PALACE AUCTIONS

LONDON



LOT TBC

Land off Watling Street

TWO GATES · TAMWORTH B77 1EJ

Freehold land of just under 2 acres, outside the Green Belt, with potential as a future residential development site, subject to consent

GUIDE PRICE*

£420,000

*Plus buyer's premium. See Important Notices.

AUCTION

Wednesday 28 October 2026

Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE OPPORTUNITY

Future residential development land

A freehold parcel of just under 2 acres in Two Gates, Tamworth, outside the Green Belt and with potential as a future residential development site, subject to planning consent.

8,041	c.2	Freehold	No	£420k
SQ M (APPROX.)	ACRES (JUST UNDER)	TITLE ABSOLUTE	GREEN BELT	GUIDE PRICE

The land

The site is a long parcel of land running north from Watling Street (B5404), between the rear gardens of the houses on Highcliffe Road and the railway line. It is currently wooded. The land is registered with Title Absolute under title number SF539457 and extends to approximately 8,041.76 sq m, subject to measured survey.

No recent planning applications are recorded, so a buyer can shape their own scheme. Because the land is not in the Green Belt, one of the main planning constraints does not apply. Any development will need planning permission from Tamworth Borough Council.

Investment summary. A significant potential future residential development site of just under 2 acres, freehold and outside the Green Belt, subject to obtaining consents. Guide price £420,000.

LOCATION

Two Gates, Tamworth

An established residential area on the southern side of Tamworth. The site is off Watling Street, opposite 410 Watling Street, with schools, shops and Ventura Retail Park close by.

CONNECTIONS

Road

Within easy reach of the A5 and Junction 10 of the M42.

Motorways

Links to Birmingham, the M6 and the Midlands network.

Rail

Tamworth station: trains to Birmingham New Street and London Euston.

Air

Birmingham Airport within a short drive.

Buyers should check distances and journey times for themselves.

SITE PLANS

The site



Aerial view. The site is outlined in green.



Site plan. The site is edged blue.

Plans and aerial images are for identification only and are not to scale. The boundary shown is indicative. Buyers must rely on the title plan in the legal pack.

SALE DETAILS

Buying this lot

AT A GLANCE

Lot TBC

ADDRESS	Land off Watling Street, Two Gates, Tamworth B77 1EJ (opposite 410 Watling Street)
PROPERTY	Freehold land with potential for future residential development, subject to consent
SITE AREA	Approximately 8,041 sq m (just under 2 acres)
GUIDE PRICE	£420,000*
AUCTION	Wednesday 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	Public auction: in the room and online. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	As set out in the Special Conditions of Sale

LEGAL & FEES

Before you bid

TENURE	Freehold, Title Absolute
TITLE NUMBER	SF539457
GREEN BELT	Not in the Green Belt
PLANNING	No recent applications. Development subject to consent.
BUYER'S PREMIUM	As set out in the legal pack, payable on exchange
RIGHTS	London & Continental Railways consent needed for any disposition. See legal pack.
LEGAL PACK	Available on request
SPECIAL CONDITIONS	Apply. Read them with any addendum.
VIEWINGS	On foot, in daylight, at your own risk. No appointment needed.

How to bid

1. **Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
2. **Complete ID and anti-money-laundering checks.** You must be approved before you can bid, and bidder security is needed when you register.
3. **Read the legal pack**, the Special Conditions and any addendum, and take advice from a solicitor and a planning adviser, including on access.
4. **Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the date in the contract.
5. **Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. The reserve will normally be within the guide range or no more than 10% above a single-figure guide. Both the guide and the reserve may change up to the day of the auction.

Planning. No planning permission is in place. All development potential is subject to planning permission from Tamworth Borough Council. Buyers must make their own enquiries, including on the Green Belt position, access, highways, trees and the site's position next to the railway.

Title and rights. The land is sold subject to existing rights and covenants, including a requirement for the written consent of London & Continental Railways before any disposition, and covenants under a 1979 Deed of Grant and a 1996 Agreement. Mines and minerals are excepted from the title. Buyers must read the legal pack.

Viewing. The land may be viewed on foot during daylight hours, entirely at the visitor's own risk. The site is next to a live railway line. Please stay within the site boundary and do not attempt to access the railway.

Site area and plans. The site area is approximate and subject to measured survey. Plans and aerial images are for identification only and are not to scale.

Fees and additional costs. Besides the purchase price, the buyer must pay the buyer's premium and any fees set out in the legal pack on exchange. Buyers should also budget for Stamp Duty Land Tax, VAT if applicable, their own legal fees and any finance costs.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise.

Legal documents and AML. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum before bidding. Palace Auctions must check the identity and source of funds of every bidder under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Why buy at Claridge's. Palace Auctions holds its traditional sales at Claridge's in Mayfair, one of London's most celebrated addresses. The auction is a transparent, competitive process in which the winning bid gives you an immediate, binding exchange of contracts.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS · LEGAL PACK · OFFERS

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