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Pipeline

WP4139 - Former Gasholders Site Redevelopment

Walsall Council

UK1: Pipeline notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-068035

Procurement identifier (OCID): ocds-h6vhtk-05d2fd ([view related notices](#))

Published 24 October 2025, 9:31am

Scope

Reference

WP4139

Description

The Council is looking to redevelop the site known as the Former Gasholders Site, Darlaston Road, Walsall.

The Council have assembled and acquired the whole site; comprised of the former National Grid Gasholders site plus adjoining land to the south. The project will involve the transformation of this circa 9-hectare brownfield site into a modern industrial estate suitable for logistics, light manufacturing, and warehousing.

The site is a strategic delivery priority for the Council as part of the Black Country Enterprise Zone and Walsall Growth Zone and is allocated as 'Potential High-Quality Industry' in the Walsall Site Allocation Document (SAD). The site is a significant opportunity based on its connectivity being adjacent to the M6 and other upcoming industrial developments in proximity.

The proposed redevelopment will assist in generating new employment, training, and business opportunities in Walsall as part of the M6 Junction 10 employment area.

The project scope encompasses all activities required to enable the successful redevelopment of the site for industrial use, including:

- Site Remediation and Preparation to address any contamination and Earthworks to prepare the ground for construction, including site clearance, grading, and levelling.
- Mitigation of On-Site Constraints such as ecology, flood risk, and utilities diversion to facilitate development.
- Creation of a site access that is suitable for future traffic movements associated with the site.
- Installation of all necessary utilities and site-wide infrastructure. Construction of four high-quality industrial units suitable for B2 (General Industrial) or B8 (Storage and Distribution) use, each ranging from 30,000 to 99,999 sq. ft GIA including associated external works.

The contract value for both the remediation of the land and a possible development viability gap is anticipated to be in the region of £30m - £40m + VAT, however this will be reviewed as the procurement is progressed.

The Council aim to publish a formal Preliminary Market Engagement (PME) notice early November 2025 with further project details and an opportunity for a formal site visit on Thursday 20th November 2025 for interested Developers and Contractors.

The feedback from the PME will be used to shape the procurement strategy for this project. Two options under consideration at this time are:

Option 1 Developer to remediate the land and develop the site. Option 2 Contractor to remediate the land, with a secondary procurement of a Developer to develop the remediated site.

Total value (estimated)

- £40,000,000 excluding VAT
- £48,000,000 including VAT

Contract dates (estimated)

- 1 September 2027 to 31 October 2030
- 3 years, 2 months

Main category

Works

CPV classifications

- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work

Contract locations

- UKG38 - Walsall

Submission

Publication date of tender notice (estimated)

1 September 2026

Procedure

Procedure type

Competitive flexible procedure

Above or below total value threshold

Above or equal to threshold

Contracting authority

Walsall Council

- Public Procurement Organisation Number: PHGR-7481-DHXR

Civic Centre, Darwall Street

Walsall

WS1 1TP

United Kingdom

Contact name: Procurement Team

Email: procurement@walsall.gov.uk

Website: <https://go.walsall.gov.uk/>

Region: UKG38 - Walsall

Organisation type: Public authority - sub-central government