



**FOR SALE**

**SUBSTANTIAL VACANT FREEHOLD PROPERTY WITH  
PLANNING PERMISSION FOR 24 SELF-CONTAINED FLATS**

**BREWERY HOUSE  
1 LADY BANK  
TAMWORTH  
B79 7NB**



# HIGHLIGHTS

- FULL PLANNING PERMISSION FOR 24 SELF-CONTAINED FLATS WITH CAR PARKING (USE CLASS C1)
- ATTRACTIVE HOTEL, GUEST HOUSE/B&B, OR SERVICED APARTMENT BUSINESS OPPORTUNITY WITHIN POPULAR TOURIST DESTINATION
- LOCATED OPPOSITE HISTORIC TAMWORTH CASTLE AND ADJACENT TO THE RIVER ANKER
- SITUATED A SHORT WALK FROM TAMWORTH TOWN CENTRE, ANKERSIDE SHOPPING CENTRE, TAMWORTH CASTLE PLEASURE GROUNDS, SNOWDOME, AND VENTURA RETAIL PARK
- POTENTIAL FOR CHANGE OF USE TO RESIDENTIAL (USE CLASS C3) S.T.P.
- OFFERS INVITED IN THE ORDER OF £500,000



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**WATLING**  
REAL ESTATE



# LOCATION & SITUATION

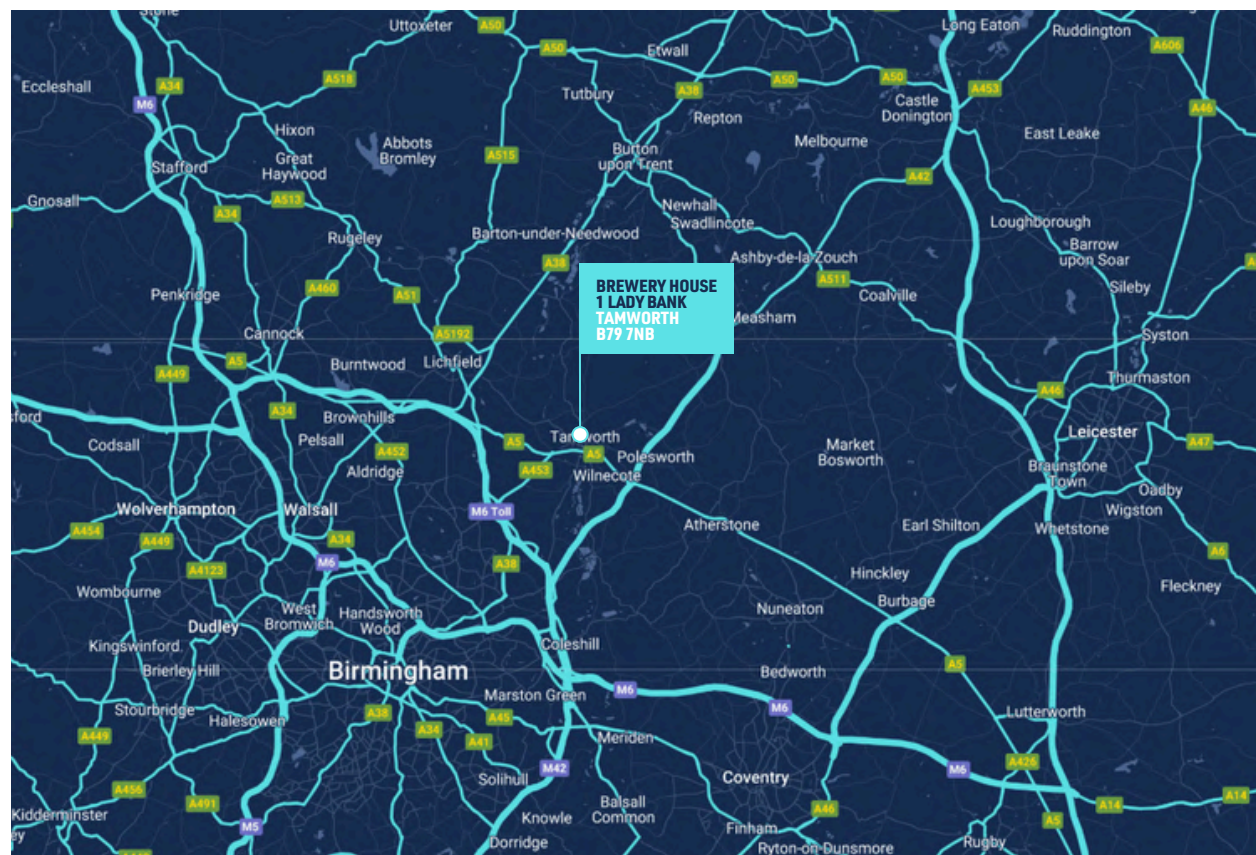
The property is located off Holloway and Lady Bank in close proximity to Tamworth Town Centre. Tamworth is a historic market town and borough in Staffordshire approx. 17 miles north east of Birmingham and 30 miles west of Leicester.

The property is situated opposite historic Tamworth Castle, adjacent to the River Anker, and a short walk from Tamworth Town Centre, Ankerside Shopping Centre, Tamworth Castle Pleasure Grounds, Ventura Retail Park, SnowDome, and various other retail and leisure destinations.

Tamworth Train Station is an approx. 10 minute walk from the property and provides regular services to London Euston, Birmingham New Street, Nottingham, Edinburgh, Cardiff, Crewe and Plymouth. There are various bus routes within close proximity to the property providing regular services throughout Tamworth and wider region.

Tamworth is a popular tourist destination attracting thousands of visitors every year to Tamworth Castle, Tamworth Castle Grounds, Tamworth Town Hall, Tamworth Assembly Rooms, and St. Editha's Church.

Tamworth has a rich history dating back to Anglo-Saxon times and was the capital of the ancient Kingdom of Mercia and the King's main residence. Aethelflaed, Lady of the Mercians and daughter of King Alfred the Great, and her son Athelstan the first King of all England, both originate from Tamworth and attract a significant number of tourists every year to Tamworth Castle and the wider Staffordshire area.



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# CONNECTIVITY



By Car



Walking



By Train





# PROPERTY

The property comprises a vacant detached two-storey Grade II Listed building totalling approx. 8,402 sq. ft. G.I.A. with large front lawn overlooking Tamworth Castle.

The property is approached via a raised pedestrian gate off Lady Bank and Balfour to the rear. The property is accessed internally via communal front door entrance however there is also a disused side entrance off Balfour that could be reinstated.

The property dates from the 18th Century and is of traditional red brick construction surmounted by a part pitched tiled and part flat roof. Windows are timber framed, and rainwater goods are a mix of cast iron and plastic.

Internally the property provides 19 ensuite bedrooms arranged over ground and first floors astride a wide central hallway to both floors. There are two staircases leading to the first floor, one to the front and one to the rear of the property. There is a basement currently used for storage.

The property was previously used to supplement accommodation at The Castle Hotel, and more recently as social housing.

Planning consent was obtained in 2023 for internal reconfiguration to create 24 no. self-contained 1-bedroom flats with car parking (Use Class C1).



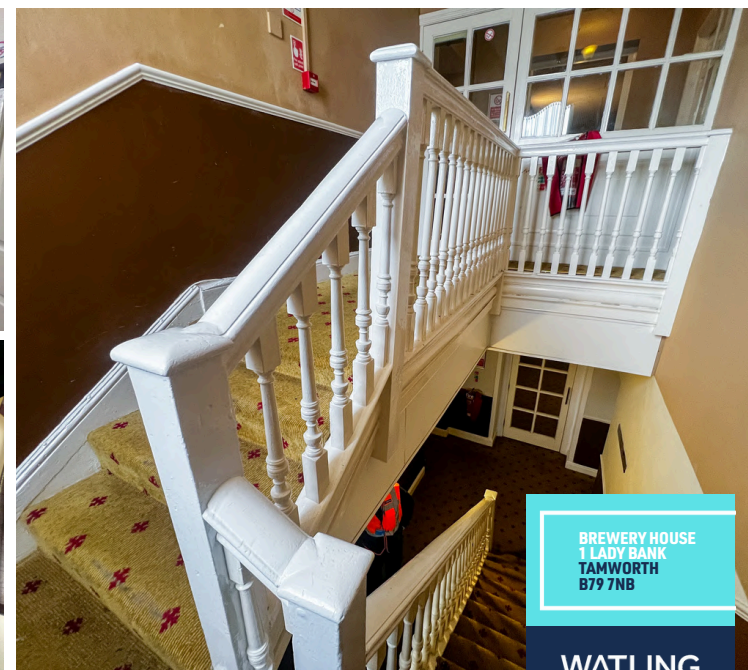
**19 ENSUITE  
BEDROOMS**



**PLANNING CONSENT FOR  
24 SELF-CONTAINED FLATS**



**POPULAR TOURIST  
DESTINATION**



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# ACCOMMODATION

The property provides the following approximate gross internal floor areas:

FLOOR	USE	SQ.M.	SQ.FT.
Basement	Cellar and stores	71.10	765
Ground	10 ensuite bedrooms	390.41	4,202
First	9 ensuite bedrooms	319.13	3,435
TOTAL		780.64	8,402



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# FURTHER INFORMATION

## TITLE

Freehold (Title no. SF232561).

Copies of the title documents are included within the Marketing Pack.

## PLANNING

We understand the property has planning consent for its existing use.

Planning consent was obtained in 2023 for internal reconfiguration to create 24 no. 1 bedroom flats with car parking (Use Class C1). Further detail is provided below.

0191/2023	Change of use from a drinking establishment (Sui Generis) to residential (C3 class). Conversion of the ground floor into two apartments.  Application GRANTED
0174/2023 (Listed consent)	Change of use of a grade II listed building from a drinking establishment (Sui Generis) to residential (C3 class). Conversion of the ground floor into two apartments.  Application GRANTED

The permitted scheme appears to have been subsequently reconfigured by the applicant to provide 16 no. larger 1 and 2 bedroom apartments.

Additional planning information and relevant filed planning documents are included within the Marketing Pack.

Interested parties are to rely on their own enquiries with Tamworth Borough Council.

## ASSET MANAGEMENT POTENTIAL

The property lends itself to use as a hotel, guest house/B&B, or serviced apartment business given its town centre location within a popular tourist destination.

The property also offers change of use potential to residential (Use Class C3) S.T.P.

## EPC

A copy of the EPC is included within the Marketing Pack.

## OFFERS

**Offers in the order of £500,000 invited for the freehold interest.**

## VAT

Prices are quoted exclusive of VAT.

## COSTS

Each party to be responsible for their own professional costs incurred in the transaction.

## SERVICES

We understand all mains services are connected but none have been tested. Interested parties are to rely on their own enquiries.

## VIEWINGS

By appointment with Watling Real Estate only.

## MARKETING PACK

A Marketing Pack with additional information is available upon request.



# CONTACTS

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