

# FREEHOLD - FOR SALE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY – STP

Paget Road, Wolverhampton, WV6 0DU

On the instructions of City of Wolverhampton College and City of Wolverhampton Council





# For Sale by Informal Tender

## For Sale – Residential Development Opportunity (Subject to Planning)

### OPPORTUNITY

The City of Wolverhampton College are scheduled to relocate from the Paget Road campus to their new site at the City Learning Quarter during Autumn 2025. Both the College and City of Wolverhampton Council have a legal interest in the Paget Road property and are working together to dispose of the site with vacant possession by early to mid-2026.

### LOCATION

The site is located some 1.5 miles to the northwest of Wolverhampton City Centre and West Coast Main Line station, within a popular and highly sought after residential location which enjoys excellent access to the road network and public transport. The site is close to Compton Park, the Smestow Valley Local Nature Reserve and the Staffordshire & Worcestershire Canal.

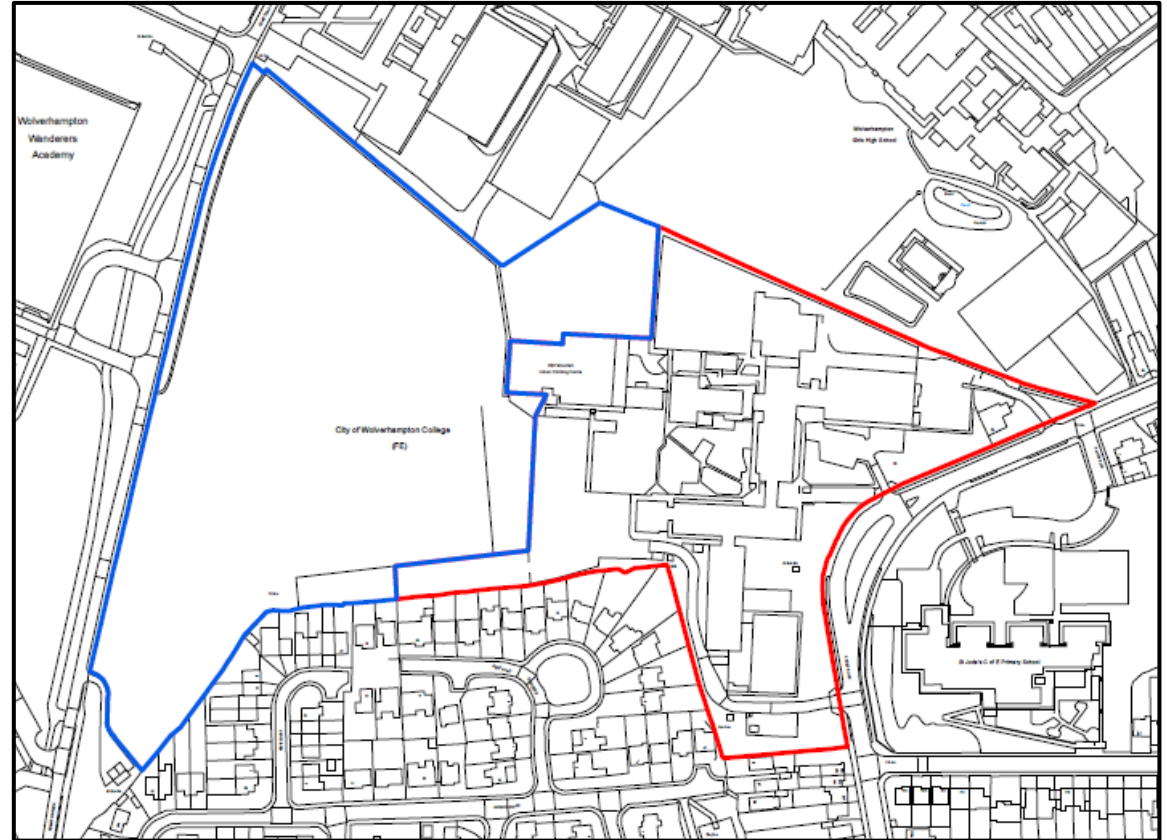
Primary access into the site is directly from Paget Road, a road linking the two main westerly routes out of Wolverhampton City Centre - the A41 Tettenhall Road to the north-east and the A454 Compton Road to the south. Adjacent to the site is St Peter's Collegiate Academy and Wolverhampton Girls High School (Ofsted Outstanding January 2024). Wolves Academy and Arena training ground and St Edmunds Catholic Academy are to the west, residential development lies to the south and St Jude's Church of England Primary School (Ofsted Good) to the east.

### DESCRIPTION

The site comprises two distinct areas shown on the plan:-

Red Boundary – the main built environment of the City of Wolverhampton College - extending to some 3.14 hectares (7.77 acres) and comprising a range of education buildings and an industrial style building (Wolf Mountain).

Blue Boundary – open space extending to some 7.16 hectares (17.69 acres) with a frontage to Compton Park.



## SERVICES

The site is understood to benefit directly from mains service connections - drainage, gas, electric, water and telecoms. Prospective purchasers should however make their own enquiries as to the capacity and location of these services for their own particular development proposals.

## PLANNING

The site is within the City of Wolverhampton Council area and is currently within the Green Belt. The land within the Red Boundary is designated as a Major Developed Site.

Para. 152 of The National Planning Policy Framework (NPPF) states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. It lists an exception to this as:

“limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority”.

Prospective developers are invited to discuss their proposals with Ian Culley [ian.culley@wolverhampton.gov.uk](mailto:ian.culley@wolverhampton.gov.uk). In summary, land within the Red Boundary is a Major Developed Site and considered suitable for residential development subject to planning and UDP Policy G4.

A planning statement for the site is available within the data room.

## TENURE

The site is being sold on a Freehold basis with vacant possession being available from early to mid 2026.

## VAT

The site is not elected for VAT.

## METHOD OF SALE

Paget Road will be sold by a three-stage tender process.

### Stage 1 – Expression of Interest

Interested parties are invited to submit written proposals to Bruton Knowles Birmingham office to be received no later than midday on Tuesday 17<sup>th</sup> December 2024 to include reference to those issues set out in the Stage 1 Proforma which can be found in the data room.

### Stage 2 – Scheme and Financial Bids

Following receipt of Stage One Expressions of Interest, short-listed parties will be invited to submit Stage Two submissions using the Stage 2 Proforma in the data room.

### Stage 3 – Interview

A final short-list of interested parties is likely to be invited to a final interview stage prior to selection of a preferred bidder.

## GUIDE PRICE

Offers invited. The landowners invite both unconditional and Subject to Planning offers.

## VIEWINGS

Viewings are strictly by appointment only via Bruton Knowles. A series of block viewings will be arranged throughout the marketing period and for further details of dates and times please contact [julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk).

## DATA ROOM

Access to a secure data room is available through [julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk). The data room contains the following information:

Title information, bid proforma – Stage 1, legal information, site and elevation plans, asbestos information and planning statement. Other technical information will become available for Stage 2.

## SUBJECT TO CONTRACT – NOVEMBER 2024



Bruton Knowles are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assume no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise. Customer Due Diligence Checks: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



# View of Site from Compton Park



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