

# CALDER S

CHARTERED SURVEYORS  
PROPERTY CONSULTANTS

**FOR SALE OR TO LET - BY DIRECTION OF THE FREEHOLDER**

R/27844

**A CONVENIENTLY & DESIRABLY POSITIONED PERIOD MILL  
CONVERTED INTO & CURRENTLY USED AS ADMINISTRATIVE OFFICES  
BUT SUITABLE SUBJECT TO PERMISSION  
FOR A VARIETY OF OTHER USES**

**CONSIDERED TO HAVE POTENTIAL FOR RESIDENTIAL CONVERSION**



**THE GRANARY  
KINGSBURY MILL  
COVENTRY ROAD KINGSBURY  
B78 2DP**

**HAVING VIEWS OVER THE NEARBY RIVER TAME &  
KINGSBURY WATER PARK LAKES  
EASY ACCESS TO JUNCTIONS 9 & 10 M42 & THE CITY OF BIRMINGHAM  
NET INTERNAL AREA 2,068 SQ.FT. (192.1 SQ.M.)  
ESTIMATED GROSS INTERNAL AREA 2,378 SQ.FT.  
FREEHOLD WITH VACANT POSSESSION OR TO LET**

**OFFERS £595,000 OR £29,500 pa  
VAT NOT APPLICABLE**

**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

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[www.calderssurveyors.com](http://www.calderssurveyors.com)

## **THE GRANARY**

The Granary is believed to date from the 18<sup>th</sup> Century and was part of the Kingsbury Mill complex occupying a superb position with views across the nearby River Tame and Kingsbury Water Park beyond.

The building has been superbly converted to the current use as administrative office space but has a wealth of original features and timberwork particularly internally.

In our opinion and subject to any consents that may be required the building would readily convert to a superb single dwelling or residential apartments.

The property occupies a substantial site as shown outlined and hatched red on the accompanying plan and in addition to the soft landscaped/garden area there is a tarmacadam and paved area providing ten private vehicle parking spaces. Please note that the tarmacadam surfaced pedestrian area is subject to a pedestrian right of way in favour of the occupiers of the apartments development to the rear of the property.

This is an excellent location on the edge of Kingsbury village and is within five minutes drive of both junctions 9 and 10 of the M42 motorway making it an ideal location for commuting to the city of Birmingham.

The market towns of Tamworth, Atherstone and Coleshill are all within ten minutes drive approximately.

Internally the premises are currently fitted as office accommodation and have gas fired central heating, part carpeted and part tiled floors throughout and double glazed window inserts.

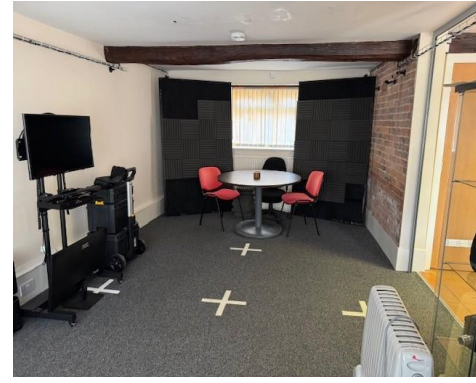
The office space is on three levels providing the following net internal areas per floor:-

Ground Floor – 685 sq.ft. (63.6 sq.m.)

First Floor – 675 sq.ft. (62.7 sq.m.)

Second Floor – 708 sq.ft. (65.8 sq.m.)

Also on the ground floor there is a fitted kitchen facility and separate ladies and gents w.c./wash facilities.



## **GENERAL INFORMATION**

1. VENDORS  
Brisley Properties Limited.
2. TENURE  
The property is offered freehold with vacant possession upon completion.  
  
Alternatively a rental proposal will be considered for a term to be agreed. The tenant will be responsible for the repair and maintenance of the premises and refunding to the landlord the cost of the insurance premium.
3. SERVICES  
All mains services are connected.
4. SERVICE CHARGE  
The property is not subject to a service charge for any matter including the mill entrance and private roadway.
5. VALUE ADDED TAX  
The property is not registered for Value Added Tax and therefore Value Added Tax is not payable in addition to any purchase price agreed.
6. RATING ASSESSMENT  
On the 2023 list the property has a rateable value of £18,500. The current rates payable in the pound is approximately 50%.
7. ENERGY PERFORMANCE  
The property previously had an Energy Performance Certificate under the provisions of the Energy Act 2011 and was rated C. This has expired. A replacement certificate has been applied for.
8. VIEWING  
Please contact the agents.
9. LOCAL AUTHORITY  
North Warwickshire Borough Council  
The Council House  
South Street  
Atherstone CV9 1DE  
Telephone No: 01827 715341  
[www.northwarks.co.uk](http://www.northwarks.co.uk)
10. HISTORIC ENGLAND  
A search on the Historic England web site indicates that the property IS NOT listed.

## **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)



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PROPERTY CONSULTANTS  
**0 1 8 2 7 6 1 1 4 4**  
1 VICTORIA ROAD TAMWORTH

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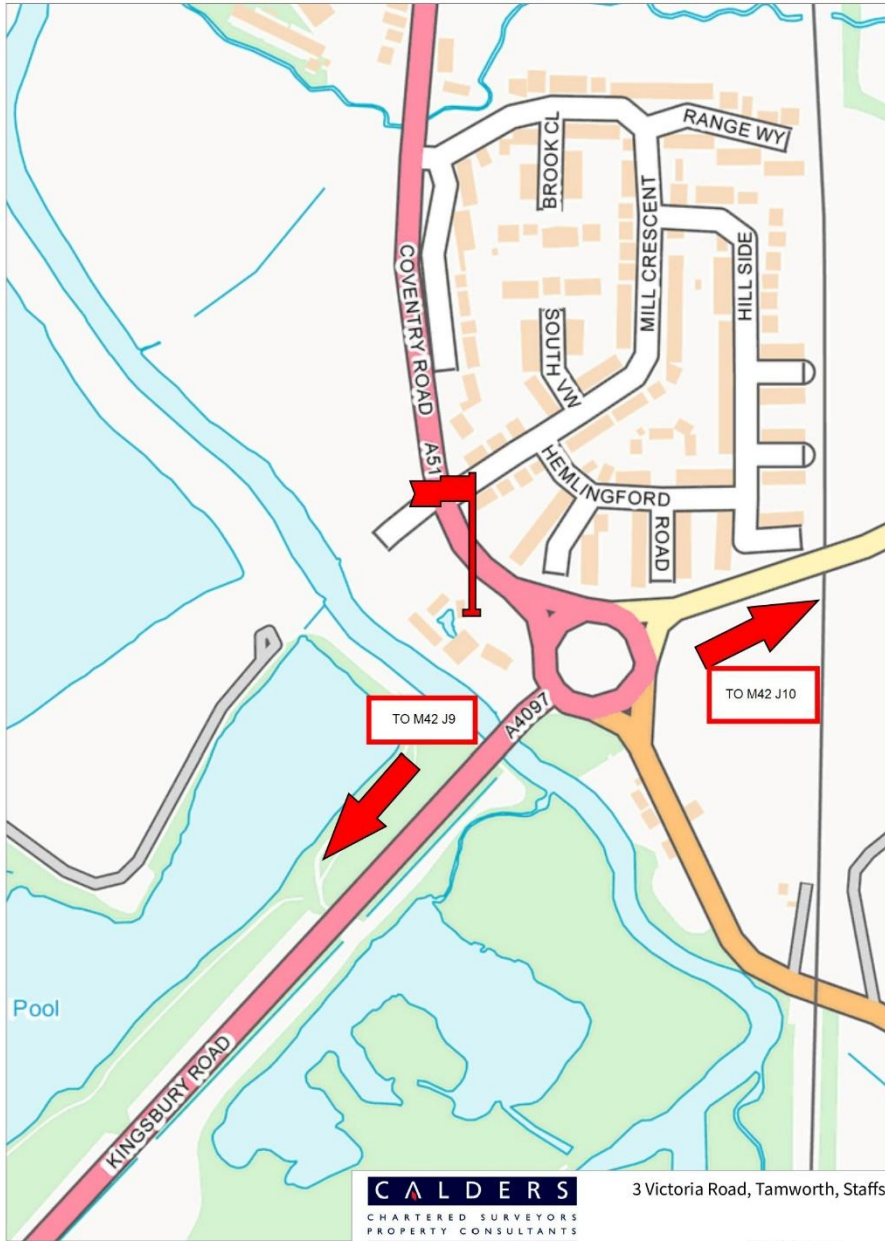
01827 61144

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Client: **Brisley Properties Ltd**  
Project: **The Granary, Kingsbury Mill**

Title: **site plan**  
Scale: 1:1250 @A4  
Drawn By: rdc

Date: 24 Feb 2025  
Drawing No:



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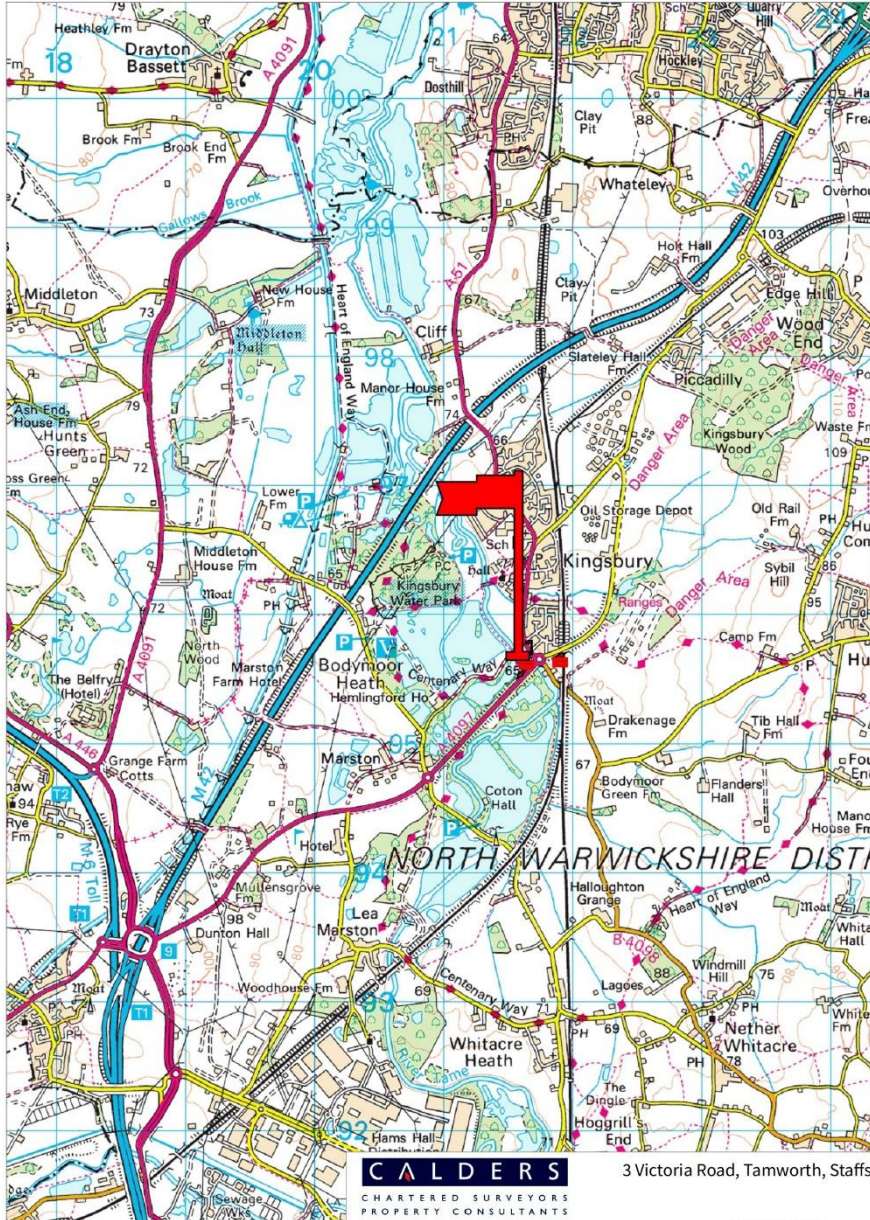
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Client: **Brisley Properties Ltd**  
Project: **The Granary, Kingsbury Mill**

Title: **location**  
Scale: 1:5000 @A4  
Drawn By: rdc

Date: 24 Feb 2025  
Drawing No:



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Client: **Brisley Properties Ltd**

Project: **The Granary, Kingsbury Mill**

Title: **Area location**

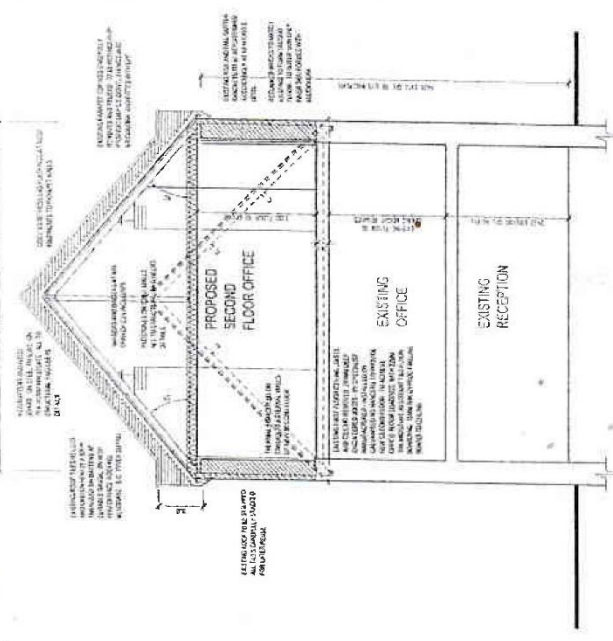
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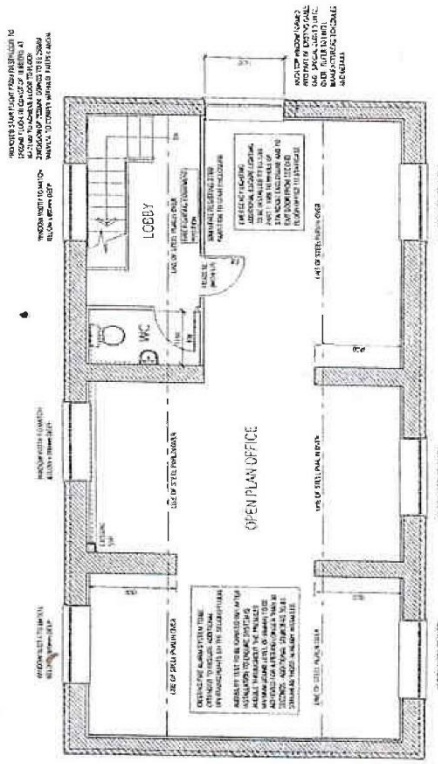
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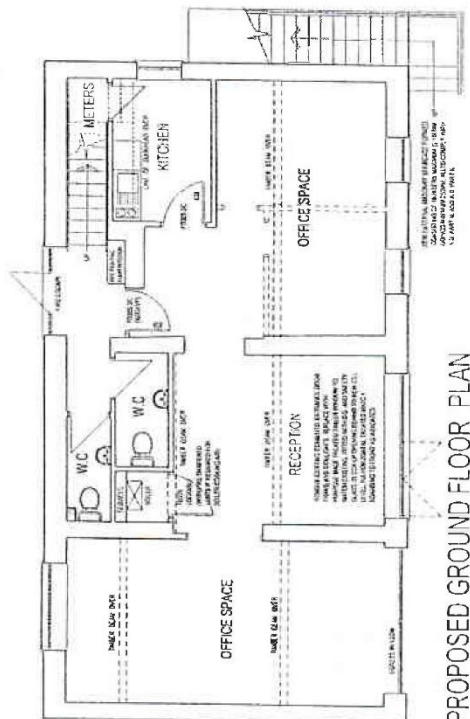
For identification purposes only, not to scale  
 any measurements shown are  
 approximate



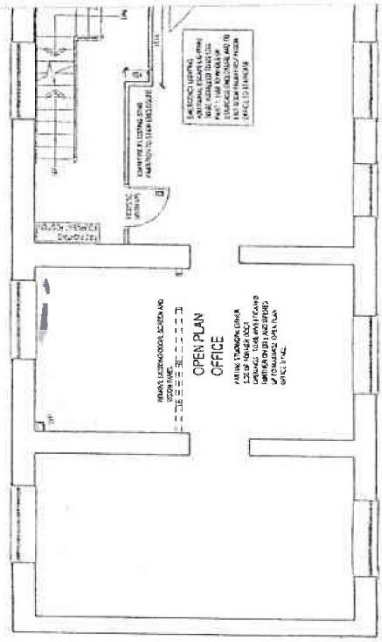
PROPOSED SECTION



PROPOSED SECOND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN