

Redevelopment Opportunity (subject to planning)



Any plans included within this document are for illustrative purposes only and are indicative and as such are not to be relied upon. Indicative boundaries for identification purposes only.

## Soft Market Testing

Land at Gungate, Spinning School Lane, Tamworth, Staffordshire, B79 7BB

Tamworth  
Borough Council

Aspinall  
Verdi  
property  
regeneration  
consultants

# Land at Gungate, Tamworth

## Key Highlights

- ◆ Town centre redevelopment opportunity (subject to planning)
- ◆ Site extends to circa 6.82 acres (2.76 hectares) gross
- ◆ Circa 0.3 miles from Tamworth Railway Station
- ◆ Identified as a key opportunity within Tamworth Town Centre Masterplan 2025

## Tamworth's History

Tamworth's name is derived from the River Tame and its rich history spans over a thousand years. Tamworth rose to prominence as the capital of the powerful Kingdom of Mercia between the 7th and 9th centuries. Following the Norman Conquest, Tamworth Castle was constructed around 1070, serving initially as a defensive stronghold and later as a noble residence. The castle remains a central historic landmark in the town centre today, linking Tamworth's heritage to its modern identity and the town centre with the Castle grounds via the recently completed Castle Gateway project.

Today, Tamworth's town centre reflects its historical evolution, with Anglo-Saxon roots, medieval market heritage and the town's landmarks reflecting both its historic legacy and modern evolution. While historic buildings like Tamworth Castle, Tamworth Town Hall and the Church of St Editha frame the skyline and celebrate its medieval roots, modern attractions and facilities such as the Snowdome, Odeon Luxe Cinema and newly constructed Staffordshire College highlight Tamworth's transformation. Together, these assets blend the past and present, reinforcing Tamworth's identity as a town that values its heritage while embracing significant opportunities for growth and development.



St Editha's Church



Tamworth College

## Location

Land at Gungate is located within Tamworth town centre, a town rich with heritage and steeped in history. This well-established market town on the border of Warwickshire and Staffordshire benefits from a varied retail provision, established residential areas, a recognised leisure offering and excellent transport links across the Midlands and beyond.

Tamworth is undergoing significant transformation with multi-million-pound projects bringing improvements and changes to the town, following the successful award of £21.65m from the Future High Streets Fund in 2022.

The opportunity is situated to the east of the main retail area and is bound by Marmion Street to the east, Albert Road to the north, Lower Gungate and Thomas Guys Almshouses to the west and retail development situated along Victoria Road to the south. The redevelopment opportunity is intersected by Spinning School Lane.

The opportunity is located a short walk from Tamworth Railway Station (circa 0.3 miles / 5 mins walk) via Albert Road or Victoria Road. Tamworth Railway Station is a key transport hub in Staffordshire and provides direct trains to and from Birmingham in as little as 16 minutes and to London Euston in 1 hour 8 minutes via the fastest services. Passenger numbers average circa 3,397 per day (2024/2025).

Local amenities include Tamworth Library, South Staffordshire College and St Edith's Parish Church and Square along with a variety of town centre retail facilities offering local and national retail and food and beverage offerings including the Tamworth Tap which has won CAMRA's National Pub of the Year for 2022, 2023 and 2025.

The town offers an admirable variety of leisure offerings including the Snowdome, Odeon Luxe Cinema and most notably Tamworth Castle and Pleasure Grounds known for its family friendly activities and leisure facilities.

What3words location: <https://w3w.co/agents.teach.shin>



# Land at Gungate, Tamworth

## The Opportunity

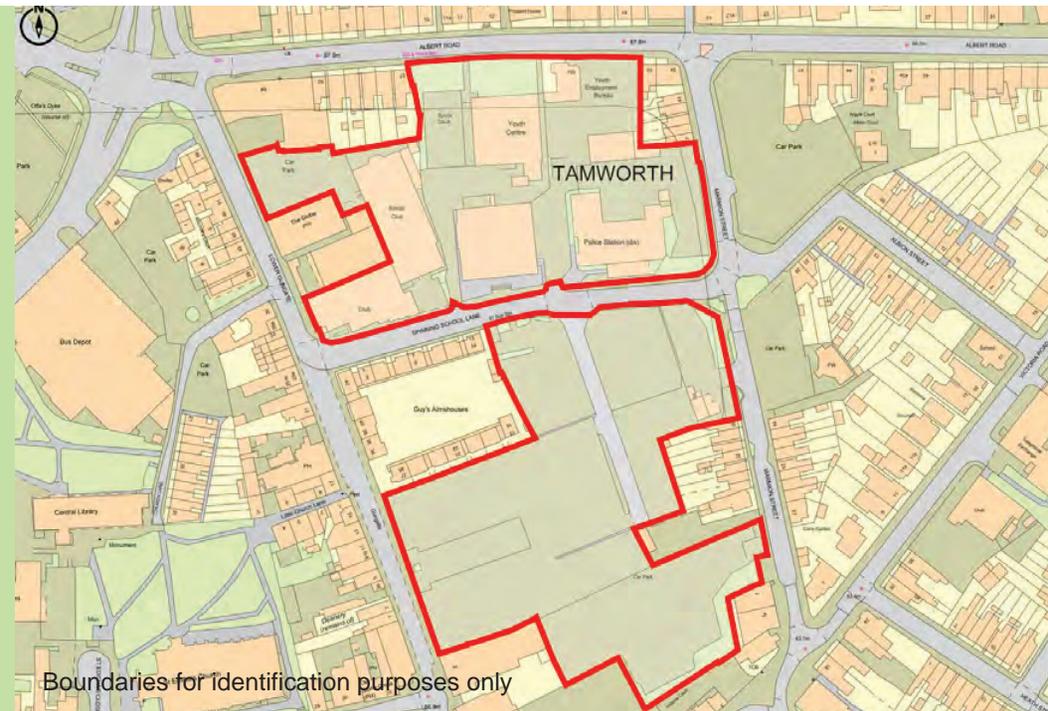
The opportunity extends to circa 6.82 acres (2.76 hectares) gross and is situated within the Gungate Regeneration Quarter.

The majority of the land falls within the freehold ownership of Tamworth Borough Council whilst Staffordshire County Council own an area of land to the north of site.

The southern element of the opportunity comprises Gungate surface car park operated by Tamworth Borough Council. The car park benefits from extensive frontage to Spinning School Lane, Marmion Street, Lower Gungate and Victoria Road. To the north, the site comprises the former Police Station, Magistrates Court, Youth Centre, former Gala Bingo and nightclub premises, with frontage to Spinning School Lane, Marmion Street, Albert Road and Lower Gungate. The Police Station, Magistrates Court, and Gala Bingo buildings are currently vacant.

Tamworth Borough Council has had a long-term objective to bring forward a comprehensive regeneration scheme in this area and to do so the Council has sought to expand its ownership in the area to create a comprehensive site for redevelopment.

Due to its size, location, and strategic connectivity, Gungate is a regionally significant regeneration opportunity which has the potential to underpin the long-term vitality and growth of the town centre and identify Tamworth as a place to both live and work.

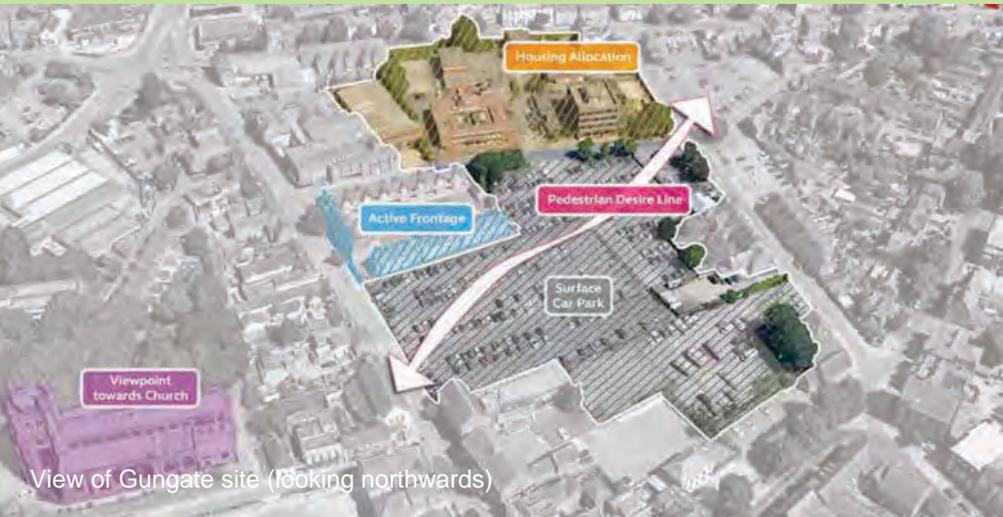


Boundaries for identification purposes only



Land at Gungate site

## Land at Gungate, Tamworth



View of Gungate site (looking northwards)



View of Gungate site (looking southwards)

## Planning

**Tamworth Borough Council Town Centre Masterplan August 2025** sets out the vision for Tamworth town centre with a focus on revitalisation. The Masterplan considers the opportunities which exist in the town centre for new uses, addresses wider connectivity challenges and promotes transformational change. Covering the period 2025-2045, the Masterplan will aim to enhance public spaces, transport connectivity, and urban greening while supporting community needs, economic growth, and sustainable development. It builds on funding from the Future High Streets Fund, leveraging key sites, including those under Council ownership, to attract investment and unlock regeneration potential to create a resilient, vibrant town centre that meets the needs of residents, businesses, and visitors. Gungate is identified as a key opportunity area within the Masterplan.

The Gungate opportunity is partially allocated for housing in the adopted Tamworth Local Plan 2006 – 2031 (sites 507, 508, 509). Tamworth Town Centre Masterplan identifies that development must respect the archaeological Scheduled Ancient Monument (Saxon Defences) and adjacent Conservation Area, preserving heritage assets in line with the NPPF. The Local Plan is currently under review.

The former Police Station located on Spinning school Lane has planning permission for the *conversion of and extensions to existing 5-storey former Police Station building (including demolition of single storey elements /outbuildings) to form 54 residential units* (Planning Application Ref: 0261/2022). The current proposal involves converting and extending Tamworth's former Police Station, vacant since 2019, into modern 1- and 2-bedroom flats. The former Police Station site is identified in the Tamworth Local Plan as suitable for residential use.

# The Vision

As identified in the **Tamworth Borough Council Town Centre Masterplan August 2025**, the opportunity is strategically located in the heart of Tamworth’s town centre and occupies a key position between the retail core and Tamworth Railway Station. This underutilised area presents an exciting opportunity for transformation into a vibrant mixed-use residential led hub, supporting the town centre’s growth and enhancing connectivity between key destinations. By leveraging these features, the Gungate site offers an unparalleled opportunity to create a sustainable, connected, and culturally rich urban hub that supports Tamworth’s long term regeneration goals. Tamworth Borough Council’s vision for delivery of the scheme is underpinned by Tamworth Town Centre Masterplan and seeks to deliver the following ambitions:

**High Quality Design** - The Council is seeking a high-quality designed scheme to create a step-change in the area in line with the vision for Tamworth Town Centre. This is a principal objective of the project. The Council are particularly focused on the regeneration effect of the scheme and are seeking the redevelopment of the Gungate area to act as a catalyst for the impact beyond the red line of the subject property having particular regard to the town centre, its character and its heritage assets.

**Connectivity** - The Council are seeking connectivity from Tamworth Railway Station to the town centre as one of the key development principles along with the creation of gateway zones to encourage footfall into the town centre.

**Active Frontages** - The Council have a strong preference for the delivery of a scheme which incorporates active frontages creating a high quality and cohesive town centre.

**Public Realm** - The Council have aspirations to establish a route through Gungate as a well-designed thoroughfare, enriched with public realm features, which will improve accessibility, encourage footfall, and create an attractive streetscape. The Council have a strong preference for the delivery of a scheme which incorporates high quality public realm features and integration with the historic environment.

**Sustainability** - The Council are seeking to promote innovative approaches to the issue of sustainability in line with corporate objectives with a preference for consideration of a route to zero carbon approach or construction practices. The Council have a commitment to Net Zero Carbon emissions by 2050.

**Proposed Uses** - With its brownfield housing allocation, Gungate is ideally suited for residential development to play a central role in its regeneration. Its central location offers opportunities to strengthen community connections by creating high-quality housing alongside public spaces that foster interaction and inclusion. The Council proposes a residential led scheme, while also considering complementary non-residential uses that support both the wider development and the site’s town centre location. The preferred vision for Gungate combines housing, transport, and leisure to create a dynamic mixed-use development which caters for all ages, whilst balancing the need for viability. This approach would support town centre living, enhance connectivity, and unlock the site’s economic potential by incorporating leisure and food/drink opportunities, as well as creating employment and land uses tailored to local needs.



# Soft Market Testing

AspinallVerdi have been commissioned by Tamworth Borough Council to undertake Soft Market Testing. The purpose of this Soft Market Testing exercise is to establish interest in the opportunity and gain developer feedback.

The responses received will be used to inform the requirements in respect of the selection of a development partner / disposal of the opportunity, help shape procurement strategy and identify potential interested developers.

We are inviting interested organisations to complete our short Soft Market Testing Questionnaire which can be accessed [HERE](#).

**Responses to the Soft Market Testing Questionnaire are requested by 1pm on Friday 27<sup>th</sup> March 2026.**

If you would like to know more please get in touch.



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