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Planning

## **Former Gasholders Site Redevelopment**

Walsall Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-071275

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

Published 5 November 2025, 1:49pm

### **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 now wishes to carry out a formal Preliminary Market Engagement (PME) process. 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

Above the relevant threshold

### **Contract dates (estimated)**

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

### **Main procurement category**

Works

### **CPV classifications**

- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport

### **Contract locations**

- UKG38 - Walsall

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## **Engagement**

### **Engagement deadline**

1 December 2025

## Engagement process description

Further to the Councils pipeline notice issued on 24th October 2025, the Council now wish to begin a formal primary market engagement process with interested Remediation Contractors and Developers.

Interested remediation contractors/developers must request a Confidentially Agreement from [Stacey.Hackett@Walsall.gov.uk](mailto:Stacey.Hackett@Walsall.gov.uk)

Once the signed Confidentially Agreement has been received the Council will issue the formal PME pack of information via the Councils In-Tend Portal.

A formal site visit will be held on Thursday 20th November 2025. Interested remediation contractors/developers must confirm their request to attend by 1pm on Monday 17th November 2025 via the In-Tend portal stating their preferred timeslot.

Developers:

10am - 11am

11am - 12

Remediation Contractors:

1pm - 1.45pm

1.45pm - 2.30pm

Interested contractors/developers are requested to complete the relevant PME questionnaire and return it via the In-Tend portal by 1pm on Monday 1st December 2025.

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## Contracting authority

### Walsall Council

- Public Procurement Organisation Number: PHGR-7481-DHXR

Civic Centre, Darwall Street

Walsall

WS1 1TP

United Kingdom

Contact name: Stacey Hackett

Email: [procurement@walsall.gov.uk](mailto:procurement@walsall.gov.uk)

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

Region: UKG38 - Walsall

Organisation type: Public authority - sub-central government