

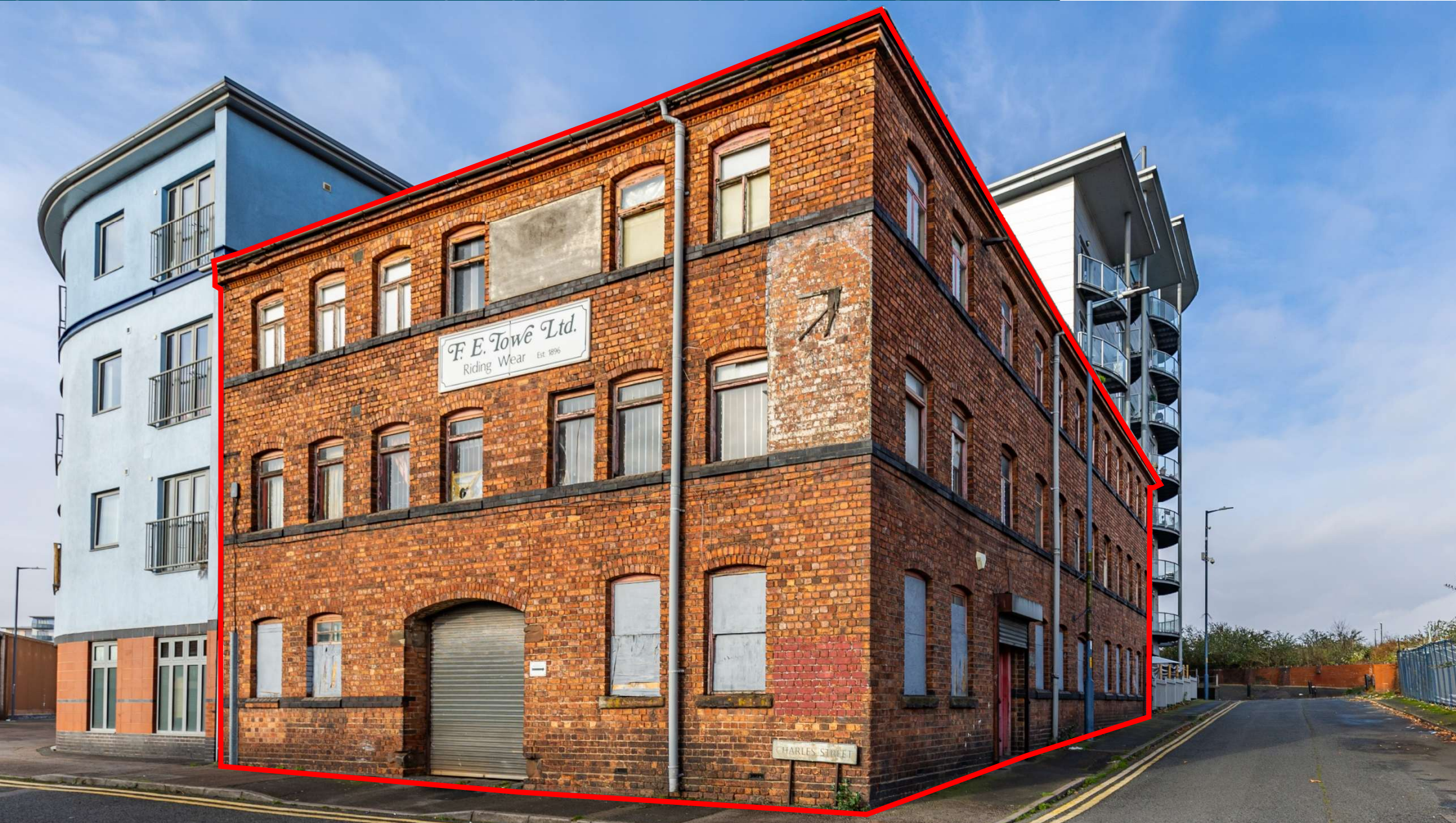
FOR SALE

Allocated Development Opportunity (STP)

30 Navigation Street, Walsall, WS2 9LT



**BRUTON
KNOWLES**



For Sale

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LOCATION

The property is located off Navigation Street and Charles Street in the West Midlands market town of Walsall. Navigation Street runs north and leads to Upper Navigation Street and Marsh Lane, beyond which is the tow path on the waterfront. The property is located within close proximity to the Walsall Canal which has been a destination for significant regeneration in recent years. The property's central location benefits from a vast range of services and amenities, including the main high street, access to multiple retail and leisure parks, superstores, restaurants, hotels, hospital, doctor's surgery and college.

The property is located within a 4-minute walk of the nearest bus stop on Bridgman Street and is also within walking distance from Walsall Train Station which offers regular services to Hednesford, Wolverhampton, Birmingham International and Birmingham New Street. Junction 10 of the M6 motorway is located just 1.3 miles to the west which is accessed via the Wolverhampton Road which runs from the centre of Walsall.

- **Park Street, Walsall – 0.1 miles**
- **Walsall Train Station - 0.2 miles**
- **M6 (Junction 10) – 1.3 miles**

DESCRIPTION

30 Navigation Street is a detached, 3-storey, red-brick industrial building which occupies a prominent corner location between two developments at Art Court off Charles Street and Navigation Street. The property itself is circa 5,974 sqft (EPC measurement) in total and the plot extends to approximately 0.07 acres. Vehicular access is provided via Navigation Street and Charles Street, however there is no allocated parking available.

The development immediately to the northern boundary of the property is a new building. The development to the west includes the Midwifery Led Unit which combines an existing refurbished industrial building with an additional floor along with a new build section abutting the subject property. In addition, to the east of Navigation Street is a new scheme of 60 no. apartments and 2 no. A3/A4 units on the basement, ground and mezzanine floors.



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ACCOMMODATION

Ground Floor - the ground floor comprises two separate rectangular sections, one fronting Navigation Street with the rear portion fronting Charles Street, separated by an open area running through the middle of the Property. This 'corridor' is covered on one end by the floor above and the other by a corrugated metal roof above a mezzanine leaving an open atrium in the centre of the Property, with access to this external corridor provided from Charles Street through a shutter door.

The front section comprises a small porch leading to a hallway which provides access to the first floor, a storage room, and a large room which makes up the remainder of this section. The rear portion of the ground floor is accessed from the external corridor under the covered area and is made up of two separate rooms.

First Floor - the first floor is 'U-shaped' and comprises a landing area, an office room, and two large open rooms, with a fire exit at the end of one 'arm' and WCs at the end of the other. A stairway in the external 'corridor' provides access to an external mezzanine from the ground which provides an additional access to the first floor adjacent to the WCs.

Second Floor - the second floor is 'L-shaped' comprises a landing area, an office room, and two large open rooms, with a fire escape at the end of the larger room.

PLANNING

The property lies within the planning jurisdiction of Walsall Council where Planning Policy is covered by the Local Plan which includes the Black Country Core Strategy (BCCS), Walsall Site Allocations Document, Unitary Development Plan and Walsall Town Centre Area Action Plan.

Walsall Council is currently preparing a new Walsall Borough Local Plan (WBLP) and, as of September 2026, it has reached the Regulation 19 (Publication) stage, which is the final consultation before submission for Examination. It is not yet adopted.

Within this new Plan, it is understood that the Council is planning to take a "brownfield-first approach", which suggests that development proposals ought to be supported at the subject property (STP).

Allocation

The site is allocated within the Walsall Town Centre Area Action Plan which was adopted at by the Council in January 2019. In this plan, the Council will protect active industry within the town centre boundary through allocating and safeguarding local quality industry sites as 'Consider for Release' for other uses within the provisions of BCCS Policy DEL2, and subject to the need to ensure that the land supply for required uses does not fall below the minimum requirement set out in BCCS Policy EMP3. One of the sites that falls within this category is the property which is referred to as FE Towe Ltd, Charles Street (Site Ref: TC15).

Also, Policy AAPLV1: 'Residential Developments' states that new homes in the town centre will be supported by allocating FE Towe Ltd, Charles Street for residential development.

Further, Policy AAPINV4: 'Walsall Waterfront' mentions residential uses will be suitable on the site as part of the Walsall Waterfront South. The Action Plan states that this is the only remaining industrial building in an area that has not been redeveloped for residential.

Use Class and Potential (STP)

It is estimated that the property offers significant potential for redevelopment for varying uses given its allocated status, however this is very much subject to gaining the necessary planning consents.

We understand that the property benefits from continued use as a 'workshop and premises' which falls under use Class E(g)(iii) light industrial. The property may benefit from Permitted change of use within Class E and to other uses. Purchasers are to verify the planning use and make their own investigations with the Local Planning Authority. The above is subject to planning. Please consult your planning advisor in this regard to verify conversion prospects.

COMMUNITY INFRASTRUCTURE

There is currently no CIL charging scheme in Walsall.

SERVICES

We understand that the property is connected to mains services. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

BUSINESS RATES

We understand that the current Rateable Value (1st April 2026) for the property (described as a 'Workshop and premises') is £18,500.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating E.

VAT

The Vendor reserves the right to opt to charge VAT.

TENURE

The site is offered Freehold with the intention to provide vacant possession upon completion.

GUIDE PRICE

The Guide Price is £250,000. The property is offered For Sale by Private Treaty however we reserve the right to set a 'best and finals' offer deadline in due course. Offers are to be submitted to Jack Mouldsdales via email.

LEGAL

The property is registered under the Freehold Title WM58707. A Legal Undertaking for £5,000 + VAT will be required from the Purchaser's Solicitors upon agreement of Heads of Terms, to cover the Vendor's Legal costs, in the event the Purchaser fails to perform.

VIEWING & INFORMATION PACK

Viewing is strictly by appointment only. An information pack is available upon request.



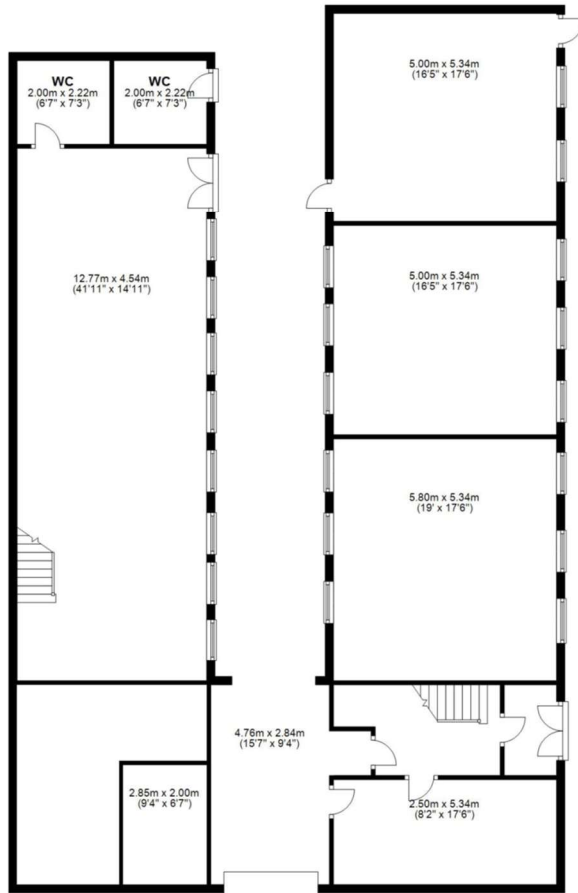
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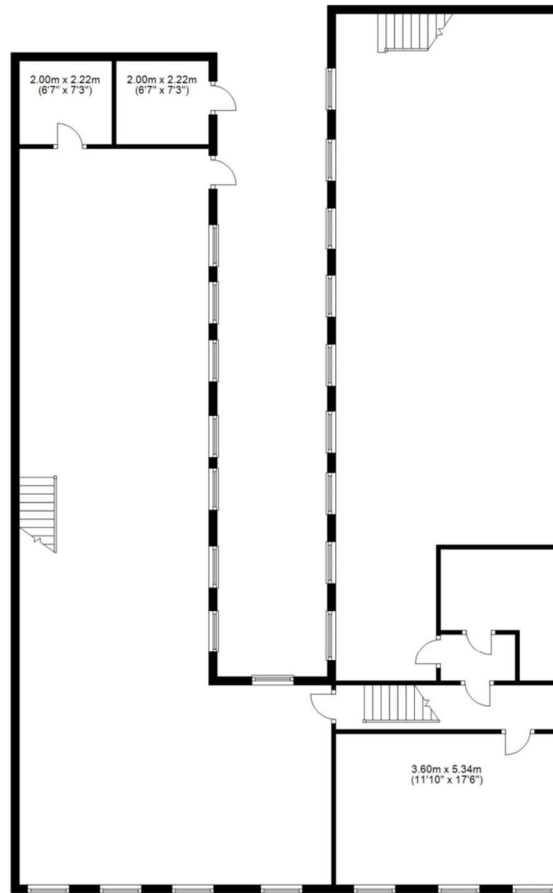
Floor Plans – not to scale



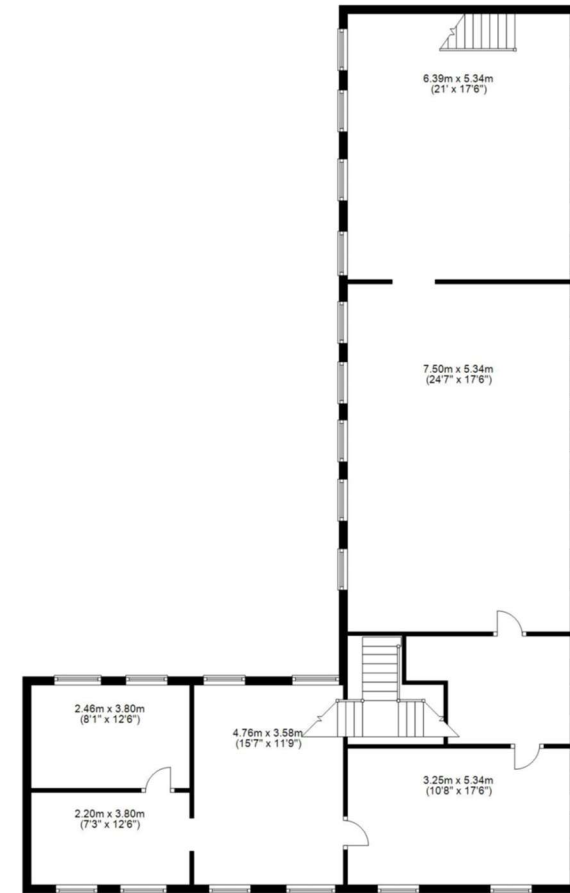
Ground Floor



First Floor



Second Floor



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty.
Plan produced using PlanUp.

30 Navigation Street, Walsall



Apartment
Scheme

Waterfront North Leisure Park

Crown Wharf
Retail Park

Apartment
Scheme

Midwifery Led Unit

Subject
Property

Walsall
Canal

Hotel

Consented
Apartment
Scheme

Charles Street

Navigation Street

Marsh Street

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Contacts:

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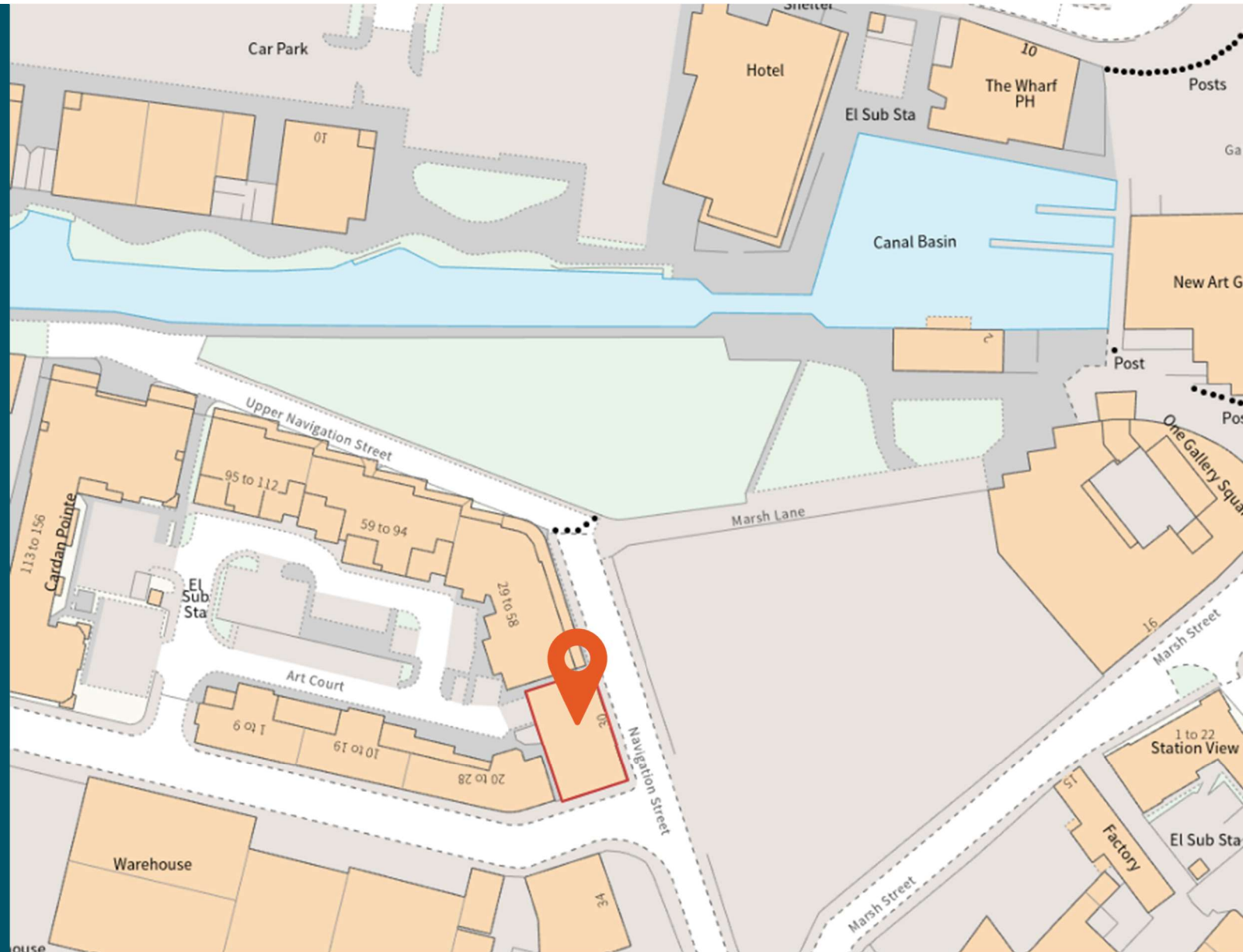
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**SUBJECT TO CONTRACT –
SEPTEMBER 2026**

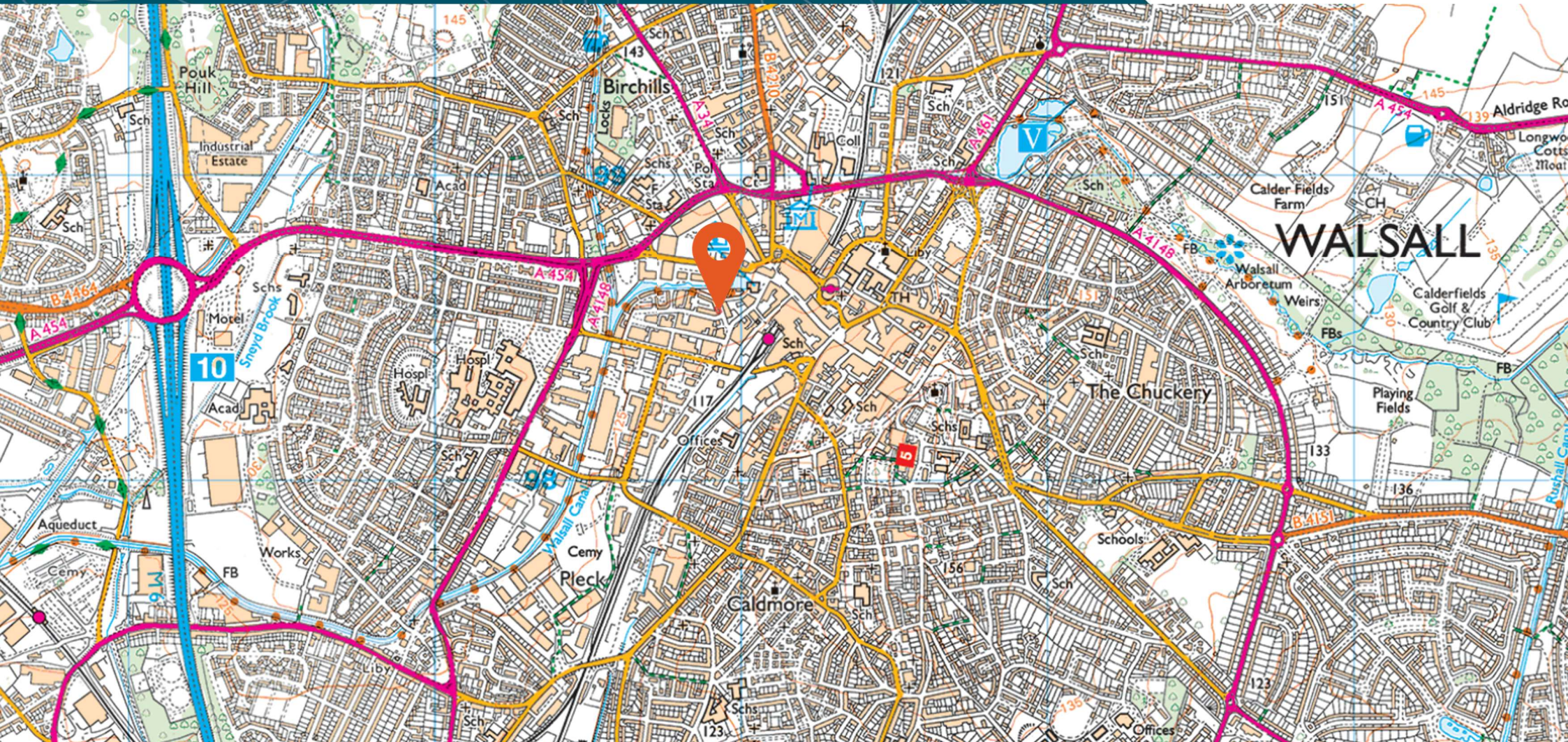


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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered 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.

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