

This is an indicative image of the completed development

WATLING
REAL ESTATE

THE BADGE WORKS

FOR SALE

Character Property With Planning Permission For Conversion To 3 Apartments

36 Tenby Street, Jewellery Quarter, Birmingham, B1 3EE

P
Mon - Sat
Rem. open
2 hours
No return
within 1 hour

36

36



SCAN ME

Highlights

- ▶ Freehold character property situated in the heart of Birmingham's Jewellery Quarter
- ▶ Benefits from planning permission and Listed Building Consent for conversion to 3 self-contained apartments
- ▶ 2 x single floor and 1 x duplex
- ▶ 1,451 sq.ft. over 4 storeys
- ▶ Within walking distance of leisure and retail amenities within the Jewellery Quarter and Birmingham City Centre

Offers invited in the order of £300,000



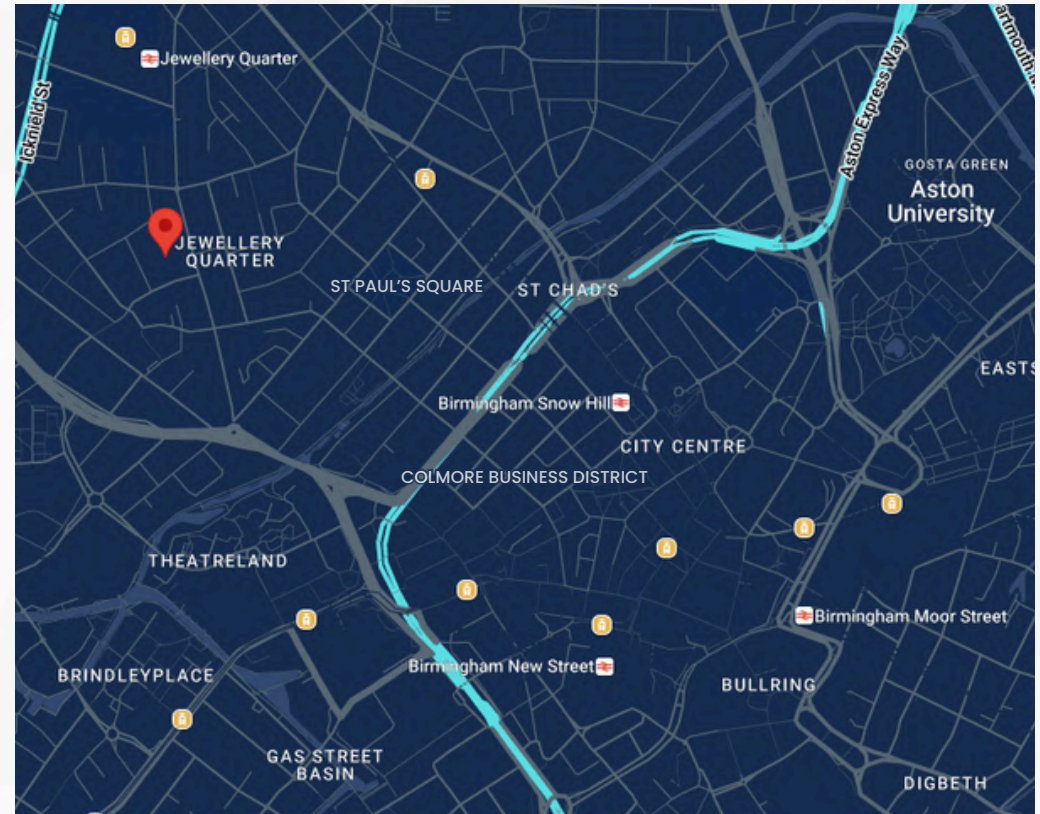
Location & Situation

The property is situated on Tenby Street within the heart of Birmingham's Jewellery Quarter.

The Jewellery Quarter is one of Birmingham's most distinctive and characterful mixed-use districts, renowned for its historic manufacturing heritage, independent retailers, jewellery businesses, cafés, restaurants, bars, galleries and creative workspaces.

It has become one of Birmingham's most desirable residential destinations, offering a unique mix of period architecture, new residential development and high-quality leisure amenities.

Birmingham City Centre is within walking distance of the property, with the Colmore Business District, Snow Hill & New Street train stations, Paradise, Brindleyplace and the wider retail and leisure core all within close proximity.



Jewellery Quarter Station
7 mins

St Paul's Square
10 mins

Brindleyplace
18 mins

Colmore Business District
20 mins

Bullring and Grand Central
23 mins

New Street Station
23 mins



Birmingham Snow Hill
3 mins

Birmingham New Street
10 mins

Edgbaston Village
19 mins

Birmingham International
23 mins

Solihull
26 mins

London Euston
1 hour 40 mins

The Property

The property comprises a Grade II Listed former commercial premises extending over three storeys plus basement level.

The property is of brick construction beneath a pitch tiled roof and benefits from large sash windows providing good levels of natural light.

Conversion works have commenced, with the upper floors representing the most progressed areas of the building, where works have been completed to second fix.

Accommodation

The proposed development will provide the following approximate floor areas:

FLOOR	SQ.M.	SQ.FT.
Unit 1	59.1	636
Unit 2	35.2	378
Unit 3	40.6	437
Total	134.9	1451

The above floor areas have been extracted from the approved plans which can be found within the Marketing Pack.



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Planning

Full planning permission (2023/02767/PA) was granted in July 2023 for the conversion of the existing building into 3 no. 1 bed apartments (Use Class C3) with associated external alterations.

Listed Building Consent (2023/02768/PA) was granted simultaneously.

Birmingham City Council have confirmed that all pre-commencement and pre-occupation conditions relating to the planning permission and Listed Building Consent have been discharged.

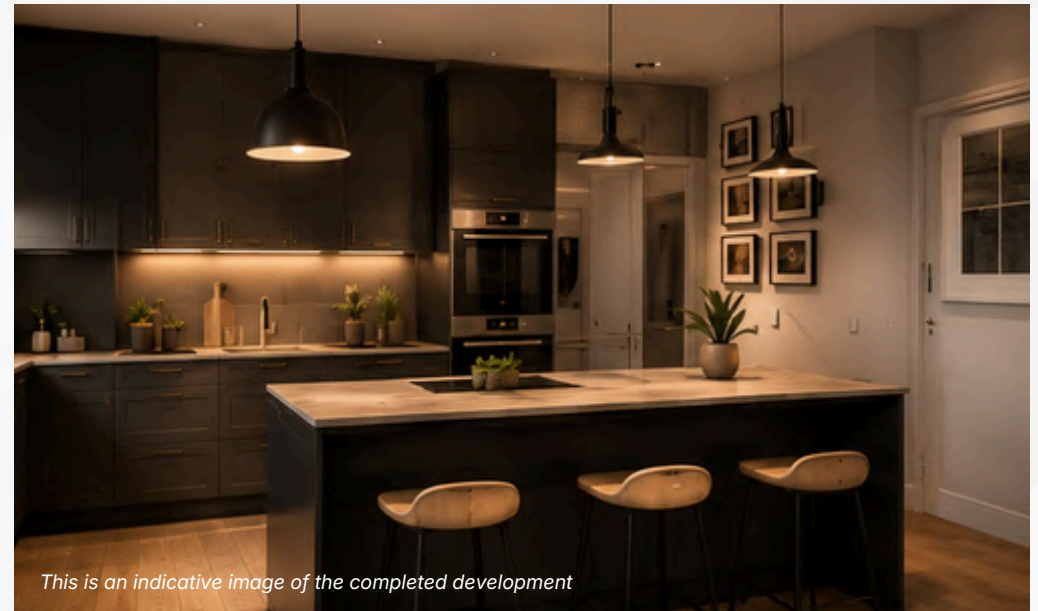
Further information in respect of the planning permission is included within the Marketing Pack.

The property may also lend itself to conversion to a single three-bedroom townhouse, subject to planning.

Interested parties are to rely on their own enquiries with Birmingham City Council.

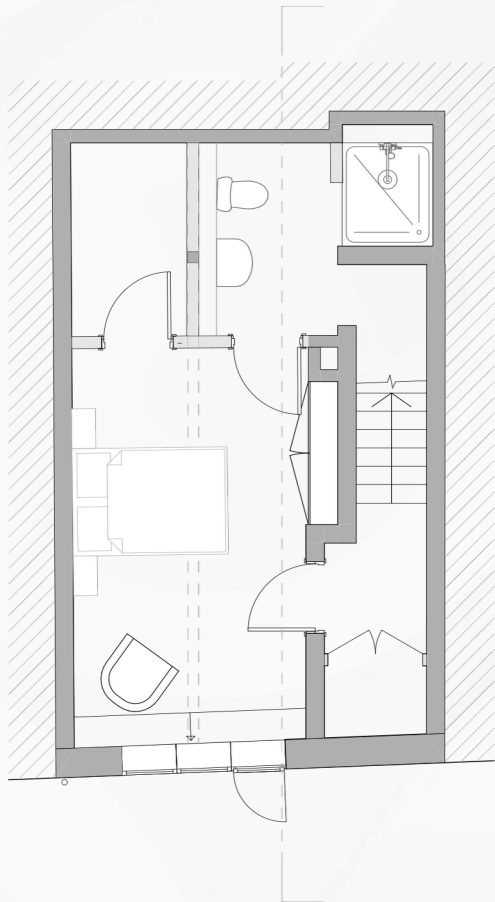


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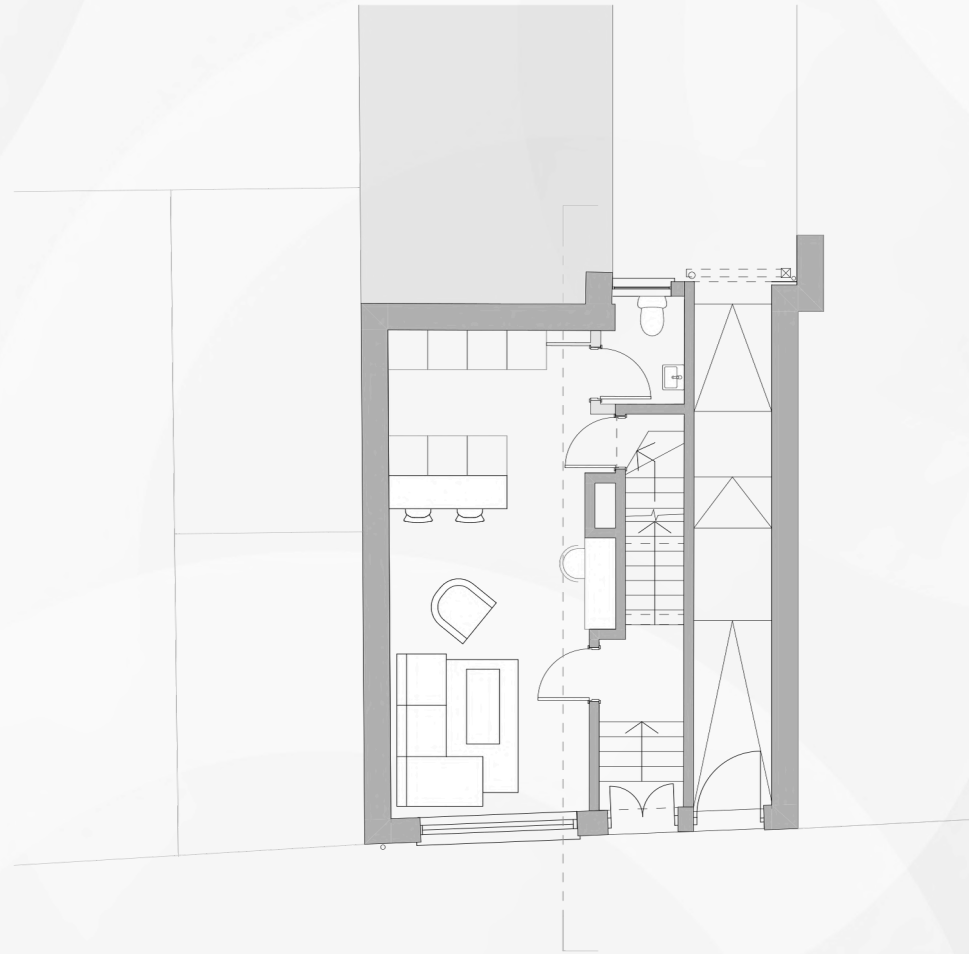


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Unit 1

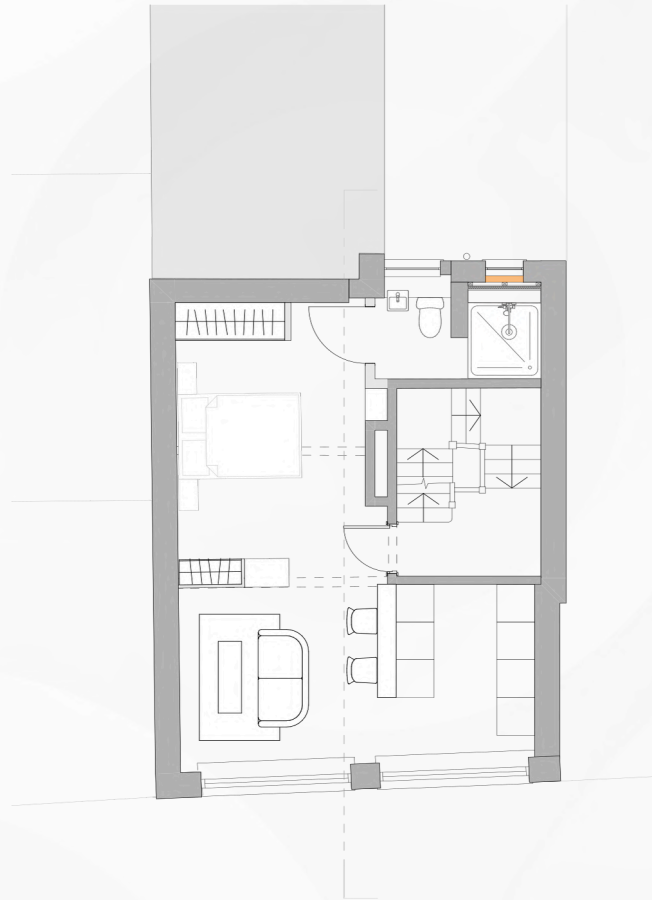


Proposed Basement Plan



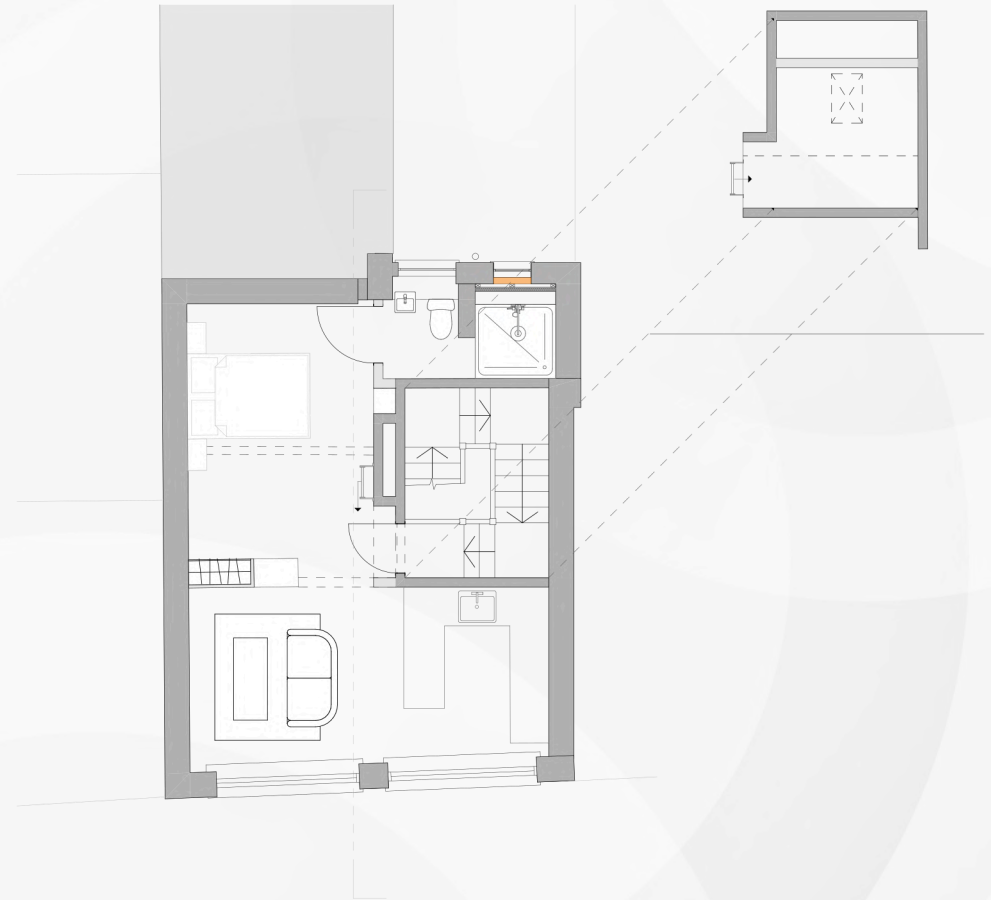
Proposed Ground Floor Plan

Unit 2



Proposed First Floor Plan

Unit 3



Proposed Second Floor Plan

Further Information

Title

Freehold (Title no. WK128751)

EPC

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

Marketing Pack

A Marketing Pack with additional information is available upon request.

Services

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

Viewings

By appointment with Watling Real Estate only.

Offers

Offers invited in the order of £300,000.

Costs

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

VAT

We understand that VAT will not be chargeable on the purchase price.

Method of Sale

The property is being marketed on a private treaty basis with an auction backstop on Thursday 9th July 2026. Should a sale be agreed pre auction, this will take place via an auction contract, which will be signed along with receiving a 10% deposit immediately.



Contact Information

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May 2026

Subject to Contract

Property Reference: 223154

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