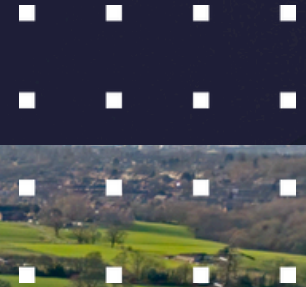


Land and Buildings at Hilton Main

HILTON MAIN INDUSTRIAL ESTATE, CANNOCK ROAD, FEATHERSTONE WV10 7HP

Development Opportunity (Subject to Planning)



Indiactive Boundary Only



LOCATION

The site is located within the Hilton Main Industrial Estate, a well established employment area benefiting from excellent connectivity. It occupies a highly accessible position adjacent to Junction 1 of the M54 and lies approximately 4 miles north of Wolverhampton city centre. The region benefits from a strong labour supply and outstanding transport infrastructure, making it an attractive location for a wide range of occupiers. The immediate surroundings feature several modern industrial developments, including recently completed units at Hilton Cross to the west of the A460 (Cannock Road), which have been successfully let.

DESCRIPTION

The property comprises approximately 9 acres (3.6 hectares) of a former block works facility situated on the Hilton Industrial Estate. It includes a range of existing buildings, most notably a warehouse of approximately 41,000 sq ft (3,809 sqm), constructed with a portal frame, steel cladding and a concrete floor. In addition, there is a two-storey office building providing approximately 5,100 sq ft (474 sqm) of accommodation.

OPPORTUNITY

- Prime West Midlands employment site strategically located just south of J1 M54 providing excellent access to the national motorway network and West Midlands markets.
- Approximately 9 acres (3.6 hectares) freehold site, predominantly concrete surfaced and suitable for redevelopment, subject to planning.
- Existing warehouse and office buildings.
- Situated within an established industrial cluster with proven occupier demand.



PLANNING

PLANNING HISTORY

The site gained planning permission for use as a block plant in 1986. This is the extant planning permission for the site. The use of land for a concrete batching plant falls within class B2 of the Town and Country Planning (Use Classes) Order, 1987 (As Amended).

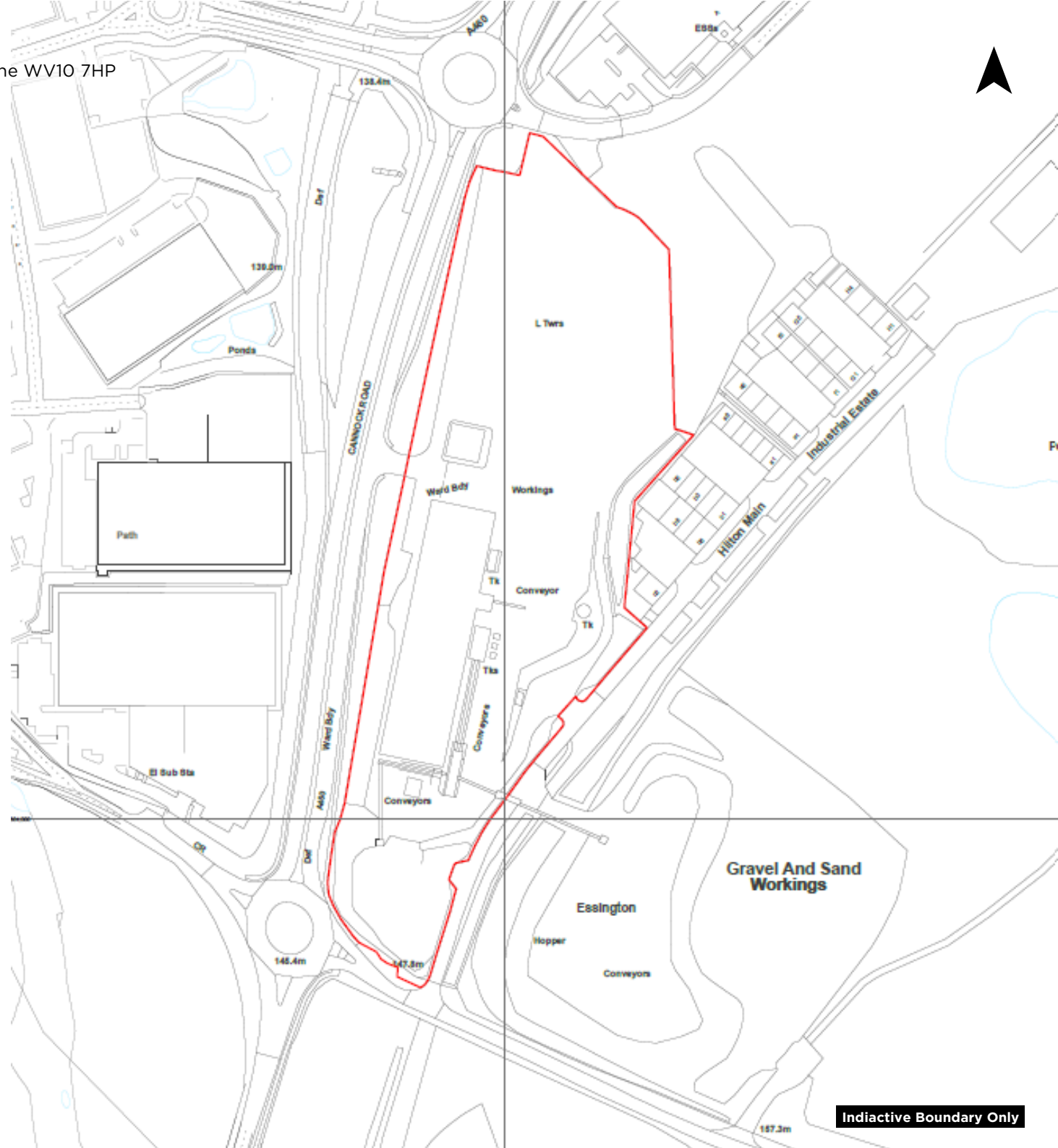
KEY PLANNING POLICY

Staffordshire Council is the Local Planning Authority (LPA) for this site. The LPA's adopted policy consists of the Adopted Core Strategy (2012), Site Allocations Document (SAD) (2018) and the associated Policies Maps. The Local Authority current have an emerging Local Plan at examination.

The Site sits within the Hilton Main Industrial Site which is a designated Strategic Employment Site within the local development plan. Policy EV1 states 'Sites and premises used and/or allocated for industrial or commercial purposes (B1, B2 and B8) purposes will be safeguarded for that use.' Use Class B1 has since been superseded by Use Class E, with subparts thereof applicable for development in this area. The emerging local plan, that could be adopted in 2026, permits uses within classes E(g), B2, B8 or related sui generis uses. As such, the planning potential is very good for any industrial process or uses; a storage and distribution or any employment-generating sui generis use deemed compatible with the wider industrial site.

PLANNING CONSTRAINTS

The site is relevantly constraint free. The site is not set in Flood Zones 2 or 3 and there are no known ecological designations. There are no heritage assets close, with the closest being 800m making it inconsequential on development at the site. The only known is Tree Preservation Order (TPO) 2384859 which covers the trees along the western boundary of the site, adjacent to the A460.





TITLE

Tarmac Building Products Limited own the freehold under title number SF278385.

Further information is available in the marketing dataroom.

TENURE

The site is to be sold freehold. Discussions are ongoing regarding a potential lease back of part of the site by Tarmac. Please contact Savills for further information.

SERVICES

No information has been provided regarding the availability or condition of services. Prospective purchasers should investigate these matters to their own satisfaction.

FURTHER INFORMATION

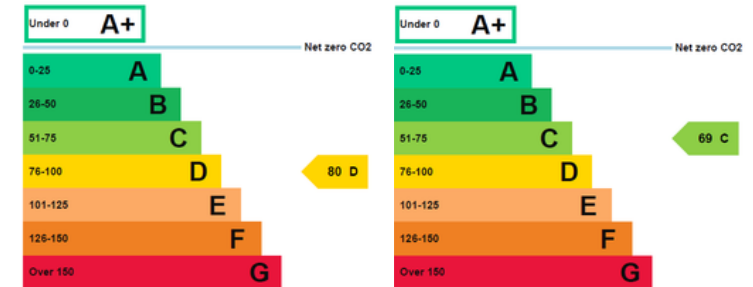
Further information is available in a dedicated marketing dataroom. Please contact Ashton Gilbert (ashton.gilbert@savills.com) to request access.

VAT

VAT will be applicable at the prevailing rate.

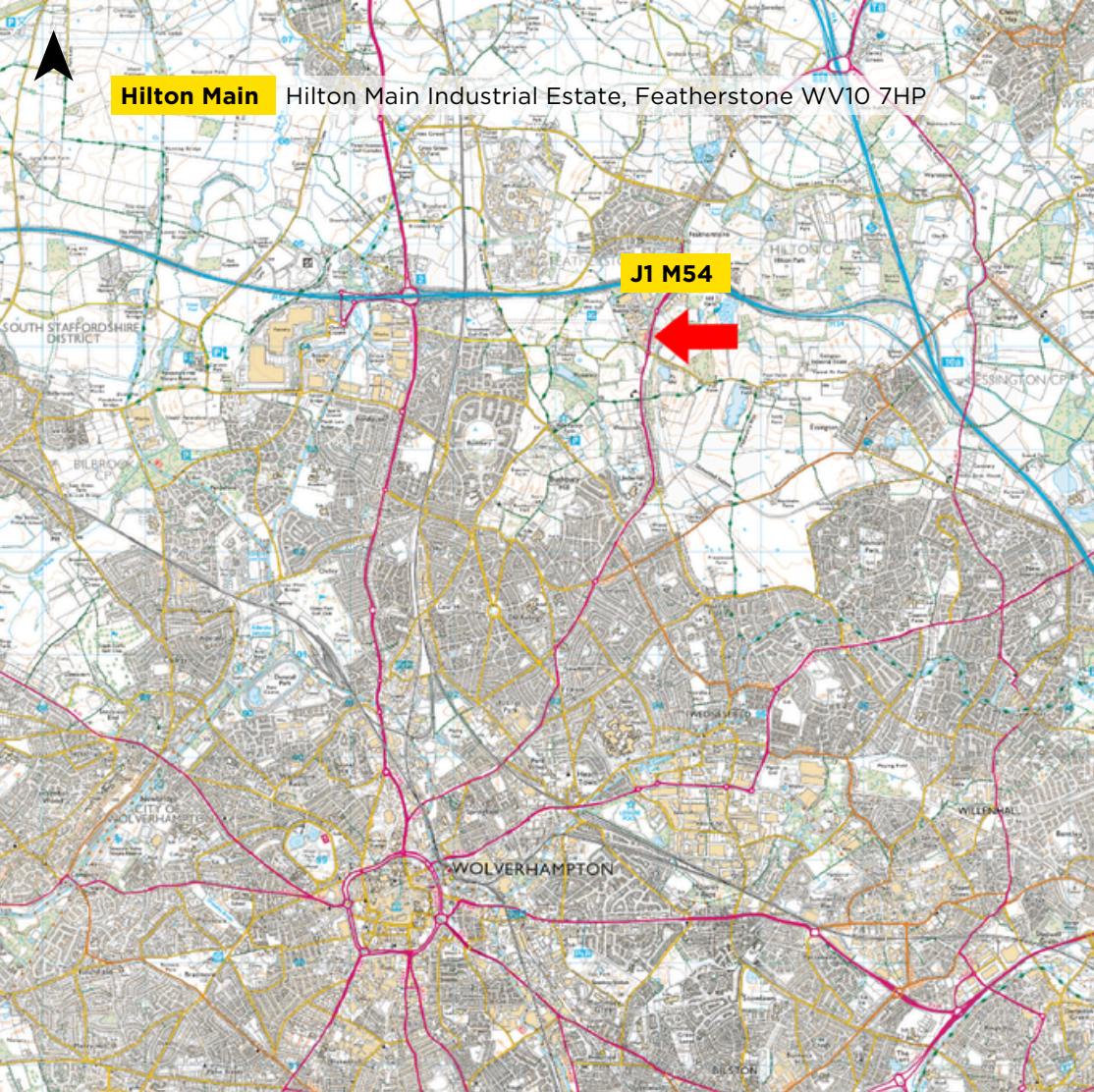
EPC

There are two EPCs for the property which are included below. A copy of the full EPCs are held in the marketing dataroom.



Tarmac National Technical Centre A&A

The Site Offices



Hilton Main Hilton Main Industrial Estate, Featherstone WV10 7HP

J1 M54



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | CSSRAG| 26.02.2026

OFFERS

The site is offered for sale by way of informal tender for the freehold interest in the property.

The vendor seeks offers on an unconditional basis, albeit consideration will be given to alternative structures including subject to planning offers on their individual merits, subject to contract.

Offers are to be submitted for the attention of Christian Smith (Christian.Smith@savills.com), Siân Rees (SERees@savills.com) and Ashton Gilbert (ashton.gilbert@savills.com) via email or at 55 Colmore Row, Birmingham B3 2AA.

A bid proforma is available in the dataroom which includes the necessary requirements. Failure to complete this proforma may result in a non compliant bid.

Please note the vendor reserves the right to not accept the highest, or indeed any offer received.

VIEWINGS

Access is strictly by appointment only and to be arranged through Savills. Savills request that interested parties do not attempt to gain access to the site outside of accompanied viewings other than roadside viewings.

CONTACT

For further information please contact:

Christian Smith MRICS

Director
Christian.Smith@savills.com
+44 (0) 7808 784 789

Siân Rees MRICS

Director
SERees@savills.com
+44 (0) 7967 555 768

Ashton Gilbert

Apprentice Surveyor
Ashton.Gilbert@savills.com
+44 (0) 7890 904 986

For open storage enquiries, please contact:

Oliver Forster MRICS

Director
oliver.forster@savills.com
+44 (0) 7896 072 701