

BY DIRECTION OF THE FREEHOLDERS
FOR SALE BY PRIVATE TREATY

R/27654

**AN HISTORIC 18TH CENTURY RESIDENCE
COMPLETE WITH A RANGE OF OUT BUILDINGS**



19 LICHFIELD STREET, TAMWORTH, B79 7QD

**IN NEED OF COMPLETE RENOVATION AND RESTORATION AND
CAPABLE OF PROVIDING A SUPERB SINGLE RESIDENCE,
RESIDENTIAL APARTMENT SCHEME
OR A FORM OF COMMERCIAL USE - SUBJECT TO CONSENTS
TOTAL OF 3,779 SQ.FT (351.12 SQ.M.)**

**BEAUTIFUL CHARACTER PROPERTY NEAR TO TOWN CENTRE
REAR COURTYARD/GARDEN AREA WITH VEHICULAR ACCESS
VERY RARE AND UNUSUAL OPPORTUNITY : GRADE II LISTED**

GUIDE PRICE: £295,000.00

**OFFERS INVITED SUBJECT TO CONTRACT BY CLOSE OF
BUSINESS ON FRIDAY 23RD MAY 2025**

TELEPHONE: 01827 61144

FACSIMILE: 01827 310820

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

E-mail: enquiries@calderssurveyors.com
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19 Lichfield Street, Tamworth

A rare and unusual opportunity is here offered providing an early 18th Century residence, largely in its original format and layout and offering much potential for the creation of a substantial and impressive single home, or indeed a scheme of individual apartments.

The property is also suited to commercial uses, subject to appropriate consent.

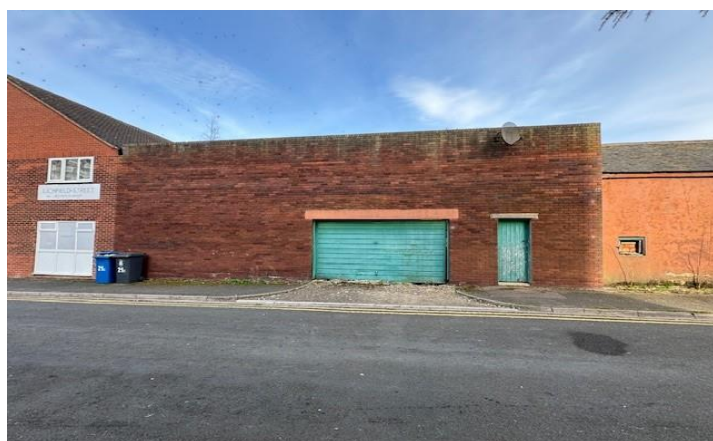
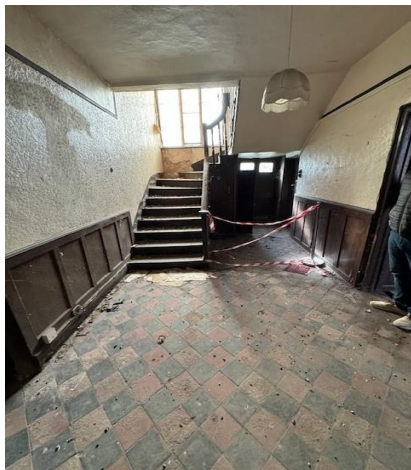
The property requires complete restoration and renovation. It is on three floors all accessed from an impressive hallway and winding staircase to the upper levels and with space retaining many original features.

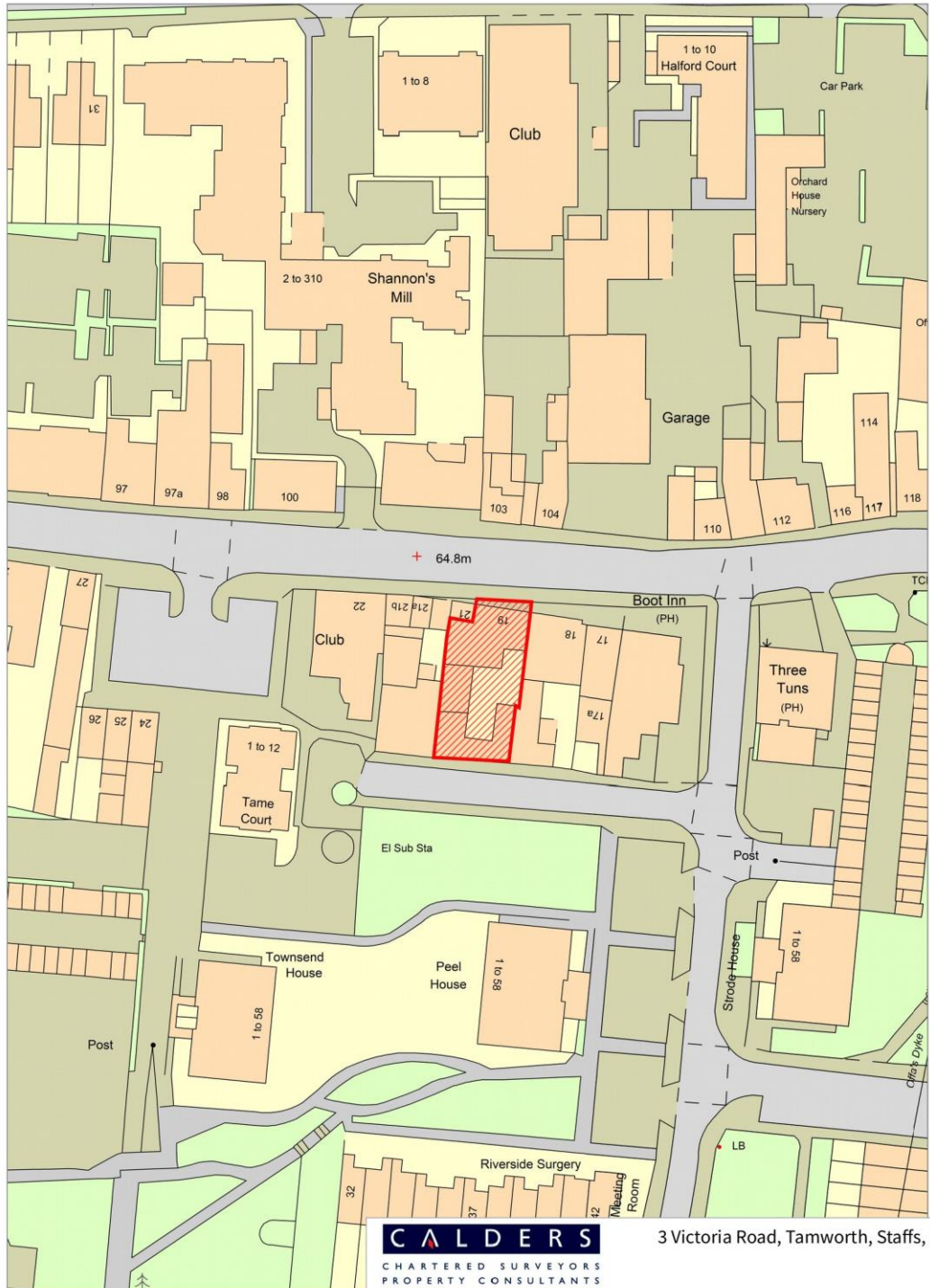
There are cellars beneath the principle accommodation.

To the rear of the property is an enclosed courtyard or garden area with vehicular access from Balfour to the rear and offering a range of outbuildings of similar period and specification and construction, capable of converting to a variety of uses.

This is a very impressive residence.

The property is Grade II listed by English Heritage (REF; 1241853).





CALDER S
CHARTERED SURVEYORS
PROPERTY CONSULTANTS
01827 61144
1 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL

01827 61144

caldersurveyors.com

Client: **Mr and Mrs J Vann**

Project: **19 Lichfield St, Tamworth B79 7QD**

Title: **Site plan**

Scale: 1:1250 @A4

Drawn By: drc

Date: 19 Mar 2025

Drawing No:



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Client: **Mr and Mrs J Vann**

Project: **19 Lichfield Street Tamworth B79 7QD**

Title: **Location plan**

Scale: 1:5000 @A4

Drawn By: rdc

Date: 19 Mar 2025

Drawing No:

GENERAL INFORMATION

1. VENDORS
ROOT2 LEAN LTD
2. TENURE
PROPERTY IS FREEHOLD OFFERED WITH VACANT POSSESSION UPON COMPLETION
3. SERVICES
ALL MAINS SERVICES ARE EITHER CONNECTED OR AVAILABLE IN THE STREET FRONTAGES
4. PRICE GUIDE
£295,000 (TWO HUNDRED AND NINETY FIVE THOUSAND POUNDS) V.A.T. NOT APPLICABLE
5. COUNCIL TAX
BAND C
6. OFFERS
OFFERS ARE INVITED SUBJECT TO CONTRACT ON OR BEFORE CLOSE OF BUSINESS ON FRIDAY 23RD MAY 2025 REQUESTED TO BE IN WRITING AND BY EMAIL TO richard@calderssurveyors.com

PLEASE INCLUDE ADVICE AS TO ABILITY TO PROCEED AND FUNDING ARRANGEMENTS.
THE VENDORS MAKE NO UNDERTAKING TO ACCEPT THE HIGHEST OR ANY OFFER RECEIVED. ALL OFFERS WILL BE CONSIDERED TO BE UPON A SUBJECT TO CONTRACT BASIS.
7. VIEWING
PLEASE CONTACT THE AGENTS
8. LOCAL AUTHORITY
Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth B79 7BZ
Telephone No: 01827 709709
Web: Tamworth.gov.uk

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Calders Chartered Surveyors & Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Calders Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Calders Chartered Surveyors & Property Consultants have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Code of Practice on Commercial Leases

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. www.commercialleasecodeew.co.uk