

# **WOLVERHAMPTON** **INVESTMENT** **PROSPECTUS**





# INTRODUCTION

**Wolverhampton's future is being shaped by bold ideas and a growing culture of entrepreneurship that is securing levels of investment not seen for generations.**

Built on the incredible foundation of its rich history and people – the city is evolving through development, education, transport, culture, digital transformation and green technology, attracting more talent and visitors.

A city with a proud engineering heritage rooted in coal mining, steel production and automotive manufacturing, Wolverhampton has transformed into a leading international location for firms developing next-generation green technologies, aligned to a commitment to be a Net Zero carbon city by 2041.

Wolverhampton's Green Innovation Corridor – one of three key sites identified as part of the West Midlands Investment Zone – is set to herald an exciting new era of research and development, leveraging Wolverhampton's strengths in advanced manufacturing, sustainable construction and green computing.

This is being supported by rising skills levels in the workforce thanks to the city's burgeoning University – and a new £61 million City Learning Quarter that will house the third best college in England for overall student achievement rates.

We also continue to work in partnership with central government and its agencies to deliver.

There is no better example of this than the major housing developments on site or in the pipeline that are set to bring thousands of new homes in and around the city centre – all catered for by excellent transport links.

This is all part of our transformative place-shaping programme to drive growth and support businesses, with visitors eager to see our Premier League football team, renowned art gallery, and top-class performers at the Grand Theatre and new-look University of Wolverhampton at The Halls – the city's premier music and entertainment venue.

This is all 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 have a range of opportunities available for investment across the city and in different sectors. Choose Wolverhampton to standout, 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. As one of the three cities in the West Midlands region, Wolverhampton uses its strengths in green technologies to complement Birmingham and Coventry, and leverage each city's uniqueness and collective scale to attract investment together. This is demonstrated by inclusion of the city's Green Innovation Corridor alongside Birmingham Knowledge Quarter and Coventry and Warwick Gigapark in the West Midlands Investment Zone.

**Wolverhampton is a city on the rise.**

Recent years have seen major successes, including a further £356 million investment by Jaguar Land Rover at i54 business park to support the move to electrification, Wavensmere Homes starting on site at the £150 million Canalside South scheme, £250 million investment in the University, establishment of the Ministry for Housing, Communities and Local Government (MHCLG) 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.**

The city has been successful in securing £25m through the Towns Fund, £60m through the Levelling Up Fund and £7 million in Investment Zone funding 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), MHCLG 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.

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

# A VIBRANT CITY FULL OF OPPORTUNITY

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

# 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 (6.3%) 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 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 (17.7% and 11.1%). We've notable strengths in aerospace and it's supply chains, food and beverage, metals and materials and construction industry products.

Multimillion investment in Full Fibre broadband with one new and two incumbent providers upgrading their infrastructure to full fibre. The city's proactive approach to supporting the roll-out across the city has resulted in excellent digital connectivity with 96% Gigabit and 88% Full Fibre broadband coverage, 92% 5G coverage from all operators and 100% at least one operator (Connected Nations Interactive Report July 2024).

**96%** **OF THE CITY IS GIGABIT CAPABLE**

compared to the national average 81.7% and full fibre coverage surpassing the national average (87.9% versus 67.4%).

**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 location for the Ministry of Housing, Communities and Local Government - 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. The city attracted 10 million visitors in 2023. Our key venues include the iconic major events venue University of Wolverhampton at The Halls, which reopened in 2023 after multi-million investment under global venue operators AEG Presents attracting 300,000 visitors per year. 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.



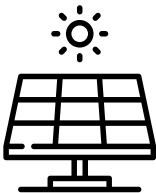
**NEW CITY LEARNING QUARTER**



A £61 million scheme that will connect approximately 45,000 people over a 10-year period to skills, jobs and opportunities. This new facility – a collaboration between the College, City Council and stakeholders and opening in 2025 - will provide academic and vocational skills provision in the heart of the city with excellent public transport links for 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.





# CITY LEARNING QUARTER



## 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 significant new investment from Fortune Brands.



**80**

Over 80 languages are spoken and one third of the population is from Black and Minority Ethnic communities.



**3 MILLION**

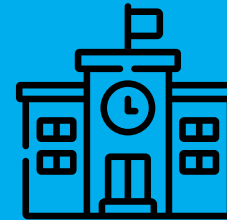
people live within 20 miles of the city centre and 1.73 million within 30 minutes.



Between 2023 and 2043 Wolverhampton will have grown by almost 24,000 people.

**+24K**  
POPULATION GROWTH

**96% 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 84% of the University's cohort in employment, education, or running their own business.



**8 IN 10**

### AN EVENT CITY

National events are regularly held in the city, including Premier League football, horse racing, greyhound racing, gigs at The Halls, productions at the Grand Theatre, the Grand Slam of Darts and the Kabaddi World Cup. The biggest Vaisakhi outside of London and other events such as Diwali and Pride celebrate the diversity of the city. The city's five-year events strategy further aims to boost investment in the city and increasing local jobs, skills and volunteering opportunities.

### VISITOR ECONOMY

The value of the city's visitor economy is at an all-time high, reaching a record £458 million in 2023 - up nearly 13% in just one year. Our Destination Management Plan vision is to get people thinking differently about the City by creating a vibrant destination and proposition that continues to grow the visitor economy.



# Funding successes

£20M

Government funding  
for our new  
**City Learning Quarter**

£20M

MHCLG grant for our new  
**Bilston Health &  
Regeneration Programme**

£27M

Government and  
Investment Zone  
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**

# DIVERSITY OF PLACE

Wolverhampton offers investment opportunities across three key spatial areas, each with its own distinctive features and connected by a network of green spaces and canals.

CITY CENTRE





GREEN INNOVATION CORRIDOR






CANALSIDE RENAISSANCE







£150M INVESTMENT

£150m investment in major rail, metro and bus infrastructure





DIVERSITY OF PLACE



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

Successful developments include the delivery of Grade A office accommodation in the flagship i9 and i10 buildings, as well as the enhancement of the Mander Shopping Centre with the addition of Superbowl UK bowling and entertainment venue. The city will see close to 10,000 new homes by 2042, creating modern urban living and bringing further vibrancy to the city centre.

Wolverhampton has an established science and technology ecosystem, located in the Green Innovation Corridor. This comprises the area that stretches from the city centre from the University's Springfield campus to the University of Wolverhampton Science Park through to the northern edge of the city at i54 business 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.



Wolverhampton is strategically placed with connections to the national motorway and rail network, and Birmingham International 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 University of Wolverhampton at The Halls 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.

## GLOBAL COMPANIES WITH A PRESENCE IN WOLVERHAMPTON

Italy

Nuclear Engineering

Company: Ansaldo Nuclear Engineering Services

Employees: 249

Turnover: £36.2m

France

Rail Servicing

Company: Alstom Transport

Employees: 180

Turnover: £389m

Sweden

Locks Manufacturer

Company: Gunnebo UK Ltd

Employees: 58

Turnover: £27.6m

China

Sports

Company: Wolverhampton Wanderers FC

Employees: 248

Turnover: £26m

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: 504

Turnover: £93.7m

Located: New York, USA

India

Automotive

Company: JLR

Employees: 1200

Turnover: £17,700m

Company: Liberty Group

Turnover: £41m

### An International University

In January 2025, the University of Wolverhampton signed an agreement with the United Nations Institute for Training and Research (UNITAR) implementing a joint sustainability research and knowledge exchange centre. This is the first ‘Prosperity Alliance’ in the UK.

### 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 engaged in a wide range of projects with international partners through the 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.



# FLAIR FOR INNOVATION



## Wolverhampton has 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 is 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 is a strong pipeline of interest from

companies in sustainable construction and advanced manufacturing looking to invest in Wolverhampton.

The city's Green Innovation Corridor will drive the Green Industrial Revolution with an ambition to be a world-leading research-led cluster in green technologies through a focus on green construction, green computing and green engineering.

Scale-up businesses such as FlexSea have recognised the green growth opportunities in the city after relocating from London. Born from a mission to tackle the surge in plastic waste during the pandemic, FlexSea is redefining bioplastics with a revolutionary product made from seaweed - certified plastic-free and home compostable.

Wolverhampton is not afraid to embrace transformational changes. The council has launched a 2041 Net Zero Strategy for the city with a series of objectives and priority actions designed in consultation with partners and residents. The city will also be part of the West Midlands Combined Authority'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 84% of the University's cohort in employment, education, or running their own business. The University has launched an Estates Masterplan to create much more connected, vibrant and dynamic campuses which prioritise the student experience. This includes the development of a Medical School and accompanying facilities.



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





# 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.



## KABADDI WORLD CUP 2025

With millions of viewers worldwide, particularly in South-East Asia, the Kabaddi World Cup took place outside Asia for the first time in 2025. Matches took place at venues across the West Midlands with Wolverhampton hosting 4 days of action, including the semi-finals and finals.

## LARGEST COLLECTION OF POP ART

outside of London at Wolverhampton Art Gallery



University of Wolverhampton at The Halls



Vaisakhi Mela 2025



Molineux



Pride Festival



Over 80 languages are spoken and one third of the population is from Black and Minority Ethnic communities



Superbowl UK



Feel The Noise 2025



# THRIVING CULTURE

**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 building on our vibrant cultural offer as a small city with big cultural ambitions.

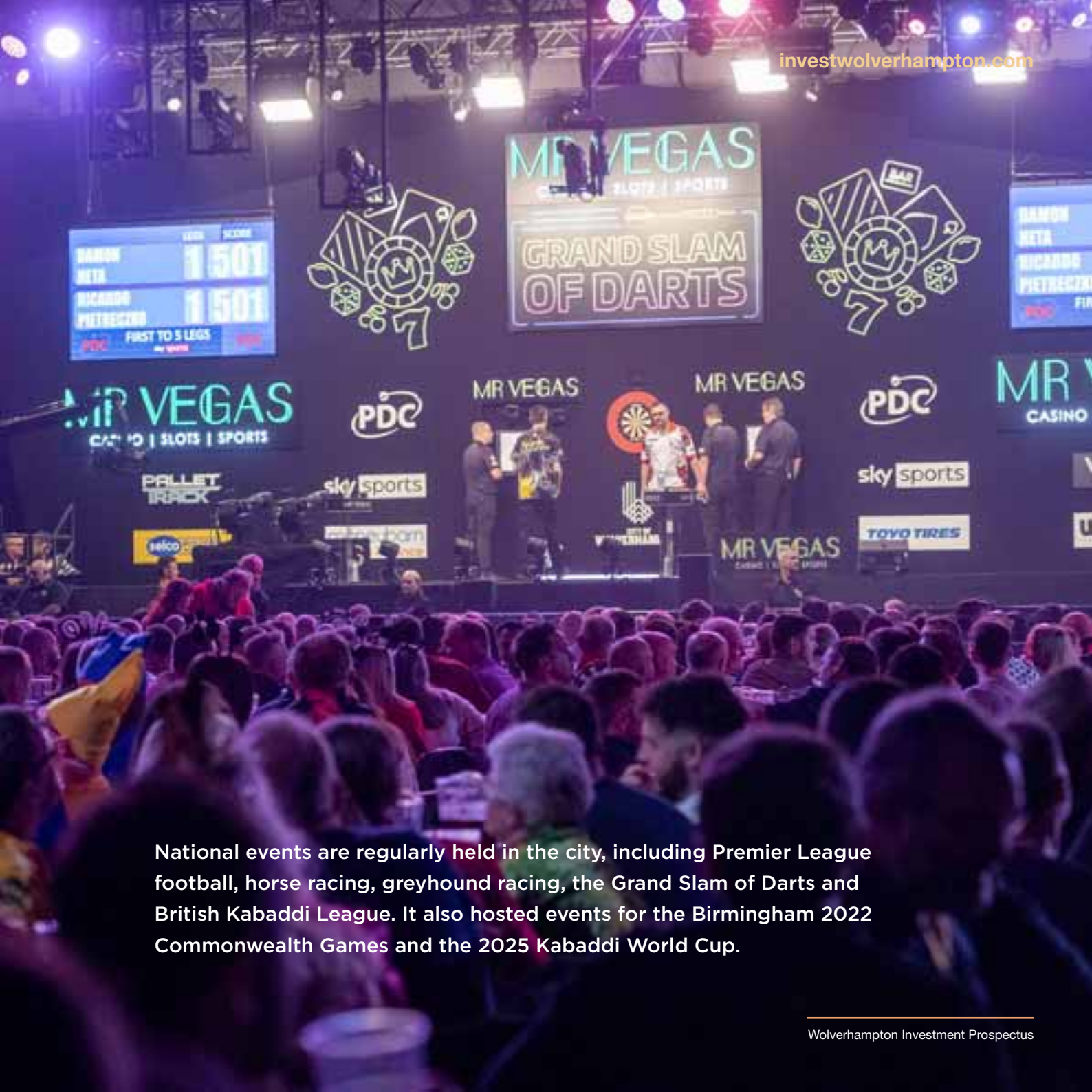
**Wolverhampton is home to various national sporting events.** The city has major events venues, hosting a range of different sports that attract thousands of visitors. The city also launched the first British Kabaddi League and hosted the first Kabaddi World Cup to take place outside of Asia.

**Wolverhampton has a strong cultural heritage and a thriving arts scene,** the city is home to five Arts Council England National Portfolio organisations comprising of Wolverhampton Art Gallery, Arena Theatre, Gazebo Theatre, Jaivant Patel Company and Newhampton Art Centre, which receive over £1million funding annually towards their creative programmes.

Renowned for its esteemed collection, Wolverhampton Art Gallery houses over 19,000 artworks and objects ranging from items reflecting the Black Country's manufacturing industries to iconic works by internationally acclaimed contemporary artists. The gallery is known for its collection of Pop Art as well as a major collection of works relating the Northern Ireland conflict and one of the most significant collections of works by Black British artists.

The gallery attracts over 85,000 visitors annually and hosts regular national and international world class touring exhibitions.

**Wolverhampton has a vibrant entertainment scene.** Music venues in the city, in particular University of Wolverhampton at The Halls, 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 and British Kabaddi League. It also hosted events for the Birmingham 2022 Commonwealth Games and the 2025 Kabaddi World Cup.

# WHERE TO INVEST

**“The city is going through a period of major transformation and is securing investments not seen for generations.”**

Click on an opportunity for details



## City Centre



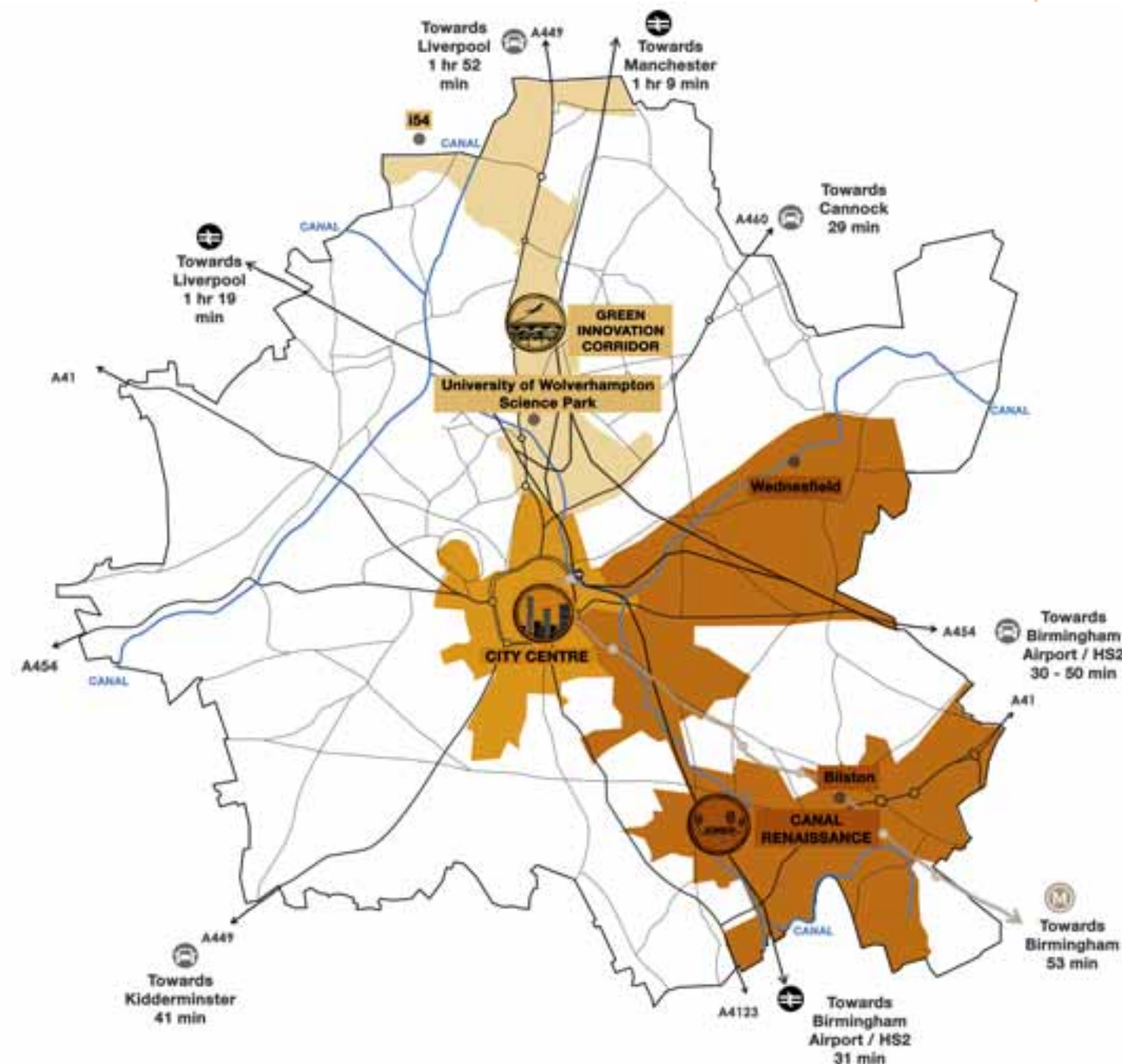
## Green Innovation Corridor

- Springfield Campus
- University of Wolverhampton Science Park
- i54 Western Extension



## Canal Renaissance

- Wolverhampton
- Wednesfield
- Bilston



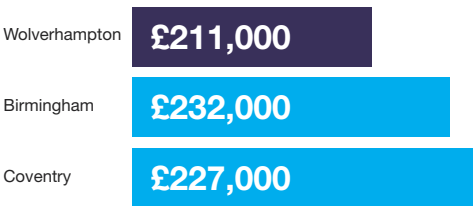


# MARKET INTELLIGENCE AND INVESTMENT APPETITE



## Average house prices

Average house price paid for all residential properties  
2025 data (ONS)



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

(Average per ft²)  
2025 data (LoopNet)

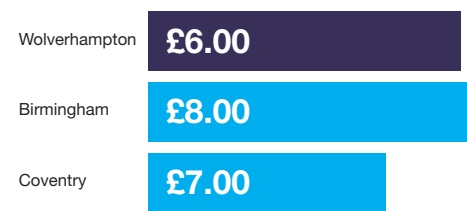


Successful lettings to major occupiers in the city centre, including MHCLG, is demonstrating demand for the office pipeline, with immediate and long term opportunities.



## Industrial property rental prices

(Average per ft²)  
2025 data (LoopNet)



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 has excellent digital connectivity with

## 96% GIGABIT AND 88% FULL FIBRE COVERAGE, 92% 5G

from all operators and 100% coverage at least one operator.

## £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 **MHCLG** 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.)



## 130,000 FT² NEW OFFICE SPACE

Over 130,000 square feet of 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.

## £178 MILLION HOUSING INVESTMENT

City of Wolverhampton Council plans to invest **£178 million** for new council homes and estate regeneration (replacement homes) 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 also continues to invest in the area with the consolidation of their estates in the city, including bringing the Engineering department to the Springfield campus alongside the School of Architecture and Built Environment. The pipeline of sites provide an opportunity for more flexible office space in a changing market.

Growing the city centre residential offer is a key priority for the city, which already benefits from better levels of rent affordability when compared to Birmingham and Coventry.



Capital&Centric, St. George's

With an emphasis on creating high quality homes to attract residents into the area, major works delivering new homes are already underway or complete, such as Canalside South, the former Royal Hospital site and the former Sunbeam factory. There is a strong pipeline of opportunities, including Brewers Yard, St. George's and Smithgate.

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, leisure and cultural offer, including the refurbishment of The University of Wolverhampton at The Halls. An enhanced leisure offer includes a new cinema within the Chubb building, Superbowl UK at the Mander Centre and over 1,000 events across the city. An emerging evening and nighttime economy strategy will ensure progress continues alongside plans to improve the quality of hotels in the city.

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.



Smithgate

## £60M

### GOVERNMENT FUNDING

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

## FUTURE

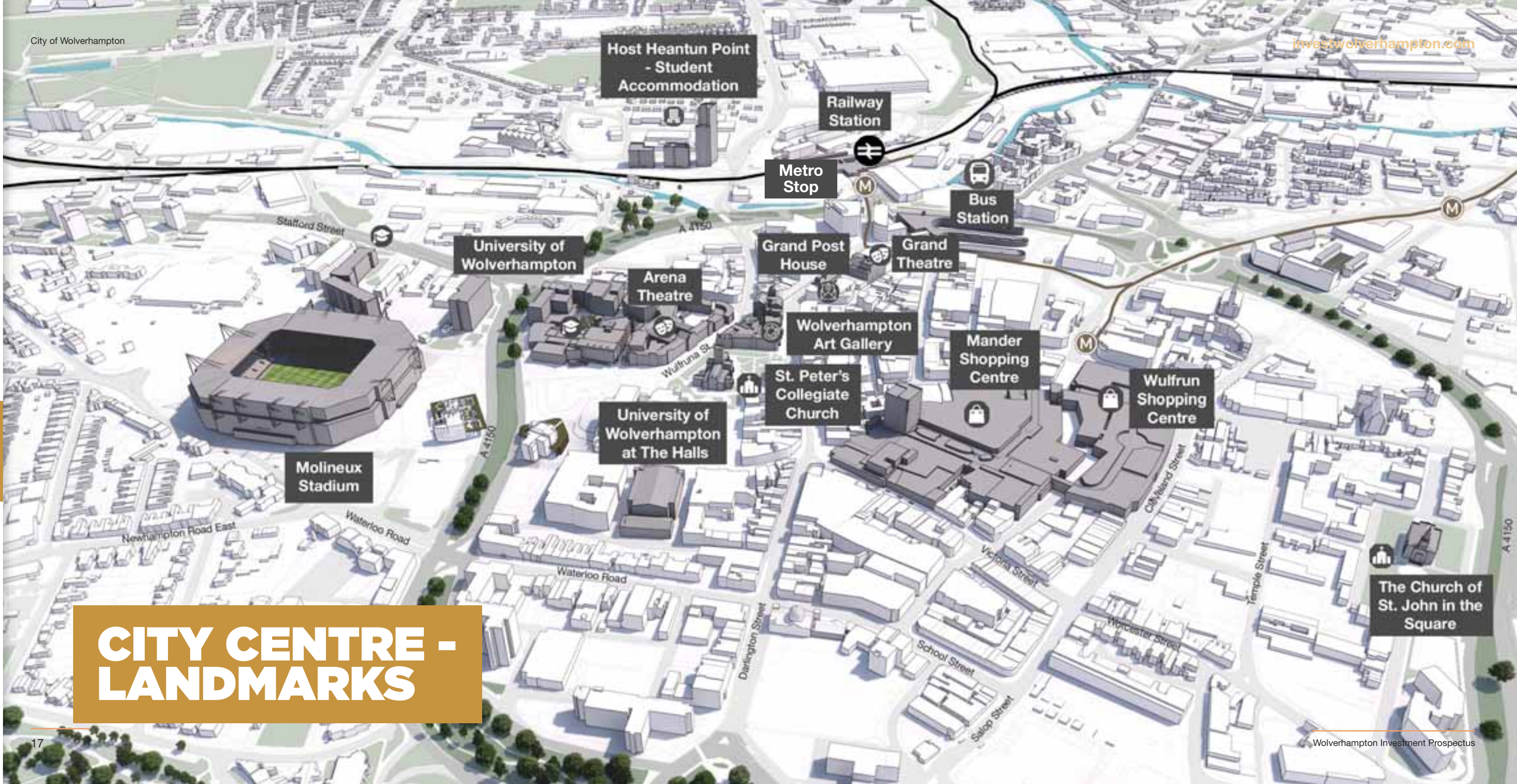
### CITY CENTRE MASTERPLAN

This emerging plan will provide a framework that will shape the future of the city centre.

## ULTRA COMPETITIVE PRICES

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





Host Heantun Point  
- Student  
Accommodation

Railway  
Station

Metro  
Stop

Bus  
Station

University of  
Wolverhampton

Grand Post  
House

Grand Theatre

Arena  
Theatre

Wolverhampton  
Art Gallery

Mander  
Shopping  
Centre

Wulfrun  
Shopping  
Centre

St. Peter's  
Collegiate  
Church

University of  
Wolverhampton  
at The Halls

Molineux  
Stadium

The Church of  
St. John in the  
Square

# CITY CENTRE - LANDMARKS



University of  
Wolverhampton  
Springfield Campus

National  
Brownfield  
Institute

CHUBB  
BUILDING

i9

i10

The Royal

SLADE  
ROOMS

Grand Post  
House

Grand  
Theatre

University of  
Wolverhampton

Arena  
Theatre

Wolverhampton  
Art Gallery

City of  
Wolverhampton  
College

St  
George's



City  
Archives

St Peter and  
Paul Catholic  
Church

St. Peter's  
Collegiate  
Church

Retail Core

Wolverhampton  
Library

St. Mary and  
St. John  
Church

UNIVERSITY OF  
WOLVERHAMPTON  
AT THE HALLS

Red Lion  
Street

Beatties

The Church of  
St. John in the  
Square

GRAND  
PALACE

# CITY CENTRE - ASSETS



SPRINGFIELD CAMPUS  
(GREEN INNOVATION  
CORRIDOR)

BREWERS  
YARD

INTERCHANGE &  
COMMERCIAL  
DISTRICT

HORSELEY FIELDS

STEAM MILL AND  
SACKWORKS

THE  
NEWSPAPER  
BUILDING

MOLINEUX QUARTER

INTERCHANGE 8

HOTEL PROPOSAL

UNIVERSITY OF  
WOLVERHAMPTON  
AT THE HALLS

ST GEORGE'S

BEATTIES

SMITHGATE

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 a mixed use scheme, on which early phases will see hundreds of new homes with a mixture of city houses, apartments, and ancillary retail and commercial space, as part of the city’s Canalside regeneration.



It is a comprehensive masterplan involving brownfield site remediation that can accommodate up to 599 residential units as part of the existing outline planning consent.

**Development Opportunity**  
The City of Wolverhampton Council will work with the development market to establish a preferred developer to deliver this ambitious residential-led mixed-use regeneration project.

The Council has secured funding for site clearance works to support accelerating site preparation and fast track delivery, leading to de-risked phasing of this development opportunity. The Council will work with developers to establish the appropriate mix, scale and massing for this site and future phases.

**Timeline** Anticipated 2027



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 86,643ft2 of CAT A 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. Interchange 8 will continue the growth of the city as a modern high-quality destination for businesses and visitors.

[Website](#)



INTERCHANGE COMMERCIAL DISTRICT:

# STEAM MILL & SACKWORKS

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

**Sector:**  
Commercial, residential,  
food and beverage.  
**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.

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](#)



# SMITHGATE

**Promoter:**  
City of Wolverhampton  
Council and English  
Cities Fund (ECF)

**Sector:**  
Residential, commercial  
and leisure  
**Public Sector Led**

**Investment Type**  
Operators and end users

**Planning Status**  
Hybrid planning  
application approved

**Scale and value:**  
**£200+ million**



Smithgate is Wolverhampton City Centre’s largest regeneration opportunity.

It is being delivered by City of Wolverhampton Council and ECF – a partnership between Legal & General, Homes England, and Muse. Smithgate has outline planning consent for a new neighbourhood including over 1,000 new homes, along with opportunities for shops, cafes, restaurants, and new public spaces to curate a genuinely mixed-use community.

A detailed planning consent is in place for the first phase, which includes 331 new homes. Adjacent to Market Square, the vision for Smithgate also enables the transformation of Wolverhampton’s largest civic space to create a dynamic new public square.

**A catalyst for growth**

Within walking distance of Wolverhampton Train Station, University of Wolverhampton at The Halls, University of Wolverhampton, and Molineux Stadium, Smithgate is set to be a catalyst for growth. Part of a bold economic strategy for Wolverhampton, Smithgate will elevate the city centre offer. It will drive footfall and support established and new business, as well as a thriving evening and nighttime economy. Construction of the first phase could commence in 2025, subject to funding agreements being in place.

Should you wish to be involved in delivering residential, commercial and leisure opportunities that form part of this transformational scheme - please get in touch

[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 of Wolverhampton'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 INVESTMENT OPPORTUNITY

**Promoter:**  
City of Wolverhampton  
Council and private sector  
site owners

**Sector:**  
Commercial & Leisure  
**Public Sector Led**

**Investment Type**  
Funders, hotel brands and operators.

**Planning Status**  
As part of local area plan.

**Scale/Value:**  
**£30 million**



**STRONG DEMAND**  
£458M visitor economy in 2023,  
**10M+ visitors annually**



**STRATEGIC LOCATION**  
Central UK,  
1hr 38m to London,  
17 minutes to Birmingham and  
£150M transport hub investment



**CORPORATE & VISITOR DEMAND**  
**100+ major employers each generating over £10 million turnover,**  
1,000+ events yearly, 300K+ visitors to the University of Wolverhampton at The Halls annually and 953,000 to the Molineux



**TALENT & WORKFORCE**  
**1.73M working-age people**  
within 30-minute catchment;  
skilled recruitment support

The City of Wolverhampton invites expressions of interest from experienced hotel developers and operators to deliver a minimum 4-star premium brand hotel.

With a fast-growing visitor economy, a proactive local authority, and excellent infrastructure, Wolverhampton presents a highly attractive location for hotel investment.

Potential sites in the city include Broad Street car par, Broad Street Basin, Sack Works, Steam Mill, Bell Street and Mander House. Despite the current accommodation options, there is a significant opportunity for high-quality hotel operators to fill a gap in the market.

*Potential support from the council includes:*

- Site-specific intelligence and detailed independent data and intelligence on the business case for a premium hotel.
- Collaboration on financial modelling and investment structuring
- Facilitating operator partnerships and planning approvals
- Support recruitment via Wolves at Work programme

Website



# ST GEORGE'S

**Promoter:**  
City of Wolverhampton Council  
and Capital&Centric

**Sector:**  
Residential, retail, leisure  
and community use

**Investment Type**  
Development, Investment

**Planning Status**  
As part of the local area plan,  
pre-app submitted

**Scale/Value:**  
**£130+ 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 George's 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.

**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 residential, retail, leisure and community use. The council is progressing this high-quality development in partnership with Capital&Centric and alongside the winning architects following a successful RIBA design competition, Mikhail Riches and Periscope. The listed church will 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 former Royal Hospital site.

Website



# BEATTIES BUILDING

**Promoter:**  
Eden Property Group

**Sector:**  
Residential, Retail,  
Commercial and Leisure  
**Private Sector Led**

**Investment Type**  
Development, Joint Venture  
and Occupiers

**Planning Status**  
Consent for 306 residential  
units and additional  
commercial space

**Scale/Value:**  
**£70 million**



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, that would result in 306 dwellings, with the multi-storey car park and basement nightclub retained. The development would include for the provision of circa 73,000 sq ft of Class E commercial floor space.

**Investment Opportunity** Opportunity to transform the store into 306 dwellings and commercial floor space.

[Website](#)



# THE NEWSPAPER BUILDING

(former Express and Star)

**Promoter:**  
The Newspaper Building Ltd

**Sector:**  
Residential, F&B and Leisure

**Investment Type**  
Funders / Potential Equity

**Planning Status**  
Planning approval for total  
of 49 residential apartments

**Scale/Value:**  
**£2 million**



The former Express and Star’s historic offices, now renamed The Newspaper Building, represents a unique opportunity within the core of the city centre to bring forward development at scale.

The owners have already brought forward a coffee shop/bar and having planning consent for a number of residential units within the building. There are a number of other potential options in the pipeline, including a beauty and wellness facility, indoor climbing and opportunities for restaurants. The site also benefits from a large, dedicated car park. There is significant potential to create a vibrant and thriving hub with excellent access to the Interchange, the existing retail offer and other services and facilities in the city centre.

**Investment Opportunity:** With a number of development options being brought forward, there are opportunities for private investors and strategic partners to support the delivery of the residential and F&B offer.

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.

The Grand Post House is 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 and operator Placefirst has secured planning permission to deliver 366 high quality build to rent homes across the transformative regeneration scheme. Placefirst will retain and operate the homes once complete across the five acre site in the heart of Wolverhampton's historic Canalside Quarter.



# NATIONAL BROWNFIELD INSTITUTE

The NBI is part of the University of Wolverhampton's award winning Springfield Campus. Opened in September 2022, the facility is home to a team of specialist researchers, consultants and industry experts who will advise local, regional and national businesses on all aspects of brownfield redevelopment and remediation. State-of-the-art facilities and equipment mean the facility is at the cutting edge of brownfield research and development.

## SPRINGFIELD CAMPUS

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 super-campus, the largest of its kind in Europe. By combining industry accredited courses with cutting-edge equipment, technology and software, the University are producing graduates who are ready to enter the workforce.

Springfield is also home to the Elite Centre for Manufacturing Skills (ECMS) and Centre of Excellence for Additive Manufacturing, an employer-led training facility designed to support industry in upskilling and multi-skilling the workforce, with particular focus on developing technical skills and knowledge in engineering, manufacturing, casting and metalforming sectors.





# 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 Ministry for Housing, Communities and Local Government, the West Midlands Pension Fund and Local Government Pension Scheme.
- Ground floor space suitable for office, retail and F&B still available.



## i10 BUILDING

Delivered as part of the Wolverhampton Interchange Commercial District 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.

## UNIVERSITY OF WOLVERHAMPTON AT THE HALLS

A historic music and entertainment venue and Grade II listed building. It has undergone a multi-million pound refurbishment and improvement, re-opening in June 2023 and attracting 300,000 visitors per year and injecting £10 million into the local economy.

Since opening in 1938, the venue has been one of the most notable live music venues in the country. It comprises the Civic Hall and Wulfrun Hall and global operator AEG Presents has a 25-year lease to run the venue. The Council has also utilised Future High Street Fund to improve the environment on the streets outside the halls, creating quality public space and enhancing the experience for visitors.





City of Wolverhampton



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# 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 (GIC) 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 clusters innovation, research, industry, and the public sector in a way which supports long-term regeneration, economic growth, and city-wide placemaking. It means jobs and opportunity for local people, whilst putting Wolverhampton on the map as a destination for the world's best and brightest..

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.

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.



**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:





## 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, place-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 Government funding (£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.



# GREEN INNOVATION CORRIDOR



Wolverhampton Racecourse

OXLEY PARK GOLF CLUB

University of Wolverhampton Science Park

Technology Centre

The Science Centre

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

Creative Industry Centre



Click on opportunity for details

This map includes concept layouts and buildings on opportunity 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**







i54:  
**CLUSTER 2 -  
ASSETS**



This map includes concept layouts and buildings on opportunity 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.

Government and Investment Zone funding of £27 million 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



i54 Business Park is one of the UK’s most successful Enterprise Zones with over £1 billion already invested, and direct access to the UK motorway network (Junction 2 of M54 off junction 10a M6).

Joint venture partners City of Wolverhampton Council, Staffordshire County Council and South Staffordshire Council have brought forward a 60 acre Western Extension (with 25 acres remaining). This provides fully serviced development platforms capable of accommodating up to 45,000m<sup>2</sup> of B1 and B2 floorspace and with a large power supply of up to 10MVA available.

Midland Land Portfolio Limited (MLPL), the property development arm of Severn Trent, own an additional 40 acres immediately adjacent to the Western extension that Stoford will be developing.

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 Fortune Brands.

**Investment Opportunity**

Following on from the huge success of i54 South Staffordshire, the next exciting phase now consists of 25 acres remaining and immediately available for advanced manufacturing, technology, training, and innovation and a further 40 acres in the pipeline. 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 have been delivered along the Wednesfield Road and in/around the city centre.

Next to Wednesfield Town Centre, WV Living have delivered 266 new homes on The Marches development. The area also benefits from the development of one of the UK's 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 such as the proposed Neachells Lane development by Goold Estates.



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

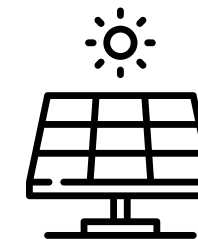
**NEW**

# 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

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

**Investment Type**  
Open market homes, affordable housing, co-living

**Planning Status**  
Detailed planning granted in September 2024. Under construction.

**Scale/Value:**  
**£150m**

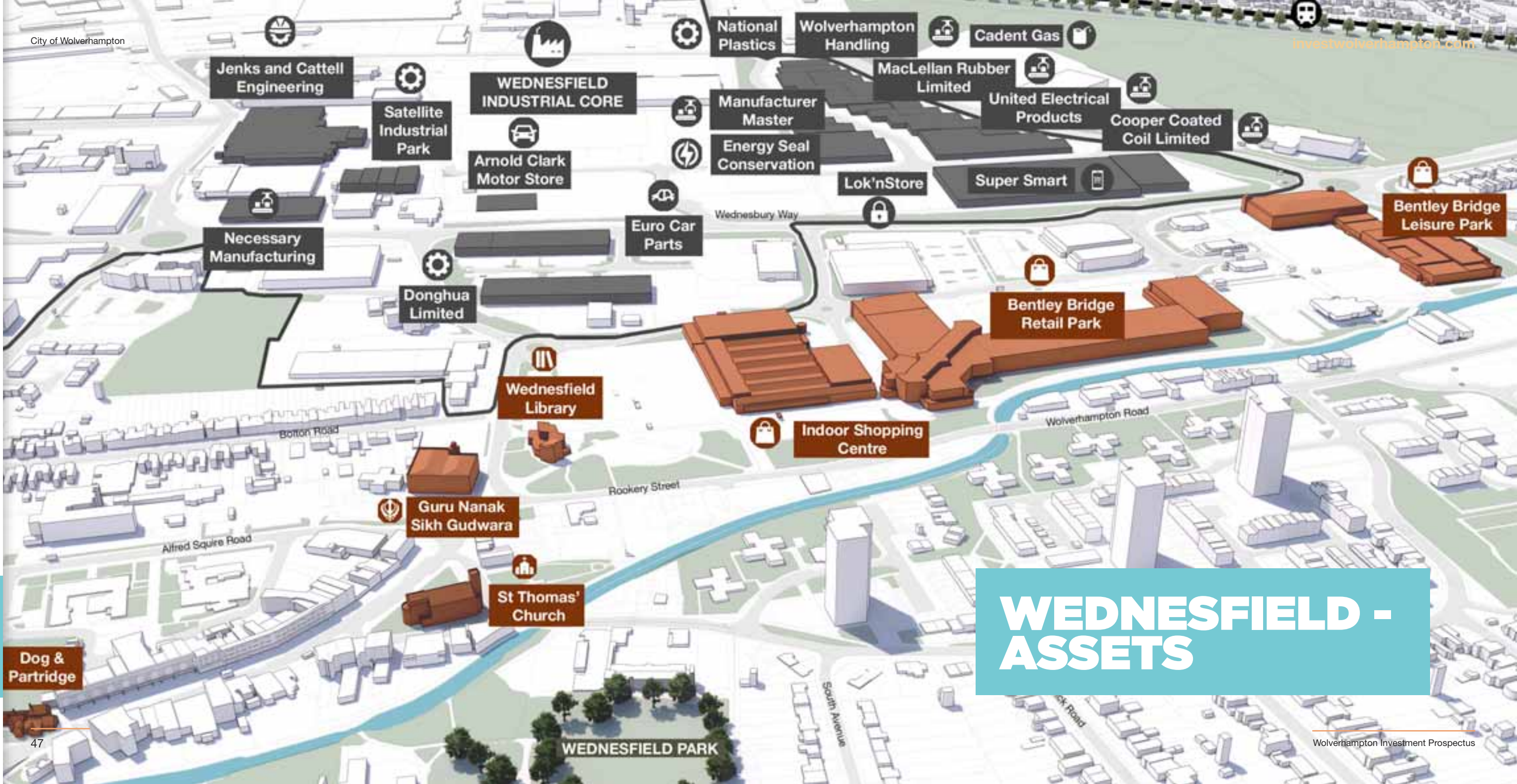


Canalside South will introduce over 530 homes to the city, with the benefit of extensive frontage onto the Wyrley & Essington Canal and the Wolverhampton Branch of the Birmingham Main Line Canal.

Eco-focused houses, apartments, co-living properties, and a range of commercial amenities are under construction across the 17.5-acre site – one of the largest city centre residential developments in the Midlands. Wavensmere will also be redeveloping and reanimating disused railway arches on the site into 7,000 sq ft of lettable commercial space. The Canalside South 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** Wavensmere’s £150m development programme and range of housing typologies will ignite 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.





# WEDNESFIELD - ASSETS



**BOWMAN'S HARBOUR  
SOLAR FARM**

**HEATH TOWN  
0.5 MILES**

**WEDNESFIELD HIGH  
STREET**

**WEDNESFIELD PARK**

# WEDNESFIELD - OPPORTUNITIES

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

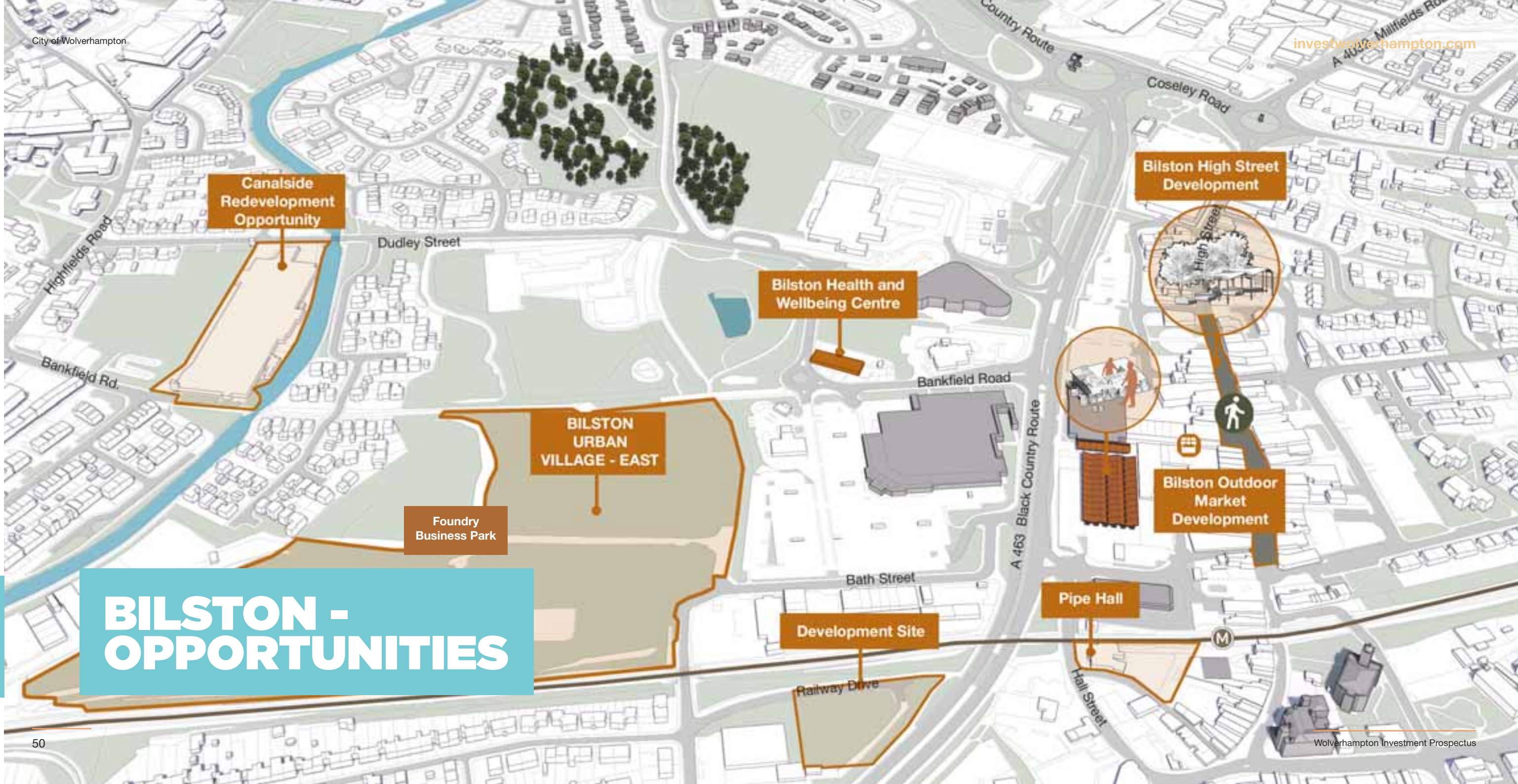
Click on opportunity  
for details





# BILSTON - ASSETS





Canalside  
Redevelopment  
Opportunity

Dudley Street

Bilston Health and  
Wellbeing Centre

Bilston High Street  
Development



Bilston Outdoor  
Market  
Development

BILSTON  
URBAN  
VILLAGE - EAST

Foundry  
Business Park

Pipe Hall

Development Site

**BILSTON -  
OPPORTUNITIES**

Railway Drive

Hall Street



# FOUNDRY BUSINESS PARK

(formerly Bilston Urban Village East)

**Promoter:**  
Goold Estates

**Sector:**  
Industrial  
  
**Public Sector Led**

**Investment Type**  
Occupier

**Planning Status**  
Planning consent for  
B2 and B8 uses

**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.

The last remaining part of the wider BUV is the 6.02 ha site allocated for employment use. Following a competitive procurement exercise, Goold Estates secured this site and under their ownership have been granted planning permission for 166,500 sq ft for initial phases of development, comprising high quality industrial units ranging from 2,500 sq ft to 60,000 sq ft which will generate new jobs and growth in this location.

[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 BUV and increase local spend and vibrancy in the area.

Following engagement with the community and schools, proposals are being brought forward for a transformation of the High Street Link site to provide an emphasis on play and nature to increase dwell time in the town and to offer uses which are not currently available in the town centre.

**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:**  
**£3.3 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.

The project comprises improvements that will increase the vibrancy of Wednesfield High Street by delivering environmental enhancements to the market and public realm - including the creation of an events space - to encourage increased footfall, linked trips and dwell time to support businesses and boost the local economy.

**Investment Opportunity**

Technical designs are being finalised, and works are expected to start in spring 2025 and be completed by March 2026. The scheme is being funded by UK Government.

[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 was funded in full by Black Country LEP and West Midlands Combined Authority Grants totalling £8.1m.

The overall CLQ Programme will create brand new life long learning hubs at 2 main central locations at Bilston and Wolverhampton City Centre that are linked to public transport modes.

The ATAC building was successfully completed in July 2024 and became operational in September 2024 as planned. The project has delivered motor vehicle and engineering teaching areas, an engineering workshop, welding bays, motor vehicle workshops, teaching spaces including CAD and Robotics as well as car parking and external areas.

The project has also safeguarded and created new jobs and is on track to deliver 5,499 learner assists, 954 apprenticeships and 90 business assists by 2034.





City of Wolverhampton

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# HEATH TOWN ESTATE REGENERATION

The Heath Town Estate Regeneration is almost complete. Following some selective demolition, the retained housing stock has been refurbished, 40 new homes been built and a further 150 new homes planned.

The estate will see a new low carbon energy centre to service the district heating system, providing residents with a more energy efficient heating system and lower fuel costs.

# BOWMAN'S HARBOUR SOLAR FARM

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

This is a step towards making Wolverhampton Net 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 & WELLBEING FACILITY

This state-of-the-art modern and integrated facility will bring together partners and providers of primary and community health and social care, wellbeing and leisure, learning and creative sectors to support residents.

The new facility will be located conveniently a short distance from Bilston Central public transport interchange, Bilston markets and Bilston Urban Village nature reserve.

This important community asset will act as an anchor within the centre of the community, investing in early intervention and prevention, giving access to a campus that builds resilience, integrates and transforms primary and community services and brings care closer to people's homes - connecting people, communities and place.

A fly-through video of what the new Bilston health & wellbeing facility could look like can be seen on the Council YouTube channel: Bilston Health and Wellbeing Facility - YouTube.

[Video](#)





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Contact us