

FOR SALE

LAND AT KITCHENER STREET, SMETHWICK, B66 2LL



*Boundary is indicative and for illustrative purposes only. Not to scale

Employment Development Opportunity (Subject to Planning)

📞 0121 285 4645

📍 Somerset House 37 Temple Street, Birmingham, B2 5DP

🌐 www.aspinallverdi.co.uk

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Key Highlights

- Freehold property with vacant possession
- Employment development opportunity subject to planning
- Redevelopment potential for light manufacturing, industrial warehousing, logistics and distribution subject to planning
- Circa 1.41 hectares (3.48 acres) gross
- Circa 2.8 miles from Birmingham City Centre
- Informal tender offers invited by **12 noon Friday 7th August 2026**.

Location

The property is located adjacent to Kitchener Street within an established industrial area of Smethwick. The property is situated to the east of Smethwick and is well located, circa 2.5 miles from Birmingham City Centre, 4.2 miles from West Bromwich and 8.1 miles from Dudley.

Smethwick is a vibrant industrial town on the outskirts of Birmingham City Centre with a rich industrial heritage. The town lies within the jurisdiction of Sandwell Metropolitan Borough Council. Surrounding uses are predominantly industrial with some residential uses to the east. Other nearby uses include Black Patch Park and the recently completed Windsor Olympus Academy School.

The property is accessed via both Wellington Street to the west and Perrott Street to the east and benefits from excellent transport links being located close to the A457 providing direct links to Birmingham City Centre and the wider Midlands area. Nearby Motorway access is available via Junction 1 of the M5 Motorway (2.1 miles) and Junction 6 of the M6 Motorway (6.6 miles) both providing access to the wider Midlands Motorway network and beyond.

What3words: ///tuned.mount.reason

The Property

The property occupies a gross area of circa 3.48 acres (1.41 ha). The property boundaries are defined by palisade security fencing and mesh wire fencing and comprises a vacant parcel of land with mixed paved surface and vegetation.

The adopted highway (Kitchener Street) is included within the red line boundary and we are advised that the local authority has no requirement to reopen it. Interested parties should make their own enquiries and satisfy themselves in this respect. The site has been vacant for several decades and Kitchener Street has been subject to a gating order since 2008.





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Planning

The property falls within the jurisdiction of Sandwell Metropolitan Council. In the emerging Sandwell Local Plan, the property is proposed to remain a Local Employment Area (Kitchener Street, Smethwick – SEC3) and falls within Smethwick's Regeneration Area (Policy SDS3) and Lower Value Affordable Housing Zone (Soho and Victoria Ward). The site is also located within the Sandwell Air Quality Management Area (PM9). Black Patch Park, immediately to the northwest will remain an area of open space (Policy SHW4) in the emerging Local Plan. The property is within Regeneration Corridor 12 (Oldbury / West Bromwich / Smethwick) which is highlighted as having a key role in the Black Country's economy and housing delivery.

The property benefits from development potential for light manufacturing, industrial warehousing, logistics and distribution (subject to planning). The property represents an excellent opportunity for redevelopment for a high quality, local employment use in line with emerging planning policy. The site may be suitable for other alternative uses including waste recycling and processing (subject to planning).

A planning guideline document prepared by Sandwell Metropolitan Borough Council is available within the Online Data Room, available upon request. Interested parties are advised to undertake their own planning enquiries and satisfy themselves in this respect. Parties are strongly advised to request pre application advice from Sandwell Metropolitan Borough Council.

All planning enquiries to: Planning_policy@sandwell.gov.uk

Services

Interested parties should make their own enquiries and satisfy themselves in respect of the availability and capacity of services.

Environmental

Parties are invited to undertake their own due diligence and enquiries.

Tenure

We understand that the site is held freehold by Sandwell Metropolitan Borough Council. Interested parties should make their own enquiries and satisfy themselves in respect of title to the property.

Legal and Professional Costs

Parties will be responsible for their own legal and professional costs.

Method of Sale

The freehold property is being sold via informal tender. Offers for the freehold of the entire property, on either an unconditional or conditional on planning basis, should be submitted in writing to AspinallVerdi no later than 12 noon on Friday 7th August 2026. The vendor has a preference for subject to planning offers for employment use. All offers should be exclusive of VAT which may apply.

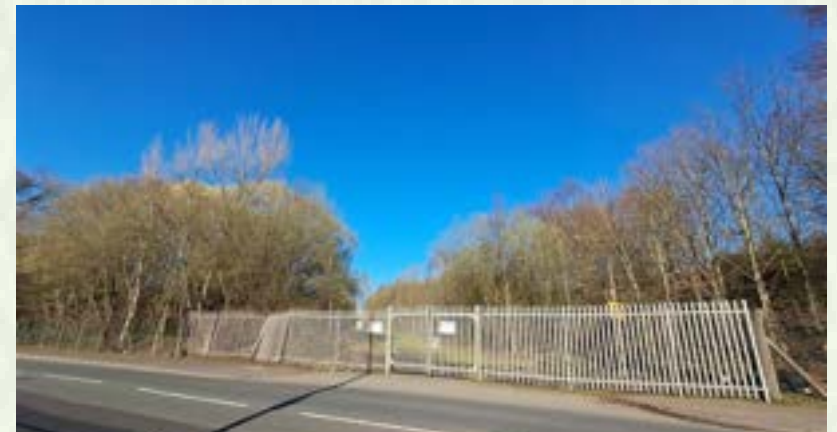
Offers should be submitted via the Offer Proforma, available in the Online Data Room.

All completed offer proformas should be marked for the attention of Rachel Hill / Megan Jones at AspinallVerdi, Somerset House, 37 Temple Street, Birmingham, B2 5DP and be submitted via email to megan.jones@aspinallverdi.co.uk by 12 noon Friday 7th August 2026.

The Vendor reserves the right to not accept the highest, or any offer received

VAT

No VAT will be applicable on the purchase price.



Further Information & Viewings

To request access to the Online Data Room please contact Rachel.hill@aspinallverdi.co.uk or Megan.jones@aspinallverdi.co.uk

Access is strictly by appointment only and to be arranged through AspinallVerdi. Interested parties should not attempt to gain access to the site outside of accompanied viewings.

If you would like to know more please get in touch.



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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

June 2026
Subject to Contract