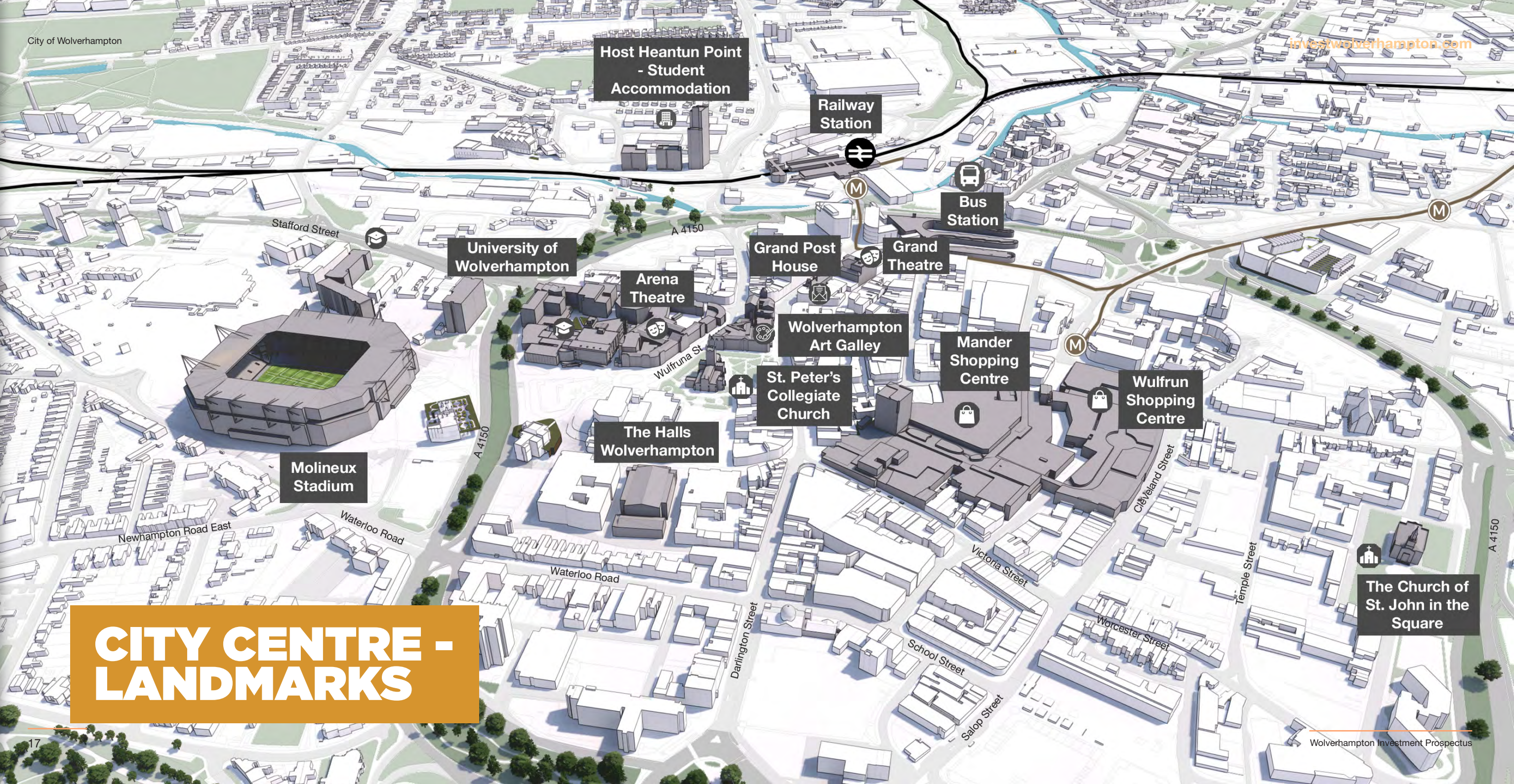
£60m has been committed by Government to funding projects in the city centre

130,000 FT² NEW OFFICE SPACE

Over 130,000 square feet of new office space has been delivered at Interchange, including the award winning i10 and i9 buildings which is home to DLUHC

ULTRA COMPETITIVE PRICES

Lowest median prices paid for all properties compared with Coventry and Birmingham



Host Heantun Point
- Student
Accommodation

Railway
Station

Bus
Station

University of
Wolverhampton

Arena
Theatre

Grand Post
House

Grand Theatre

Wolverhampton
Art Galley

Mander
Shopping
Centre

Wulfrun
Shopping
Centre

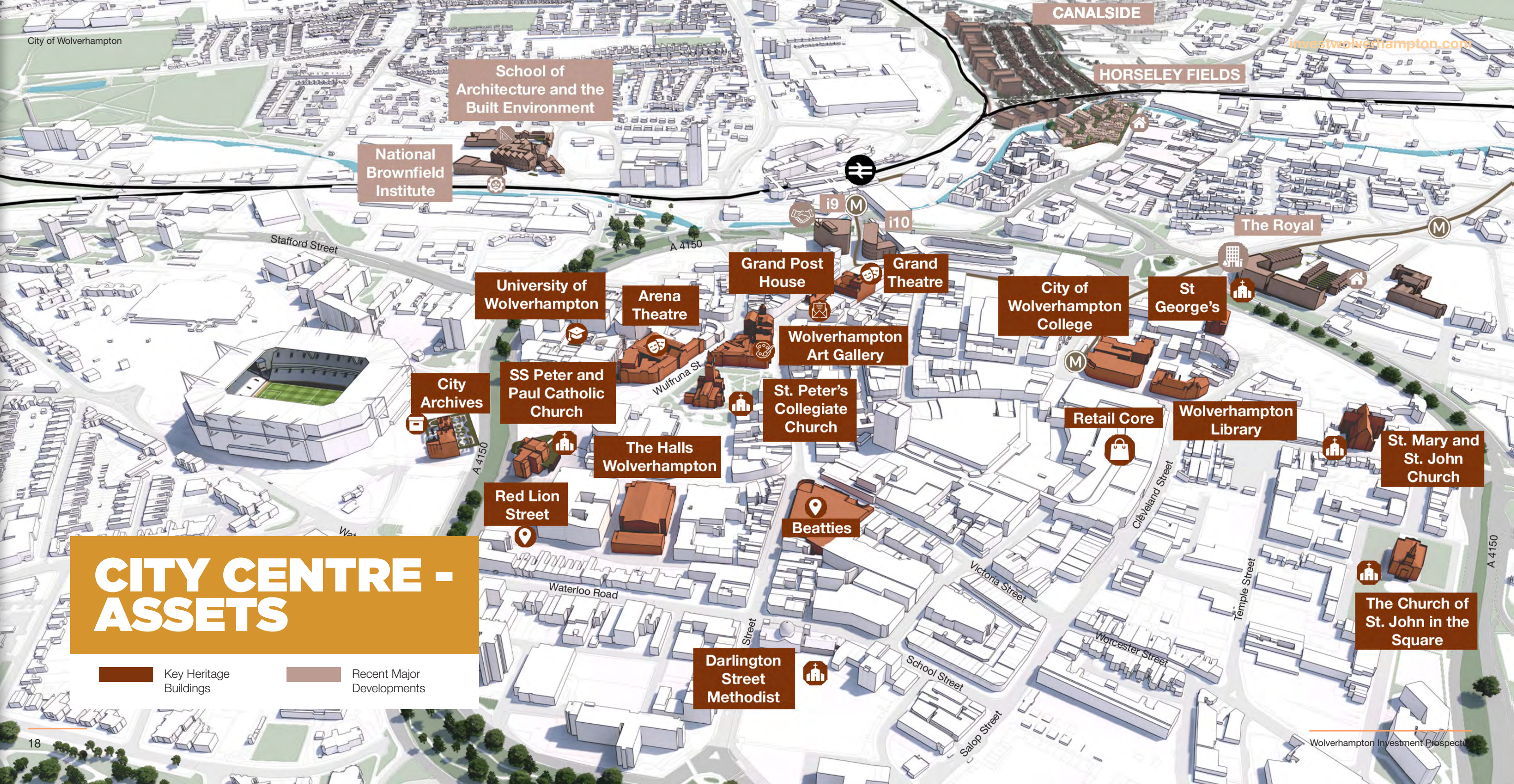
St. Peter's
Collegiate
Church

The Halls
Wolverhampton

Molineux
Stadium

The Church of
St. John in the
Square

CITY CENTRE - LANDMARKS



City of Wolverhampton

investwolverhampton.com

School of
Architecture and the
Built Environment

National
Brownfield
Institute

HORSELEY FIELDS

The Royal

Stafford Street

A 4150

University of
Wolverhampton

Arena
Theatre

Grand Post
House

Grand
Theatre

City of
Wolverhampton
College

St
George's

City
Archives

SS Peter and
Paul Catholic
Church

Wolverhampton
Art Gallery

St. Peter's
Collegiate
Church

Retail Core

Wolverhampton
Library

St. Mary and
St. John
Church

The Halls
Wolverhampton

Red Lion
Street

Beatties

The Church of
St. John in the
Square

Waterloo Road

Darlington
Street
Methodist

School Street

Victoria Street

Worcester Street

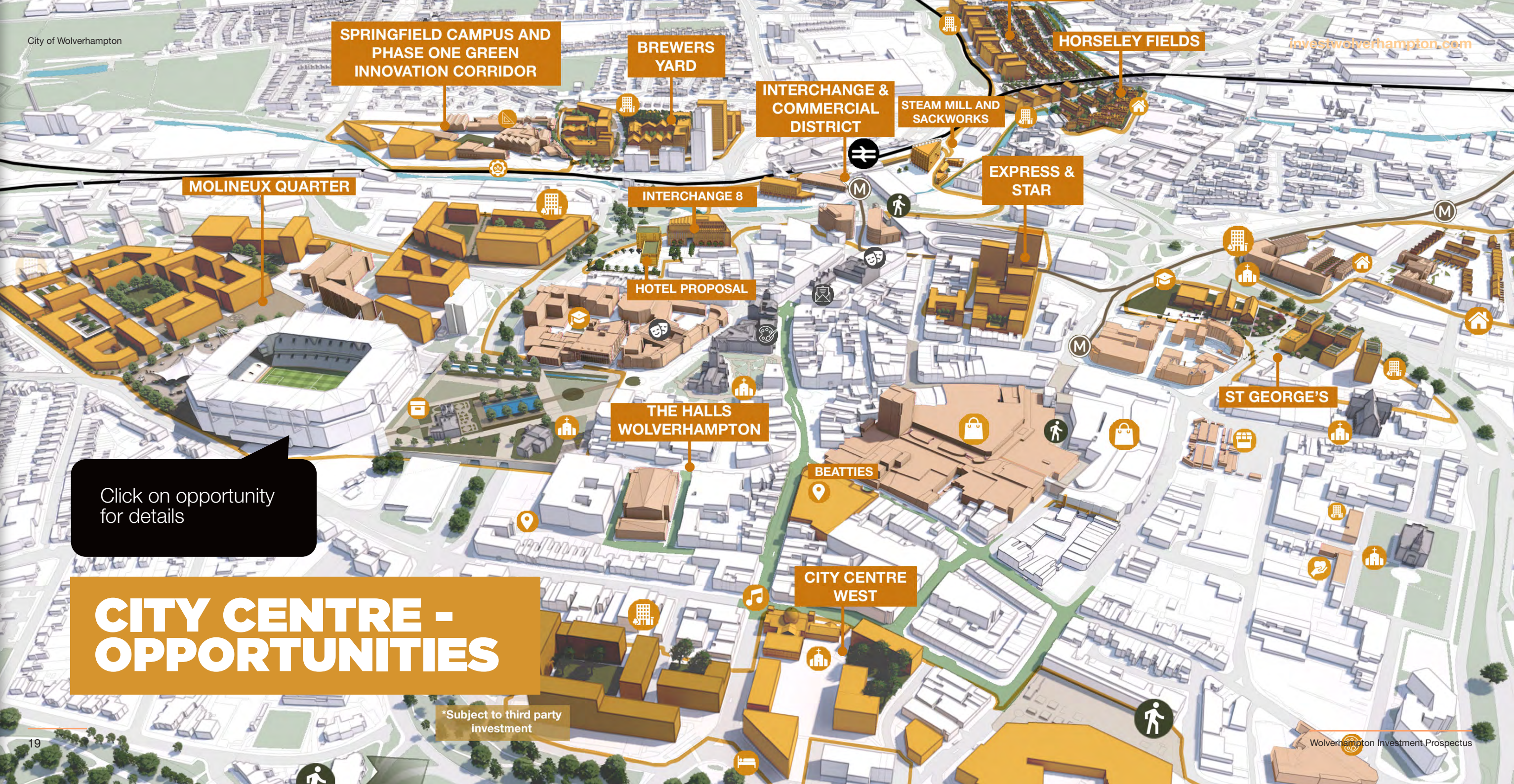
Temple Street

Salop Street

CITY CENTRE - ASSETS

Key Heritage
Buildings

Recent Major
Developments



City of Wolverhampton

investwolverhampton.com

SPRINGFIELD CAMPUS AND
PHASE ONE GREEN
INNOVATION CORRIDOR

BREWERS
YARD

INTERCHANGE &
COMMERCIAL
DISTRICT

STEAM MILL AND
SACKWORKS

HORSELEY FIELDS

MOLINEUX QUARTER

INTERCHANGE 8

HOTEL PROPOSAL

EXPRESS &
STAR

THE HALLS
WOLVERHAMPTON

ST GEORGE'S

BEATTIES

CITY CENTRE
WEST

Click on opportunity
for details

CITY CENTRE - OPPORTUNITIES

*Subject to third party
investment

BREWERS YARD

Promoter:
City of Wolverhampton Council

Sector:
Residential led mixed-use
development
Public & Private Sector Led

Investment Type
Forward funding; Development
funding, Private Renting Sector
fund opportunity

Planning Status
Outline planning application
enabling a total of up to
599 residential units

Scale/Value:
£250 million



Brewers Yard is £250m mixed use scheme which will see a total mixture of 1,300 city houses and apartments, and 60,000 square foot of new retail and commercial space, as part of the city's Canalside regeneration.



It is a comprehensive masterplan involving brownfield site remediation that will deliver up to 599 residential units in Phase 1, with Phases 2 & 3 to make up the remaining 700 residential units.

Investment Opportunity

The public and private strategic delivery partnership will look to secure investors and occupiers to help deliver this ambitious residential-led mixed-use regeneration project.

The City of Wolverhampton Council have secured funding for the site clearance works to support accelerating site preparation and fast track delivery, leading to de-risked phasing of key investible opportunities from regional, national and international funding institutions.

Timeline Anticipated during 2026

INTERCHANGE COMMERCIAL DISTRICT:
INTERCHANGE 8

Promoter:
City of Wolverhampton Council,
ION Developments

Sector:
Office
Public & Private Sector Led

Investment Type
Buyer, equity investor and
development partner.

Planning Status
As part of local area plan

Scale/Value:
£40 million



Building upon the success of the delivery of first phases of the Commercial District, Interchange 8 will be the city’s third, and largest, office development at Interchange with best environmental credentials of any building in the city

Investment Opportunity
Interchange 8 aims to offer 77,725 sq ft of flexible state-of-the-art floorspace designed around today’s office requirements and will deliver net zero carbon design in a location only minutes away from the city’s new public transport Interchange.

The Interchange Commercial District includes Interchange 8 (Broad Street), Steam Mill and Sackworks, attracting business and professional services alongside a new hotel offer. Interchange 8 will continue the growth of the city as a modern high-quality destination for businesses and visitors.

Proposals for the northern part of this site include the delivery of a 153-key hotel, as part of a known market requirement in the city for a new high quality hotel product.

[Website](#)

INTERCHANGE COMMERCIAL DISTRICT:
STEAM MILL & SACKWORKS

Promoter:
City of Wolverhampton Council,
Canal & River Trust,
ION Developments

Sector:
Office and residential with elements
of leisure and retail
Public & Private Sector Led

Investment Type
Equity Investor

Planning Status
As part of local area plan

Scale/Value:
£20 million



Steam Mill and Sackworks are two key strategic sites neighbouring the city’s new railway station, as a future phase of the Interchange Commercial District

These sites will deliver new residential units, potentially with elements of leisure and retail floorspace that links the transport interchange with the wider canalside corridor.

The proposal for the Steam Mill scheme is for a 6 storey, 61,590 sq ft grade A office development in a highly accessible and sustainable location. It is a key ‘transition site’ where the Interchange links into the Canalside Quarter as one of the key locations for the city’s new residential offer.

Sackworks forms an important part of the gateway to the Canalside regeneration area with high-quality residential development alongside the sensitive restoration of the city’s iconic heritage railway assets. It will deliver a 4/5 storey residential scheme comprising up to 153 units with the potential to provide ancillary co-working space.

[Website](#)

INTERCHANGE COMMERCIAL DISTRICT:
FUTURE PLOTS

Promoter:
City of Wolverhampton Council,
Canal & River Trust,
ION Developments

Sector:
Office, Hotel, F&B & Leisure
Public & Private Sector Led

Investment Type
Equity investor, operators

Planning Status
As part of the local area plan

Scale/Value:
£50 million



There are further opportunities across multiple strategic sites to build upon the success of the new and developing Interchange Commercial District. here are further opportunities across multiple strategic sites to build upon the success of the new and developing Interchange Commercial District.

Overall, the area will deliver 1 million square feet of grade A office space on strategic sites at the heart of an integrated regional road, rail and tram hub.

Key site opportunities include Banana Yard and Broad Street basin.

[Website](#)

CITY CENTRE WEST

Promoters:
City of Wolverhampton Council,
English Cities Fund /
Morgan Sindall / Muse

Sector:
Commercial & Leisure

Public Sector Led

Investment Type
Third party development partner with an
extensive track record of commercial, residential
and mixed-use development required

Planning Status
As part of local area plan.

Scale/Value:
£150 million



City Centre West is a 5 hectare site linking School Street and Darlington Street in the City Centre.

The Wolverhampton City Centre Local Plan Area Action Plan (AAP), adopted in 2016, identifies the site as the largest development and regeneration opportunity in the city centre with the potential to create a new district for the city through high-quality mixed-use development.

The council has identified a development partner to provide the revenue, resources and expertise to unlock the potential and bring forward the regeneration of City Centre West.

Investment Opportunity

City Centre West offers an opportunity for a new quarter of the City to introduce a number of uses and provide a food and beverage offer for those visiting the City for cultural and sporting events.

Sitting within walking distance to the The Halls and Molineux Stadium, home of Wolverhampton Wanderers Football Club, this area can become a vibrant, energetic part of town.

This is a residential led scheme that will include a mix of tenures across the development. Ground floor uses that will allow a mix of retail and F&B to activate spaces and bring footfall. The potential for leisure use as a later phase.

[Website](#)

MOLINEUX QUARTER

Sector:
Commercial & Leisure
Public & Private Sector Led

Planning Status
As part of local area plan.

Scale/Value:
£100 million+



The vision for the Molineux Quarter is to bring forward new development and radically transform the public realm, knitting the Football Club and university's Molineux Campus into the fabric of the city centre.

The football club brings in thousands of visitors to the city each year, however land around the football stadium is underutilised. Much more could be done to create a new vibrant destination and experience for the city around the stadium, both during and outside the football season, with the potential for expansion, new public space and major new commercial development. The latter will benefit from an elevated visual prominence and position adjacent to the stadium, university and the city's main civic area.

Investment Opportunity

New developments, to match the club's international ambitions, will be brought forward through a partnership between the council, the club's owners (Fosun International), and the University of Wolverhampton.

[Website](#)

HOTEL OPPORTUNITIES

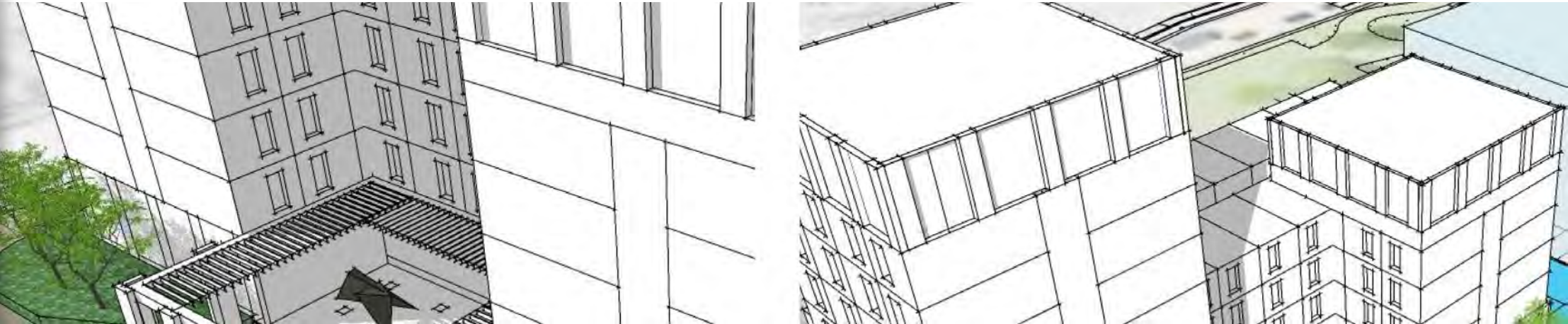
Promoter:
City of Wolverhampton Council

Sector:
Commercial & Leisure
Public Sector Led

Investment Type
Funders, hotel brands and operators.

Planning Status
As part of local area plan.

Scale/Value:
£14 million



Operated and managed by an international hotel brand, the circa 150-bedroom hotel will satisfy the strong underlying demand due to Wolverhampton’s diverse cultural, tourism and business offer and events programme.

The project will act as a catalyst to kick-start the redevelopment of this high-profile City Centre West regeneration area.

Planning Status As part of the local plan area. The City Centre West site previously had planning consent for a mixed-use scheme, including a hotel.

Investment Opportunity

As part of the re-phasing and reimagining of the City Centre West leisure scheme, the City of Wolverhampton Council is seeking to deliver a new premium hotel offer in the city centre.

Website

ST GEORGE'S

Promoter:
City of Wolverhampton Council

Sector:
Residential, retail,
commercial & leisure.
Public Sector Led

Investment Type
Development, Investment,
Joint Venture

Planning Status
As part of the local area plan

Scale/Value:
£100+ million



The site is the former Sainsbury's supermarket along with associated parking located to the east of the city and is in the ownership of the City of Wolverhampton Council.

The grade II listed St Georges Church is located on the site and is attached to the supermarket and has a previous use as the supermarket café. The church is to remain and be a focus of the development.

Investment Opportunity

To create a new thriving community that acts as a catalyst to create an upward trajectory for the city of Wolverhampton. There is an aspiration to deliver over 400 homes.

The site is suitable for a range of uses. The council would like to see an impressive high quality development and would welcome an urban perimeter block scheme that is outward looking, enhancing the frontage onto the ring road and the metro line at Bilston Street. The listed church must be retained, and a boulevard provided across the site along the route of the original Cleveland Road in order to maximise connectivity between the city centre shopping core and future development opportunities to the southeast of the city centre, including the Royal Hospital site.

Website

BEATTIES BUILDING

Sector:
Residential
Private Sector Led



The Beatties building is an important institution in Wolverhamptons history, having been a traditional department store for over a century, and highly valued by local people.

A new use is now proposed for the building, with the redevelopment of former Beatties Car Park and night club to accommodate ground floor Class E commercial floorspace and the construction of 145 dwellings and basement and ground level car park with new access and crossover.

Investment Opportunity Opportunity to transform the store and car park into 145 dwellings

[Website](#)

EXPRESS AND STAR

Promoter:
Express and Star / Knight Frank

Sector:
Office, Hotel, F&B & Leisure
Private Sector Led

Investment Type
Equity investor, operators

Planning Status
As part of the local area plan

Scale/Value:
£50 million



The Express and Star’s historic offices and the newer annexed print rooms represents a unique opportunity within the core of the city centre to bring forward development at scale.

With excellent access to the Interchange and the shops, services and facilities in the city centre, there are a number of potential options that could be considered on the site.

Investment Opportunity: A number of development options could be brought forward, including the wholesale repurposing of the Express & Star offices on Queen Street, as well as new development on the wider estate. There is also potential to increase the site to 1 hectare in scale through land assembly of the adjacent NCP car park, which has periodically been promoted to the market.

[Website](#)

HERITAGE PROJECTS

Promoter:
City of Wolverhampton Council and Partners

Sector:
Residential led mixed-use development
Public Sector Led

Investment Type
Funder

Scale/Value:
£50 million



The former Wolverhampton Eye Infirmary occupies a prominent position in Chapel Ash just west of the city centre.

It comprises three buildings, the infirmary itself, a former nurses' home and a later 20th century addition, all of which are of architectural and historic interest and appear on Wolverhampton's local list of heritage assets. The site is also within The Oaks conservation area.

A Grade II listed building, originally the head Post Office. Eventually sold and refurbished as offices and teaching rooms, and let to the University, who used it until 2007. The building carries one of Wolverhampton's biggest displays of terracotta.

Investment Opportunity

The vision for these sites is to bring the buildings back into beneficial use, predominantly for residential accommodation, and to create a striking, high quality, iconic development opportunity.

[Website](#)

HORSELEY FIELDS



Horseley Fields is part of the redevelopment of the Canalside South area, sitting immediately to the east of the transport Interchange. The site offers opportunities for waterside developments.

Developer Placefirst has secured planning permission to deliver a transformative regeneration scheme of 366 new homes provide a mix of townhouses, new build apartments and commercial space across five acres of brownfield land in the heart of Wolverhampton's historic Canalside Quarter as a first phase of Canalside South.

NATIONAL BROWNFIELD INSTITUTE

The NBI is part of the University's emerging Springfield Campus. Opened in September 2022, the facility is associated with the University of Wolverhampton, and is home to a team of specialist researchers, consultants and industry experts who will advise on all aspects of brownfield redevelopment and remediation.

SPRINGFIELD BREWERY

The Grade II listed building was originally used as the Springfield Brewery stables and it reopened in 2020 as part of the University's £120m specialist architecture and built environment campus, the largest of its kind in Europe.

Today it is used as an employer-led training facility to enhance productivity in the region's manufacturing sector.





TRANSPORT INTERCHANGE

The new railway station is the cornerstone of the £150 million Interchange - a transport hub connecting trains, buses and trams and creating an attractive commercial gateway to the city.

- £25m station redevelopment
- Well-established Metro network
- Fantastic connections to Birmingham, Birmingham Airport, Manchester & London

i9 OFFICE BUILDING

An iconic part of the city's commercial district, opened in 2021 and delivering prime office space in the region.

- £16m flagship, office gateway development at the heart of the transport interchange
- Over 52,000 square feet grade A office space
- Home to the Department for Levelling Up, Housing and Communities, the West Midlands Pension Fund and Local Government Pension Scheme



i10 BUILDING

Delivered as part of the Wolverhampton Interchange scheme, quality and sustainability are key features of this prize winning building which comprises 36,000 sq ft of office space over three floors and 15,000 sq ft of retail ground floor space.

It has added a much needed Grade A office accommodation to the city, constructed to BREEAM excellent standards, making it one of the most sustainable buildings in the city.

THE HALLS WOLVERHAMPTON

The Halls Wolverhampton is a historic music venue and Grade II listed building.

It has recently undergone a multi-million pound refurbishment and improvement, re-opening in June 2023.

For several decades it has been one of the most notable live music venues in the country, forming part of a wider complex which includes Wulfrun Hall and the Slade Rooms. Global operator AEG Presents has agreed a 25-year lease deal to run the venue.



WOLVERHAMPTON ART GALLERY

Grade II listed building that opened in 1884. The art gallery underwent a refurbishment in January 2022 that saw a new exhibition space open, the gallery's Georgian Room refurbished, and the PA system and Wi-Fi connectivity improved.

Both the café and entrance upgrade were phase two of the £1.5m revamp to the gallery.



GREEN INNOVATION CORRIDOR

Wolverhampton's Green Innovation Corridor is a partnership between City of Wolverhampton Council and the University of Wolverhampton. It is a long-term strategic project which combines a strong talent pool with the University's research and innovation relating to metals, additive materials, advanced manufacturing, green computing and construction.

The GIC represents a paradigm shift towards sustainable manufacturing, propelled by cutting-edge technologies, strong supply chain and a highly skilled, diverse talent pool. The GIC will contribute to the UK's ambition to achieve net zero by 2050 by helping to develop and implement new technologies for the efficient use of rare minerals and materials as well as improving the UK's economic and strategic resilience to supply chain disruption in minerals and metals.

The project has already attracted significant interest from the public and private sector. The Green Innovation Corridor is one of three sites in the West Midlands Investment Zone, reflecting the UK Government's recognition of the GIC's potential to drive innovation-led growth in the region.

The Corridor builds on the city's key assets in skills, research and high-end additive manufacturing to level up the economy, support business growth and create quality jobs for local residents. It will also stimulate wider regeneration by acting as a catalyst for additional private sector investment in the Science Park and unlocking brownfield sites for mixed-use development.

The northern end of the corridor is one of the main gateways into the city and one of the region's premier locations for employment and commercial development. There are significant opportunities in this area to enhance the R&D and innovation offer at University of Wolverhampton Science Park and create a green innovation district linked to the University's strengths in additive materials manufacturing, metals and green technologies. These specialisms are already being applied across multiple sectors within Wolverhampton's supply chain, including aerospace, automotive, construction and digital.

investwolverhampton.com



i54 DELIVERED

2,700 JOBS

i54 has delivered over 2,700 jobs on one of UK's most successful Enterprise Zones with potential for over 900 more on the Western extension

£17.5M

NATIONAL BROWNFIELD INSTITUTE

opened in September 2022

Major occupiers in the area include:

JAGUAR

LAND-ROVER

MOOG

eurofins

Collins Aerospace

ERA



Wolverhampton Investment Prospectus

36

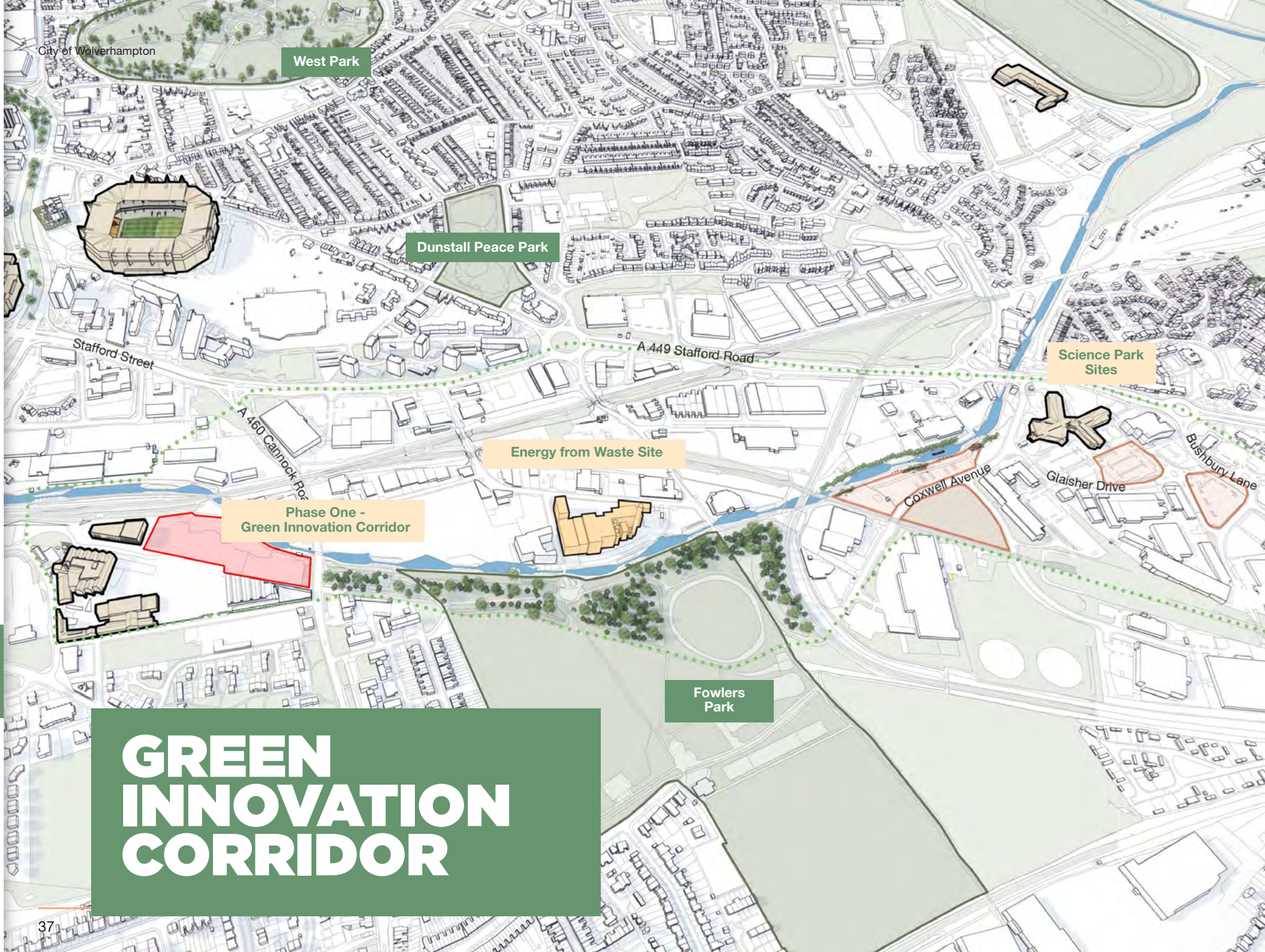
OPPORTUNITY

The council and university are seeking a private sector developer to join the existing partnership to further develop the vision for the GIC, refurbish existing R&D space, and develop new commercial, innovation and mixed-use accommodation over the next 10 years. The scheme presents a longer-term strategic opportunity to ensure new and existing companies, new start-ups and inward investors can locate in and grow within the innovation corridor.

The initial development will focus on edge of city centre sites and the private development partner will work to develop a longer-term, placed-based strategy for a sustainable proposition that also includes new housing and improved pedestrian links to Wolverhampton train station and city centre. This therefore presents a tangible opportunity to transform a key strategic site into a vibrant new innovation district.

The council has secured Investment Zone status (including £7m funding) and Levelling Up Fund support (£19m) to derisk initial phases, which will broadly comprise:

- The acquisition and refurbishment of the existing 7,400 sq m of science park space. The specific creation of ‘soft landing’ accommodation to accommodate start-up companies operating in green electric materials and manufacturing (GEMM)
- Development of an additional new 12,000 sq m of commercial space at the Science Park
- Development of a further 20,000 sq m of commercial space at Springfield Campus.



City of Wolverhampton



Wolverhampton Racecourse

investwolverhampton.com

OXLEY PARK GOLF CLUB

University of Wolverhampton Science Park



Technology Centre



The Science Centre



Creative Industry Centre

UNIVERSITY OF WOLVERHAMPTON:
**SCIENCE PARK -
ASSETS**

A 449 Stafford Road

Coxwell Avenue

Glaisher Drive

Mammoth Dr.

Showell Road

Click on opportunity for details

UNIVERSITY OF WOLVERHAMPTON SCIENCE PARK

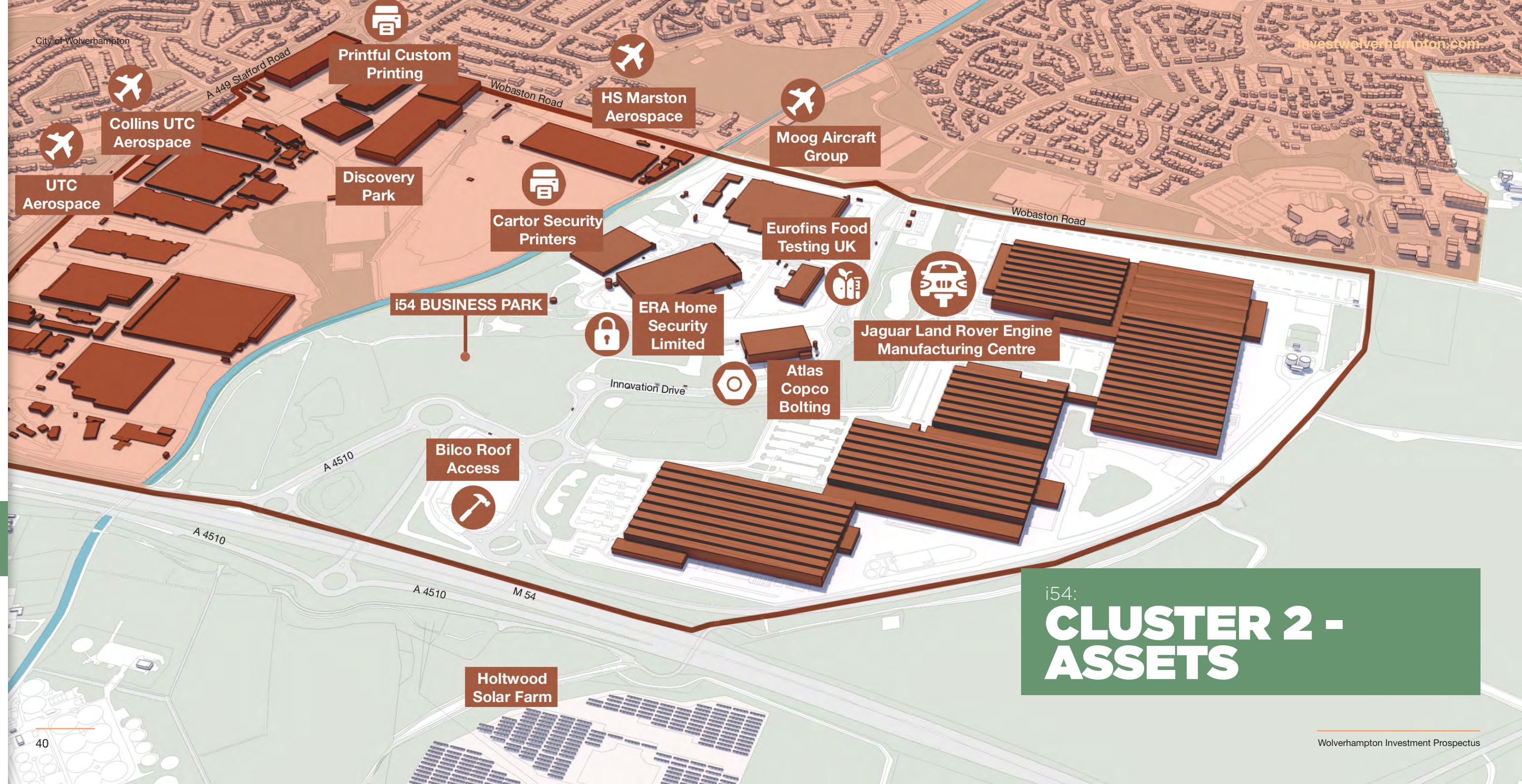
GREEN INNOVATION CORRIDOR

5G Accelerator

5G

This map includes concept layouts and buildings on opportunities sites to stimulate discussion on how to deliver the vision for the city, it does not represent a fixed proposal or plan.

UNIVERSITY OF WOLVERHAMPTON:
SCIENCE PARK - OPPORTUNITIES



City of Wolverhampton

investwolverhampton.com

UTC Aerospace

Collins UTC Aerospace

Printful Custom Printing

Discovery Park

HS Marston Aerospace

Moog Aircraft Group

Cartor Security Printers

Eurofins Food Testing UK

i54 BUSINESS PARK

ERA Home Security Limited

Jaguar Land Rover Engine Manufacturing Centre

Atlas Copco Bolting

Bilco Roof Access

Holtwood Solar Farm

i54:
CLUSTER 2 - ASSETS

A 449 Stafford Road

Wobaston Road

Wobaston Road

Innovation Drive

A 4510

PLOT 2
Deal Agreed STC

**i54 Business Park
Western Extension**

PLOT 1

MLPL Land

This map includes concept layouts and buildings on opportunities sites to stimulate discussion on how to deliver the vision for the city, it does not represent a fixed proposal or plan.

i54: CLUSTER 2 - OPPORTUNITIES

SPRINGFIELD CAMPUS

Promoter:
University of Wolverhampton

Sector:
Research, Education and Skills
Public Sector Led

Investment Type
Investor, co-developer, funder

Planning Status
As part of the local area plan

Scale/Value:
£125 million



The Springfield Campus will act as a smart specialisation hub in the region. It is estimated to bring over £300m worth of GVA benefits to the Black Country over a 30-year project lifecycle.

Initial development focused on learning, skills development and education and includes the state-of-the-art School of Architecture and the Built Environment, a £120 million project. This turned a 12-acre, Grade II listed former brewery into Europe's largest specialist architecture and built environment campus. Soon after the National Brownfield Institute was established concentrating on developing research and policy expertise.

The Green Innovation Corridor has been provisionally allocated grants of £19.9m through DLUHC Levelling Up Fund Round 3 and £7m through its designation as a core development site within the West Midlands Investment Zone. These funds will facilitate delivery of over 17,000 sqm of R&D, laboratory and innovation / business incubation space creating opportunities for business growth and start-ups at the University of Wolverhampton Campus and Science Park contributing to the early establishment of the National Centre for Green Electrical Materials Manufacturing.

UNIVERSITY OF WOLVERHAMPTON:
SCIENCE PARK

Promoter:
City of Wolverhampton Council /
University of Wolverhampton

Sector:
Digital Tech, Aerospace &
Employment
Public Sector Led

Investment Type
Equity investor for
development sites

Planning Status
As part of the local area plan,
and subject to land assembly

Scale/Value:
£125 million



University of Wolverhampton Science Park is a partnership between University of Wolverhampton and City of Wolverhampton Council formed in 1993.

The Science Park is home to over 100 businesses in a diverse range of sectors, including aerospace, agricultural technology, automotive, construction, information technology, life sciences, professional and business services with a fast-growing demand for further commercial space.

The Centre of Excellence for Advanced Manufacturing & Digital Innovation Hub comprises of an incubator space and start-up units at Wolverhampton Science Park as hub of digital economy and aerospace. It builds upon the University of Wolverhampton’s ambitions to develop a Centre of Excellence for Digital Innovation in Smart Cities.

Between 1995 and 2017 there was a growth in lettable space from 2,500sqm to 14,000sqm with the new proposed development, to accommodate further demand for workshops, laboratories and offices.

Investment Opportunity

Future development sites neighbouring the existing Science Park are key opportunity areas as part of the emerging Green Innovation Corridor with potential for business start-up space, innovation hub and offices.

Website

i54 BUSINESS PARK:
**WESTERN
EXTENSION**

Promoter:
City of Wolverhampton Council,
Staffordshire County Council, South
Staffordshire Council and Stoford

Sector:
Advanced Manufacturing
Public Sector Led

Investment Type
Occupier

Planning Status
Planning permission for
B1, B2 uses



One of the UK’s most successful Enterprise Zone with over £1 billion already invested, and direct access to the UK motorway network (Junction 2 of M54 off junction 10a M6).

The remaining 25 acres provides fully serviced development platforms capable of accommodating up to 45,000m² of B1 and B2 floorspace and with a large power supply of up to 10MVA available.

i54 is home to international businesses and high value-added employers, including JLR’s Electric Propulsion Manufacturing Centre alongside other global businesses such as Moog, ERA, Atlas Copco and recently Fortune Brands.

Investment Opportunity

Following on from the huge success of i54 South Staffordshire, the next exciting phase provides a further extension of 60 acres to the west of the site. Interest has already been shown with now only 25 acres remaining and immediately available for advanced manufacturing, technology, training, and innovation. It is an opportunity for further high quality occupiers that will galvanise i54’s reputation as a regional, national and international strategic site and centre of excellence for advanced manufacturing.

CANALSIDE RENAISSANCE

The ongoing transformation along the canal network in the city presents major opportunities to deliver growth that benefits the wider communities in the city.

In Bilston, the successful delivery of the early phases of the Urban Village created homes in a high quality environment alongside a new school, leisure centre and new green spaces linked to the canal. Bilston Town Centre also presents the opportunity to create a modern high street destination connected to significant housing growth. Other developments are happening in the canal corridor, including the 151 homes already delivered on Cable Street and supported with funding from the WMCA.

Within the Wolverhampton to Walsall corridor, Wednesfield town centre is also a priority area for investment. A series of improvements to the quality of Wednesfield High Street are proposed, with improved links to the canal network to enhance connectivity. As part of the active travel fund investment, new high quality dedicated cycle facilities are being delivered along the Wednesfield Road and in/around the city centre.

Next to Wednesfield Town Centre, WV Living are delivering 266 new homes on The Marches development. The area will also benefit from the development of one of the UKs largest city solar farms at Bowman's Harbour. The nearby large industrial area has recently seen investments, such as Revolution Park, and there are other major opportunities available for large scale occupiers.



40 hectare mixed use development at Bilston Urban Village, providing **over 500 new homes**

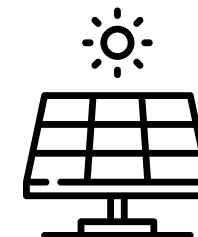
NEW

500

NEW HOMES

£10 MILLION

Over £10m allocated to Wednesfield and Bilston Town Centres from the Towns Fund.



6.9 MW

6.9 MW of sustainable solar energy from Bowman's Harbour Solar Farm.

CANALSIDE SOUTH

Promoter:
Wavensmere Homes, City of
Wolverhampton Council,
Canal & River Trust

Sector:
Residential-led mixed-use
development
Private sector-led

Investment Type
Residential development,
private sale, affordable
housing, PRS

Planning Status
Public Consultation /
Pre-application.

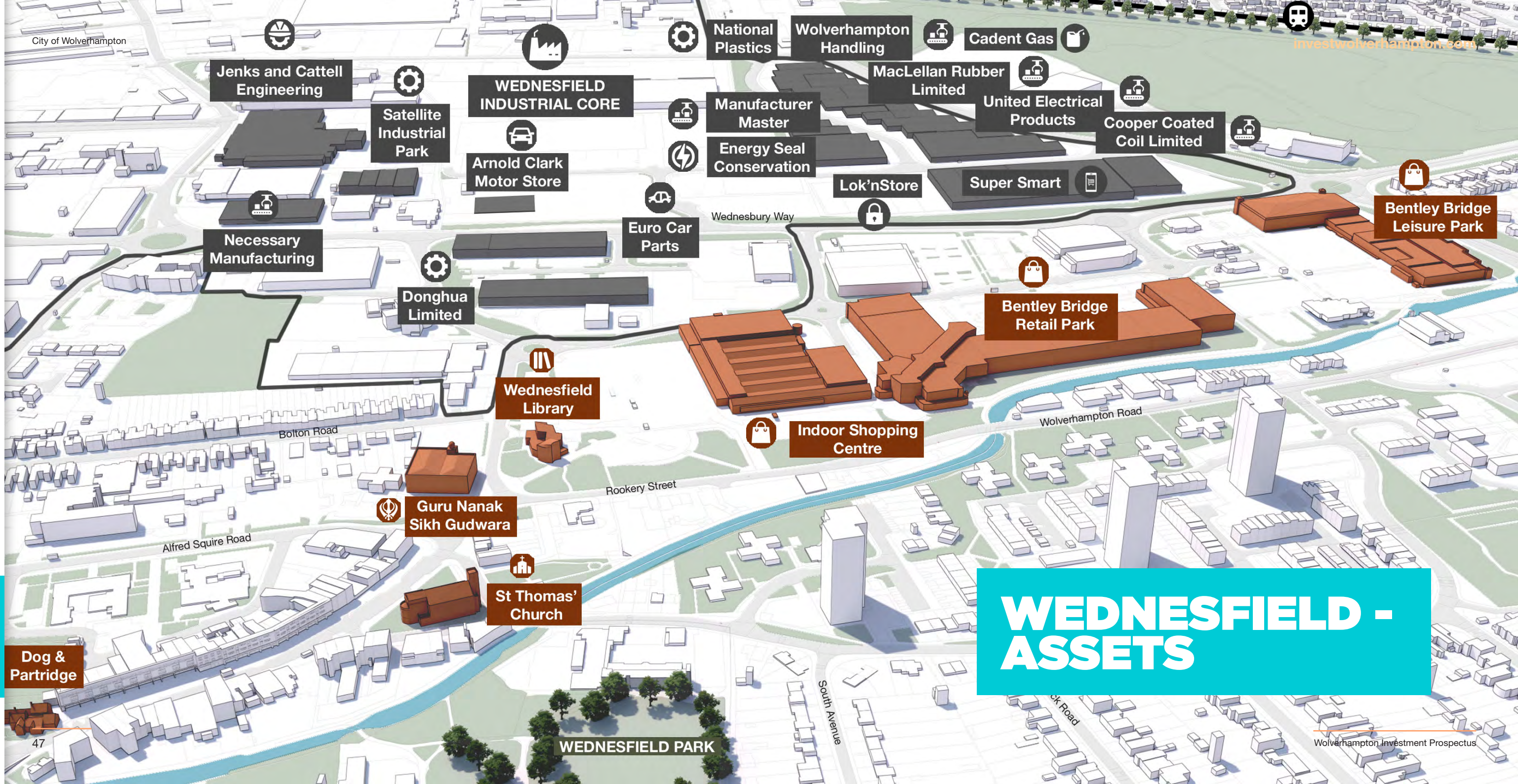
Scale/Value:
£150m



Canalside South is a former industrial site benefiting from frontage onto the Wyrley & Essington Canal and the Wolverhampton Branch of the Birmingham Main Line Canal.

Over 500 eco-focused homes and a range of commercial amenities are proposed for the 17-acre site – one of the largest city centre residential development opportunities in the Midlands. Plans will also be submitted to redevelop and reanimate disused railway arches on the site into 7,000 sq ft of lettable commercial space. The development will open up a new walkway to the city core, reducing the previous walk time by 20 minutes, and igniting investment into a commercial corridor.

Investment Opportunity The £150m investment and different housing typologies being proposed by Wavensmere Homes will be the catalyst for a new wave of ambitious city living, which is vital to see the Wolverhampton Pound spent locally. The overall vision for the Wolverhampton Canalside masterplan is the delivery of around 1,000 homes to meet both the city and wider region's housing needs, with sustainability and place-making at its heart.



City of Wolverhampton

investwolverhampton.com

Jenks and Cattell Engineering

Satellite Industrial Park

WEDNESFIELD INDUSTRIAL CORE

Arnold Clark Motor Store

Manufacturer Master

Energy Seal Conservation

National Plastics

Wolverhampton Handling

Cadent Gas

MacLellan Rubber Limited

United Electrical Products

Cooper Coated Coil Limited

Necessary Manufacturing

Donghua Limited

Euro Car Parts

Lok'nStore

Super Smart

Bentley Bridge Leisure Park

Bentley Bridge Retail Park

Wednesfield Library

Indoor Shopping Centre

Guru Nanak Sikh Gudwara

St Thomas' Church

Dog & Partridge

WEDNESFIELD PARK

WEDNESFIELD - ASSETS

Wolverhampton Investment Prospectus

City of Wolverhampton



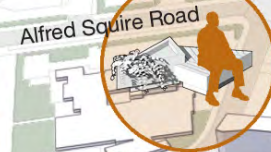
**BOWMAN'S HARBOUR
SOLAR FARM**

**HEATH TOWN
0.5 MILES**

Click on opportunity
for details



**WEDNESFIELD HIGH
STREET**



Rookery Street

Wolverhampton Road

South Avenue

WEDNESFIELD PARK

WEDNESFIELD - OPPORTUNITIES

This map includes concept layouts and buildings on opportunities sites to stimulate discussion on how to deliver the vision for the city, it does not represent a fixed proposal or plan.



BILSTON - ASSETS

This map includes concept layouts and buildings on opportunities sites to stimulate discussion on how to deliver the vision for the city, it does not represent a fixed proposal or plan.



BILSTON URBAN VILLAGE EAST

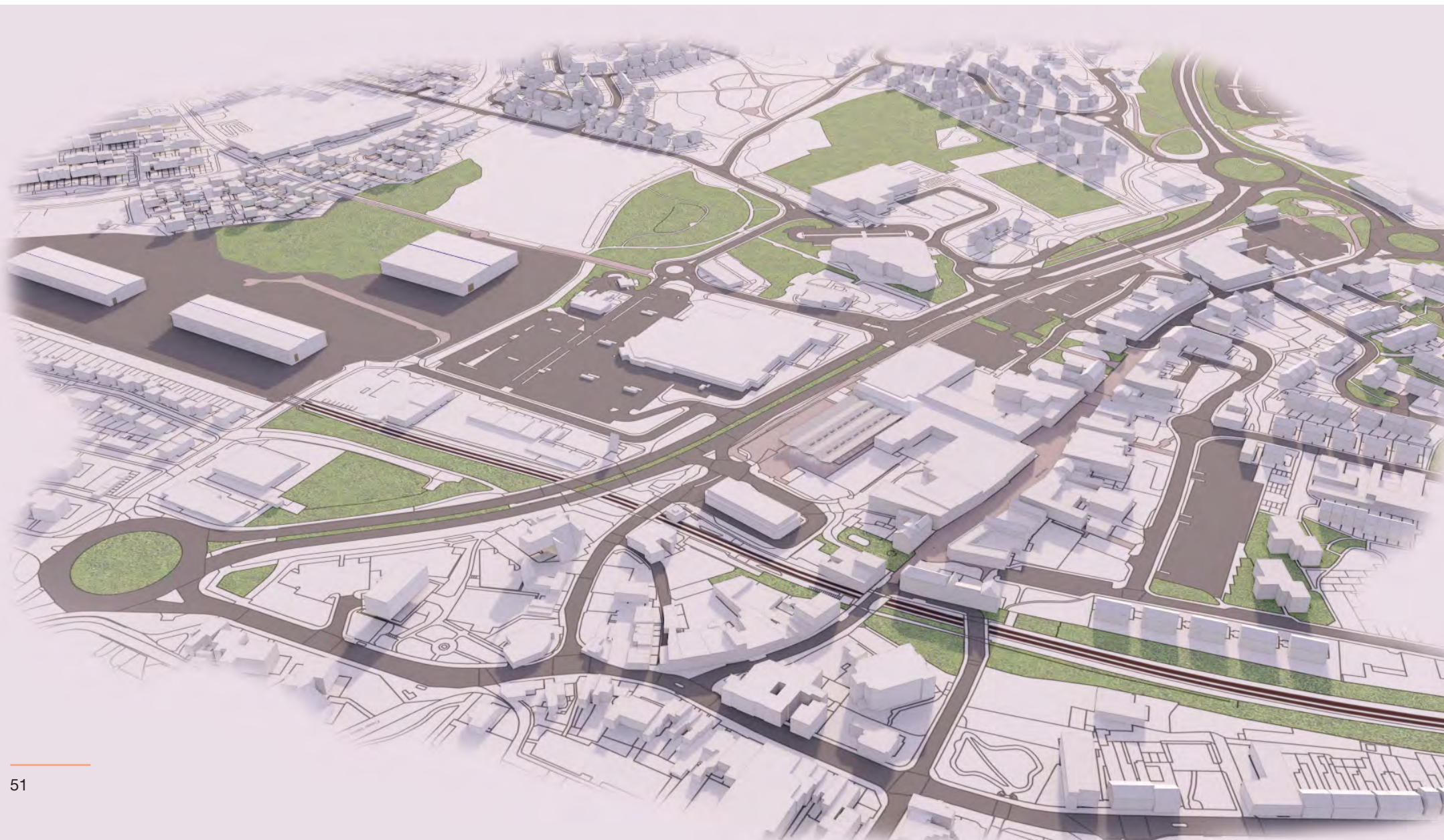
Sector:

Industrial

Public Sector Led

Scale/Value:

£125 million



This is part of the Bilston Urban Village (BUV) site which has successfully delivered 500 new homes, new health, education and leisure facilities.

It is approximately 2.5 miles from Wolverhampton City Centre with excellent connectivity to Wolverhampton, Birmingham and the rest of the West Midlands via the Black Country Route and West Midlands Metro.

Investment Opportunity

The City of Wolverhampton Council-owned employment site (6.02 ha) is one of the last remaining BUV development opportunities.

The City of Wolverhampton Council has selected Goold Estates as its preferred developer for the Bilston Urban Village employment site to develop high quality industrial and commercial units. The Council will work with economic partners, including the Black Country Consortium and the WMCA, to assist in the promotion of this site.

[Website](#)

BILSTON HIGH STREET & LINK

Promoter:
City of Wolverhampton Council

Sector:
Public & Private Sector Led

Investment Type
Equity investor for
development sites

Planning Status
As part of the local area plan,
and subject to land assembly

Scale/Value:
£5-10 million



Strategic key sites within the town centre offer the opportunity to redefine the traditional High Street, improve links to the new community at BUW and increase local spend and vibrancy in the area.

Investment Opportunity Subject to securing funding, a suitable mix of developments can enhance the offer in the town centre, improve environmental quality and create an iconic locally distinctive development opportunity.

[Website](#)

WEDNESFIELD HIGH STREET

Promoter:
City of Wolverhampton Council

Scale/Value:
£4.6 million



Wednesfield town centre is a priority area for investment, with the High Street performing an important role locally, and the nearby Bentley Bridge Retail Park and other facilities attracting visitors from a wider catchment.

This project comprises improvements to Wednesfield Market to provide enhanced facilities, increase footfall and attract further investment and development. It includes replacement of market stalls, creation of events space and infrastructure for street traders.

Investment Opportunity

A series of capital improvements to the quality of the Wednesfield High Street environment are proposed, which are currently at concept stage. These will be explored and refined on the basis of the Development Framework and accompanying feasibility study.

[Website](#)

CITY LEARNING QUARTER - BILSTON

The ATAC – Advanced Technology and Automotive Centre project is the first phase of the City Learning Quarter (CLQ) Programme that is being led by the City of Wolverhampton Council in partnership with the college.

ATAC upon completion will create a stand alone purpose built Technical Centre that will provide a new Advanced Engineering and Electric Vehicle (EV) Centre of Excellence at the College's Wellington Road, Bilston campus. This new build learning space measuring 2,415 square metres will provide the following facilities.

Motor Vehicle (traditional / hybrid / EV courses) and Engineering Teaching

New skills development in electric and hybrid vehicles

Engineering Workshop

Welding Bays

Motor Vehicle Workshops

Motor Vehicle Paint Spray Bay

MOT Bay Teaching Spaces including CAD and Robotics

Car Parking and External Areas

The project contributes to national, regional and Council priorities of education, training, skills and employment, brownfield land / sustainable / green development / technologies. It responds to the Government's announcement to end new petrol and diesel car production by 2030. The College curriculum provision is heavily influenced by skills gaps reported by local employers and offers learners a pathway into local employment opportunities.



City of Wolverhampton

investwolverhampton.com

HEATH TOWN ESTATE REGENERATION

A major transformation of the estate, which has seen an extensive demolition programme of vacant buildings, existing residential blocks undergo major improvements by Wolverhampton Homes, and the creation of three new play areas and a football pitch.

A total of up to 200 new homes are to be built on the estate over the coming years, with the council set to develop nine sites in total.

BOWMAN'S HARBOUR SOLAR FARM

The farm - a joint project by the City of Wolverhampton Council and the NHS Trust - will produce 6.9MW of sustainable solar energy, estimated to power the hospital for around 288 days a year.

This is a step towards making Wolverhampton carbon zero by 2041.



BILSTON MARKET

Bilston Market continues to drive footfall in the town and serves traditional local communities.

Around £5m of Towns Fund has been secured to bring about a transformation of the site, raising its quality and prominence in the town, widening its appeal and enabling a much more flexible use of the space, especially on non-market days and in the evenings.



BILSTON HEALTH AND WELLBEING CENTRE

A modern health and well-being facility combining Royal Wolverhampton Trust Services with clinical accommodation, local GP's and Council services, offering an integrated solution for Bilston.

The Council-led scheme, with support from the Clinical Commissioning Group, seeks to utilise its assets as part of a wider Bilston Asset Transformation programme to rationalise, consolidate and optimise its services to help unlock brownfield sites for housing development and public services.





Further information:
invest@wolverhampton.gov.uk

Christopher Kirkland
Head of City Investment
City of Wolverhampton Council
christopher.kirkland@wolverhampton.gov.uk
01902 553221 / 07971 843808

investwolverhampton.com
[@investwolves](#)





INDEX

Introduction
Why Wolverhampton?
Wolverhampton - a trailblazer for levelling up
Economic proposition
Funding successes
Diversity of place
Flair for innovation
Thriving culture
Where to invest
Market intelligence and investment appetite

CITY CENTRE

Landmarks
Assets
Opportunities
Brewers Yard
Interchange Commercial District:
Interchange 8
Interchange Commercial District:
Steam Mill & Sackworks
Interchange Commercial District:
Future Plots
City Centre West
Molineux Quarter
Hotel Opportunities
St George's
Beatties Building
Express and Star

Heritage Projects
Horseley Fields
National Brownfield Institute
Springfield Brewery
Transport Interchange
i9 Office Building
i10 Building
The Halls Wolverhampton
Wolverhampton Art Gallery

GREEN INNOVATION CORRIDOR

Opportunity
Science Park Assets
University of Wolverhampton:
Science Park - Opportunities
i54: Cluster 2 - Assets
i54: Cluster 2 - Opportunities
Springfield Campus
University of Wolverhampton: Science Park
i54 Business Park: Western Extension

CANALSIDE RENAISSANCE

Canalside South
Wednesfield - Assets
Wednesfield - Opportunities
Bilston - Assets
Bilston - Opportunities

Bilston Urban Village East
Bilston High Street & Link
Wednesfield High Street
City Learning Quarter - Bilston
Heath Town Estate Regeneration
Bowman's Harbour Solar Farm
Bilston Market
Bilston Health and Wellbeing Centre
Contact us