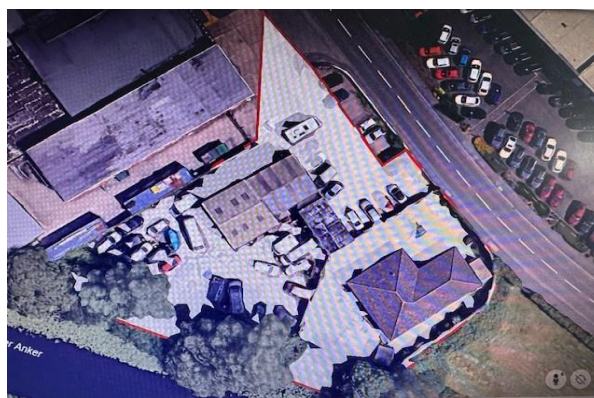


**BY DIRECTION OF THE FREEHOLDERS**  
**FOR SALE BY PRIVATE TREATY**

**R/27899**

A VERY INTERESTING RIVER FRONTAGE SITE CONTAINING A  
SUBSTANTIAL DETACHED BUNGALOW RESIDENCE, WORKSHOP,  
OFFICE BUILDING AND YARDAGE IN A SELF-CONTAINED  
ENCLOSED SITE OF TOTAL AREA 0.562 ACRES (0.227 Ha)



**MILLFIELDS, LICHFIELD ROAD, TAMWORTH B79 7SP**

**OFFERS: £935,000**

LONG FRONTAGE TO LICHFIELD ROAD (A51)

EASY ACCESS A5 M42/M6T

A LONG FRONTAGE AT THE REAR TO RIVER TAME

**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.



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## **Millfields ,Lichfield Road Tamworth**

An unusual opportunity is offered with this freehold site presenting potential for investment, owner occupation or redevelopment.

Prominently positioned with a long frontage to Lichfield Road (A51) on the Western outskirts of Tamworth and on the edge of the long established Lichfield Road Industrial Estate.

To the rear boundary the site adjoins the River Tame with open fields beyond and also to the south east. It is understood that the title to the property extends to the centre of the River Tame, but the areas quoted herein exclude the river.

The site has access from the Lichfield Road and currently offers forecourt parking, a large detached bungalow residence a steel framed workshop building and a single storey office facility plus yardage.

This site offers much potential for investment and letting, potential redevelopment or additional development, or owner occupation for a business. It has much potential too for alternative uses and other forms of business.

The existing properties on this site are in more detail as follows:-

Millfields Bungalow – a substantial detached bungalow built circa 1986, of traditional brick and tile construction. A large property offering a total gross internal area of 1,951 sq ft (190.83 sq.m.) and complete with gas fired central heating and being fully double glazed.

The accommodation all on ground floor is:

Kitchen, a lovely fully fitted facility and complete with tiled floor. All currently installed appliances are included.

Laundry Room – fully fitted with a washing machine and freezer included. Floor is tiled and mounted therein is a Worcester gas fired boiler servicing hot water and heating system

Dining Room -

Living Room - having patio doors to an external patio with views potentially to the river bank. The Coal effect gas fire is included.

Entrance hall – with cloakrooms off

Home Office –

Bathroom – fully fitted to a high standard complete with tiled floor

Bedroom 1 – front – complete with a full suite of fitted wardrobes

Bedroom 2 – complete with suite of fitted wardrobes

Bedroom 3 (rear) – with built in wardrobes

Bedroom 4 (rear)

Shower Room – fully fitted and including WC/wash facilities together with tiled floor

Outside the property is complete with a large enclosed garden with riverbank frontage and open fields beyond and also to the side. There is a large timber decking and seating area (equipped) together with a timber summerhouse. Immediately adjacent to the house there is a paved terrace and a permanent barbeque constructed within the garden area.

Office Building: - this facility is of pre fabricated construction but functional and currently in use and enclosing a gross internal area of 508 sq.ft (47.23 sq.m.) or thereabouts.

The interior is currently fitted to provide a reception office, private office, kitchen, and two WC/wash facilities.

The Workshop: a detached facility enclosing a gross internal area of 1439 sq. ft (133.7 sq.m.) or thereabouts, offering a clear working area with a height to eaves of approximately 6m over a concrete floor. The building is complete with overhead lighting and has two roller shutter vehicle access doors from the rear yard area.

Site/Yard: the site is accessed from an existing vehicular gateway leading from the frontage to Lichfield Road. **Please note that the adjacent commercial premises have a right of way via this access point.**

To the frontage of the buildings adjacent to the Lichfield Road there is a forecourt and parking area.

To the rear of the buildings is an enclosed, gated and surfaced yard and amenity area.

This location is near to the intersection of A51 Lichfield Road with the A5 and A453 routeway and is approximately ten minutes drive from the intersection of the A5 with Junction 10 of the M42 to the East and 15 minutes drive from the intersection of the A5 A38 and M6T3 to the West.

Tamworth town centre is within walking distance and is less than 5 minutes drive by car.



## YARD AND WORKSHOP/OFFICES

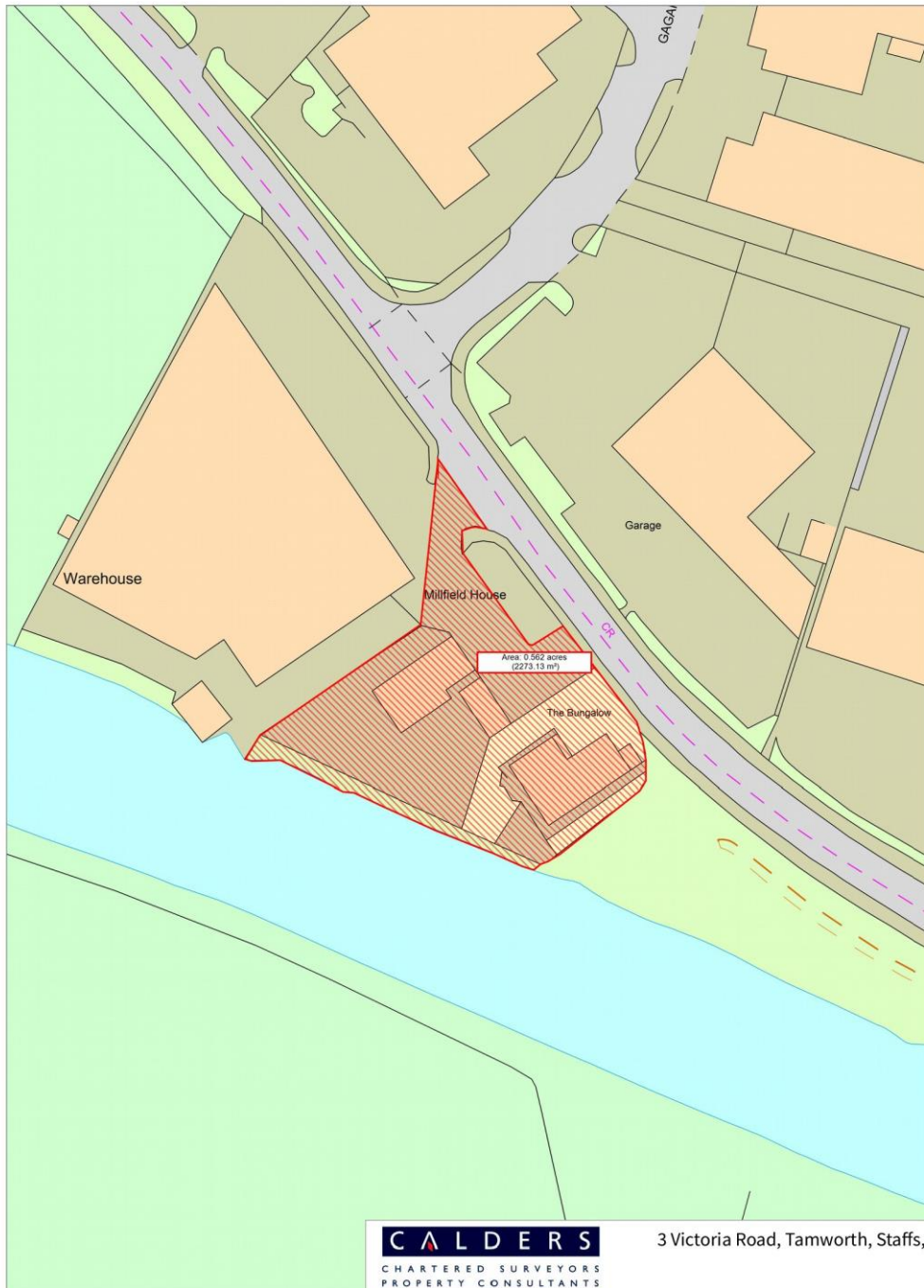




## THE BUNGALOW







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

3 Victoria Road, Tamworth, Staffs, B79 7HL

01827 61144

calderssurveyors.com

Client: **Mr & Mrs C Bowerman**

Project: **Millfields B79 7SP**

Title: **Site plan**

Scale: 1:1250 @A4

Drawn By: rdc

Date: 12 Aug 2025

Drawing No:



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3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

calderssurveyors.com

Client: **Mr and Mrs C Bowerman**

Project: **Millfields**

Title: **Location plan**

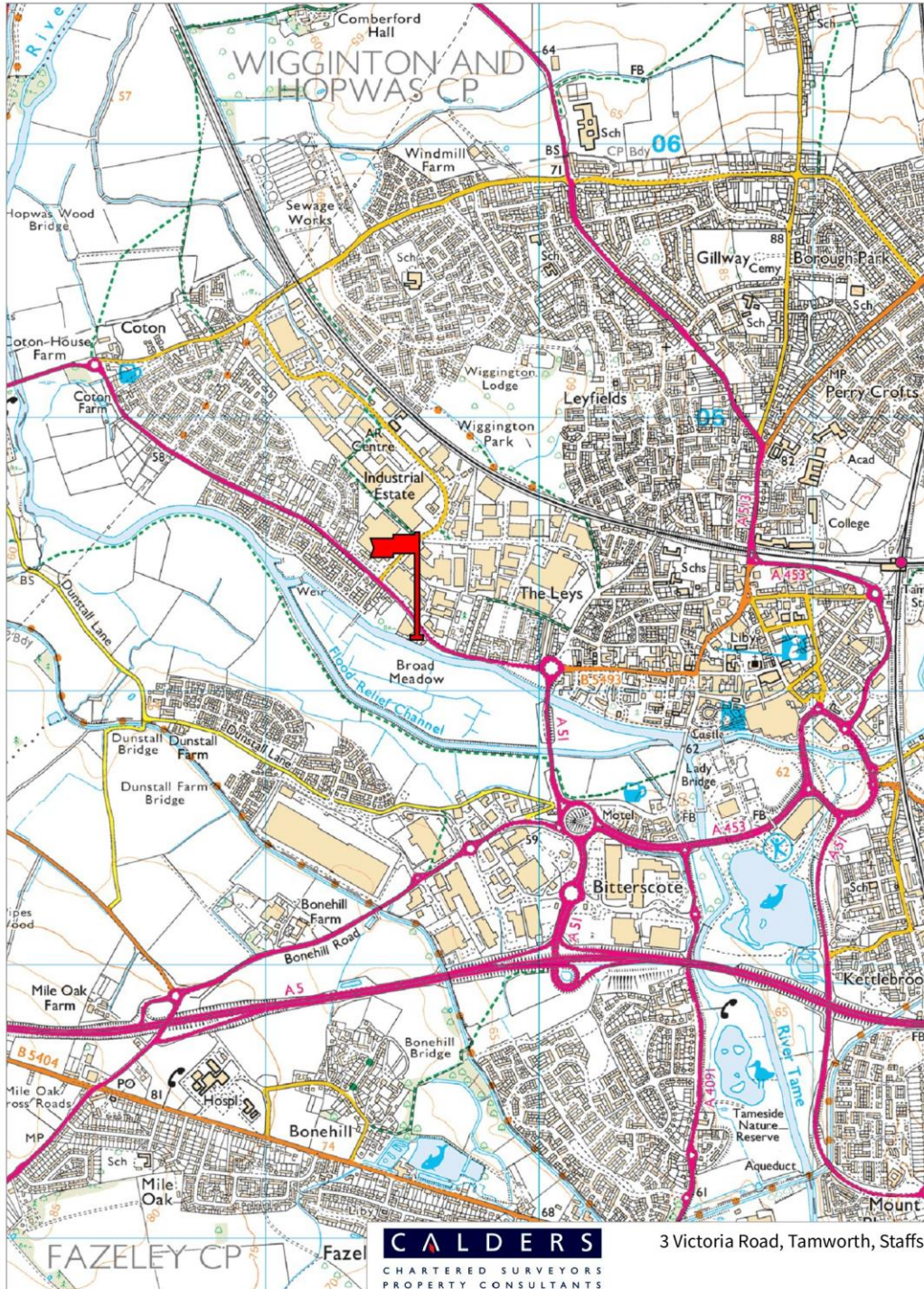
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Drawn By: rdc

Date: 12 Aug 2025

Drawing No:





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CHARTERED SURVEYORS  
PROPERTY CONSULTANTS  
**01827 61144**  
3 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

calderssurveyors.com

Client: **Mr and Mrs C Bowerman**

Project: **Millfields**

Title: **Area plan**

Scale: 1:25000 @A4

Drawn By: rdc

Date: 12 Aug 2025

Drawing No:



## **GENERAL INFORMATION**

- |                       |  |
|-----------------------|--|
| 1. VENDORS            | Mr and MRS C BOWERMAN  |
| 2. TENURE             | THE PROPERTY IS OFFERED FREEHOLD WITH VACANT POSSESSION ON MILLFIELDS BUNGALOW UPON COMPLETION. THE OFFICE BUILDING, WORKSHOP AND YARD ARE CURRENTLY TENANTED BY THE SERVICE CENTRE (TAMWORTH) (CO. NO. 1328161) WHO USE THE FACILITIES FOR VEHICL REPAIRS. THIS LEASE IS FOR A TERM OF 5 YEARS FROM 28.4.21 AND CURRENTLY PAYING AN ANNUAL RENT OF £23,463 PER ANNUM (MONTHLY) (VAT NOT APPLICABLE). THE TENANT ALSO REFUNDS TO THE LANDLORD THE PREMIUM COSTS OF INSURING THESE PREMISES. THE SECURITY OF TENURE PROVISIONS FOR THE TENANT GIVEN BY SECTIONS 24 – 28 OF THE LANDLORD AND TENANTS ACT 1954 ARE EXCLUDED AND NOT AVAILABLE TO THE TENANT. EITHER THE LANDLORD OR THE TENANT MAY TERMINATE THE LEASE BY SERVING A BREAK NOTICE AT ANY TIME AT LEAST 6 CALENDAR MONTHS BEFORE THE TERMINATION DATE |
| 3. SERVICES           | ALL MAINS SERVICES ARE CONNECTED TO THE SITE BUT PLEASE NOTE THAT THERE IS A PRIVATE PUMPING FACILITY BETWEEN THE PROPERTY AND THE MAINS DRAINAGE FACILITY IN LICHFIELD ROAD. THE VENDORS CURRENTLY PAY AN ANNUAL MAINTENANCE FEE OF APPROXIMATELY £220 FOR THIS FACILITY  |
| 4. RATING ASSESSMENT  | ON 2023 LIST THE WORKSHOP, OFFICES AND YARD AREA HAVE A RATEABLE VALUE OF £14,500. THE CURRENT RATE PAYABLE IN THE £ IS APPROXIMATELY 50%.   |
| 5. COUNCIL TAX        | MILLFIELDS BUNGALOW HAS A COUNCIL TAX ASSESSMENT OF BAND E   |
| 6. ENERGY PERFORMANCE | CURRENT CERTIFICATES HAVE BEEN APPLIED FOR   |
| 7. OFFERS             | OFFERS INVITED IN THE REGION OF £935,000 (VAT NOT APPLICABLE)  |
| 8. VIEWING            | PLEASE CONTACT THE AGENTS  |
| 9. TENURE             | THE PROPERTY IS OFFERED FREEHOLD WITH VACANT POSSESSION OF MILLFIELDS BUNGALOW UPON COMPLETION AND SUBJECT TO THE EXISTING TENANCY IN THE WORKSHOP/OFFICE/YARD. IT SHOULD BE NOTED THAT UNDER AN AGREEMENT DATED 6.8.84 AND SECTION 52 OF THE TOWN AND   |

COUNTRY PLANNING ACT 1971, THERE IS AN OBLIGATION NOT TO SUB DIVIDE THE PROPERTY HEREBY OFFERED. THE VENDORS HAVE HAD NO SUBSEQUENT DISCUSSIONS WITH THE LOCAL AUTHORITY ABOUT THE REMOVAL OF THIS PLANNING COVENANT.

### **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](http://www.commercialleasecodeew.co.uk)