



TAMWORTHIT

TAMWORTH PLACE PROSPECTUS





Photo: Ian Owen

THE BEST CONNECTED, HERITAGE RICH TOWN FOR INVESTMENT, LIVING AND LEISURE, DELIVERING LONG-TERM, INCLUSIVE GROWTH.

Tamworth is located in the heart of the Midlands, the largest town in Staffordshire and is home to 81,000 people. Tamworth is famed for its rich heritage as the historic capital of the Anglo-Saxon Kingdom of Mercia, and for its more recent industrial legacy as the place which built the Modern Midlands.

Tamworth's rich heritage runs right through the town, from the magnificent Norman Castle in the heart of the Town Centre, to Tamworth's Town Hall, Assembly Rooms and any of the 175 listed buildings and structures that attract some 3 million visitors a year.

Tamworth is in close proximity to major employment centres and has a prominent regional location, being 18 miles from Birmingham, 30 miles from Nottingham, and 22 miles from Leicester.

Located in the heart of the Midlands, it boasts rail connections to Birmingham Grand Central in as little as 15 minutes, as well as a half-hourly direct trains to London Euston which take little over an hour.

Tamworth's train station is conveniently located on the edge of the town centre, just 500 metres from Tamworth's flagship Gungate development site, a major regeneration and placemaking opportunity. Indeed, the entirety of the Town Centre is considered walkable from the Train Station.

Tamworth is going places, and is ambitious to support building on its existing strengths, commuter offer, and heritage appeal. Tamworth is looking to capitalise on the success of the Government's recent £21m town centre investment from the Future High Street Fund, and Tamworth Borough Council have assembled land and sites in the Town Centre as investment propositions. These opportunities are outlined in this Place Prospectus, and are large strategic town centre sites across a range of envisioned use classes.

These propositions offer developers, investors and operators the opportunity to benefit from Tamworth's connectedness; national and regional attractions such as Drayton Manor Theme Park and Tamworth's Snow Dome; a growing real estate market, and Tamworth's strong, stable economy and labour market.

TAMWORTH DISCOVERING

BY ROAD OR RAIL, IT'S THE PERFECT CONNECTION FOR PEOPLE AND BUSINESSES

Tamworth is famous as the historic capital of the Anglo-Saxon Kingdom of Mercia, and latterly for being the seat of Sir Robert Peel, Prime Minister of the United Kingdom who issued his "Tamworth Manifesto" thought to be the founding document of the Modern Conservative Party, and he also founded the Metropolitan Police Force.

Whilst Tamworth is a place intimately tied to and proud of its history, it is going places in the modern age. Tamworth is a growing and resilient place, which is aided by its regional connectivity, with Tamworth sitting in close proximity to the M42, the A5, and the A38 - A powerful strategic road network combining motorways, trunk roads, and regional spine routes.

Tamworth's rail connectivity is also a major asset, with the station facilitating over a million journeys a year, including ~400,000 to and from Birmingham New Street, which can be reached in as little as 15 minutes. There is a direct service to London every 30 minutes which takes little over an hour, and Tamworth's rail connectivity facilitates many of the 3.1 million annual visitors to Tamworth. With excellent regional and national connectivity, and visitor spend growing at 3.3% a year, Tamworth is a great place to do business.

Tamworth's visitor economy is bucking national trends in challenging economic circumstances, with visitor

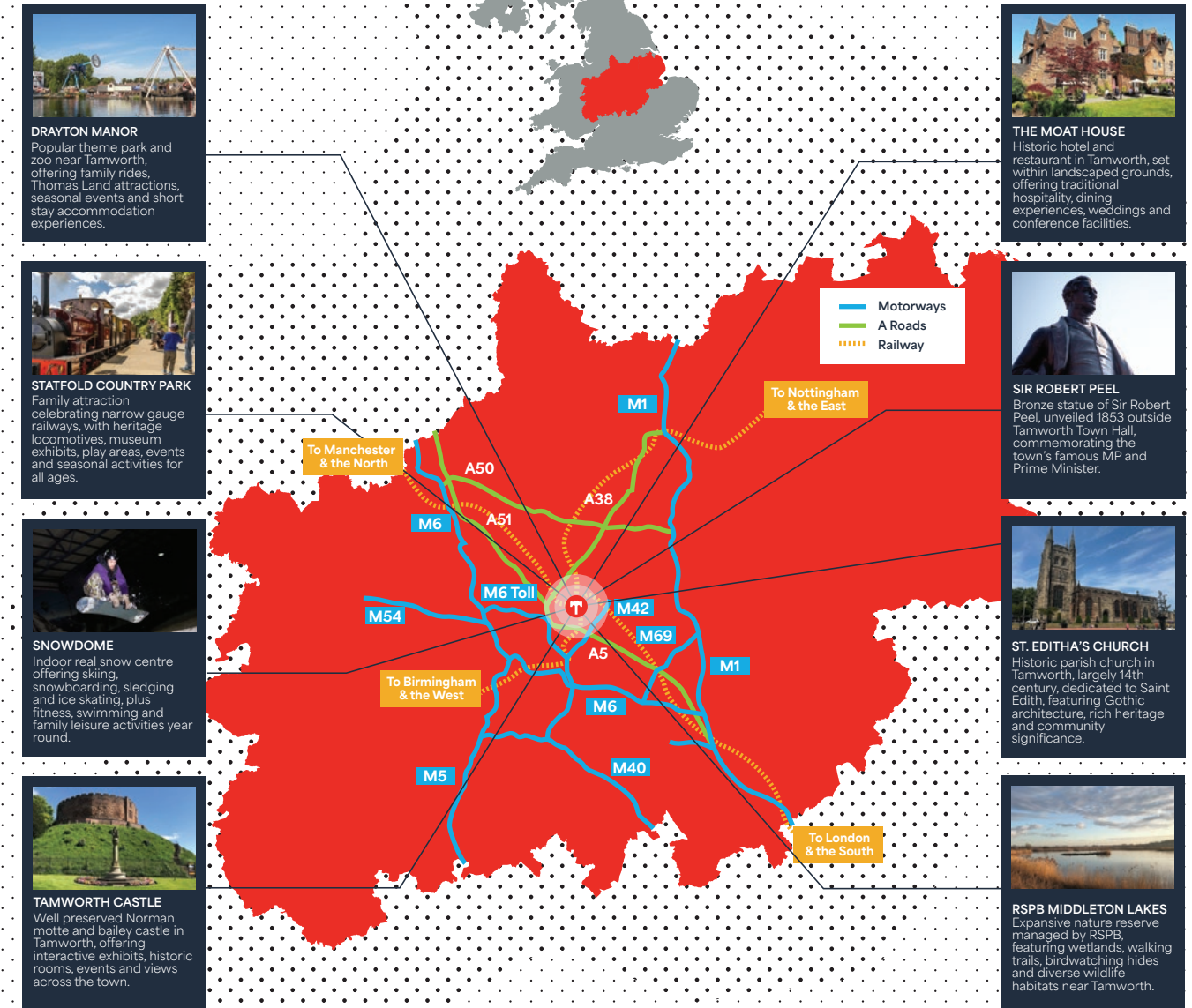
numbers bolstered by resilient regional attractions such as Drayton Manor Theme Park, Tamworth's Snow Dome, Ventura Retail Park, as well as the heritage assets of Tamworth itself.

Tamworth also boasts CAMRA's 2026 Pub of the Year - Tamworth Tap, successful defending its position as the country's best pub from 2025 after consecutive wins in 2022 and 2023.

Within Tamworth there are heritage assets aplenty which attract visitors from far and wide:

- Tamworth Castle
- The ancient St Editha's Church and revamped St Editha's Square
- Tamworth's historic Town Hall and the statue of Sir Robert Peel
- Tamworth Assembly Rooms.

Tamworth is rich with handsome green spaces, including the grounds surrounding Tamworth Castle and the Pleasure Grounds. It is also in close proximity to many country parks and nature reserves, such as Middleton RSPB, Middleton Hall and Gardens, Statfold Country Park, and attractions like Drayton Manor, Tamworth's Snow Dome, Cliff Lakes Aquapark, Daytona Racing and Jump Xtreme.





TAMWORTH DISCOVERING

ALREADY A LEISURE DESTINATION WITH A WIDE APPEAL

Castle Grounds – A stunning riverside park adjacent to Tamworth Castle, featuring landscaped gardens, walking routes, a café, play areas, an outdoor gym, and sensory spaces. The Grounds play a central role in Tamworth’s Outdoor Events Programme, attracting over 100,000 visitors annually through major events such as St George’s Day celebrations and the Christmas Lights festival.

Tamworth Castle – A nationally significant cultural landmark synonymous with Tamworth’s identity, the castle forms a key heritage anchor within the town centre. Attracting around 40,000 visitors annually, the attraction brings to life over 900 years of history through interactive exhibits and a rich programme of engagement exploring Anglo-Saxon Tamworth, the Kingdom of Mercia, and the Staffordshire Hoard.

St Editha’s Church – A prominent historic landmark in the town centre, enhancing Tamworth’s cultural and architectural offer and contributing to its appeal as a heritage destination.

Ventura Retail Park – A regionally dominant retail destination attracting millions of visitors annually, with an average daily footfall of approximately 8,000. One of the UK’s top 20 retail parks, it spans over 700,000 sq ft and is anchored by major brands including Marks & Spencer. The scheme is also one of the UK’s strongest locations for comparison goods spend, with further investor confidence demonstrated by the £39m acquisition of Phase 2 in 2024.

SnowDome – A nationally recognised leisure attraction offering real-snow skiing and snowboarding, ice skating, climbing, gym facilities, snow play, dining, and conferencing—supporting year-round visitor demand.

NAMCO Funscape Tamworth – An established indoor entertainment destination featuring bowling, crazy golf, and arcade games, strengthening Tamworth’s family and evening economy.

Tamworth Assembly Rooms – A refurbished cultural venue hosting live music, theatre, comedy, and community events, playing a key role in driving footfall and supporting a vibrant evening economy.

Drayton Manor Resort – A major regional attraction featuring over 50 rides, rollercoasters, a zoo, and the popular Thomas Land, drawing significant family tourism to the area.

Pooley Country Park – A nearby natural destination offering lakeside walks, cycling routes, and outdoor recreation.

Middleton Hall & Gardens – A historic estate with landscaped gardens, artisan markets, and a strong programme of seasonal events, contributing to the area’s wider visitor appeal.

TAMWORTH INVESTING IN

Careful site assembly has taken place in the heart of Tamworth's town centre.

As well as taking ownership of these key development sites, Tamworth Borough Council has:

- 1 Assembled a large site at Gungate (500m from the Train Station)
- 2 Taken ownership of Ankerside Shopping Centre
- 3 Undertaken feasibility studies for future uses of Tamworth's Historic Town Hall
- 4 Committed to seeking proposals for redevelopment of the site of the Council's Marmion Street headquarters
- 5 Tamworth Railway Station in close proximity to all development sites.

The opportunities are wide and varying, with envisioned uses spanning food and beverage, retail, town centre residential, hotels and multi-storey car parking, as well as opportunities for mixed town centre uses.



TAMWORTH INVESTING IN

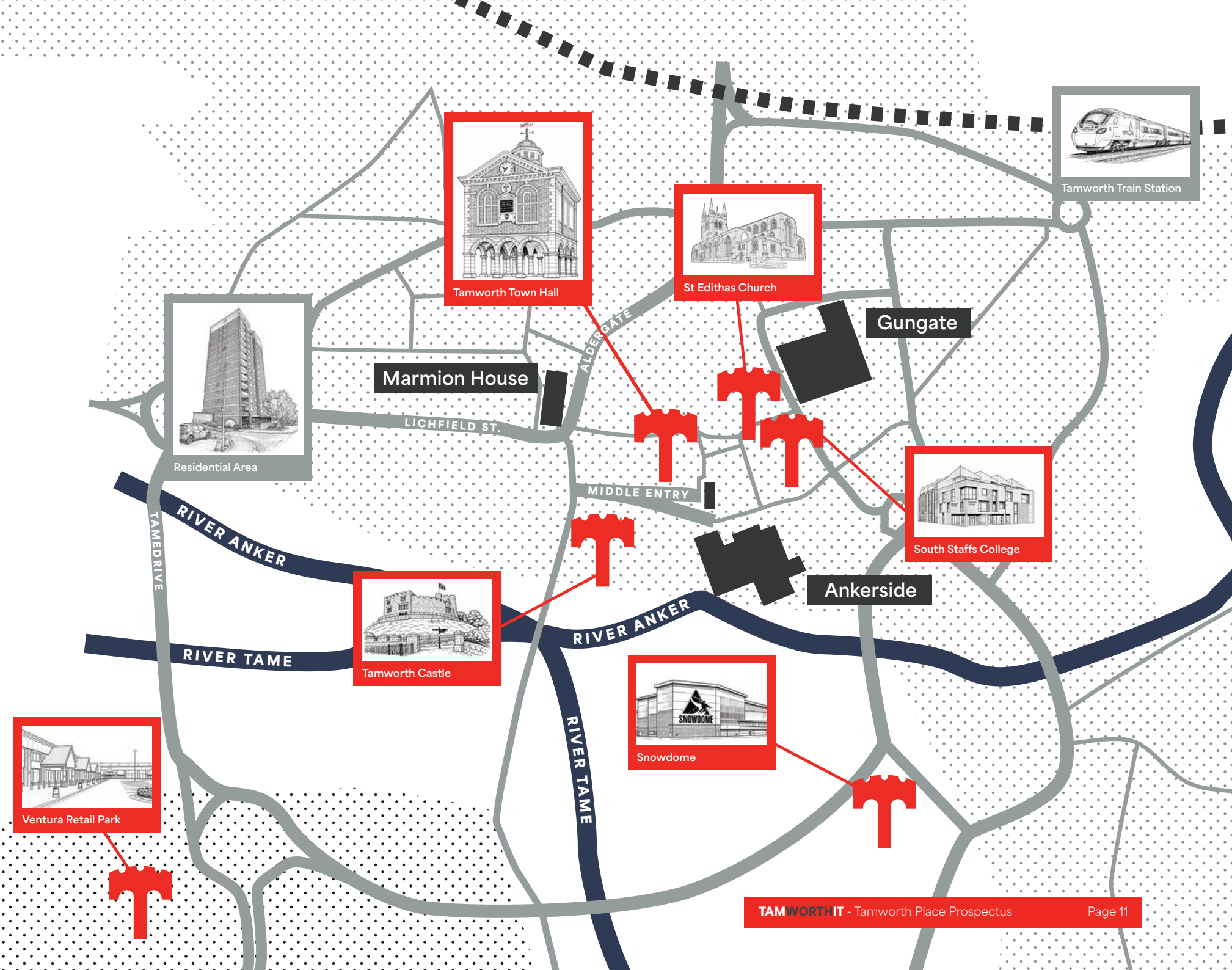
INVEST IN TAMWORTH AN ESTABLISHED DESTINATION WITH OUTSTANDING GROWTH POTENTIAL

Tamworth presents a compelling investment opportunity, combining a vibrant town centre, strong existing footfall, and a pipeline of strategically located development sites positioned for growth.

- **Ankerside** sits at the heart of Tamworth's leisure and heritage offer, with a prime riverside setting alongside Tamworth Castle and adjacent to SnowDome. A cluster of high-performing attractions, including a cinema, bowling, and family leisure, combined with the nearby South Staffordshire College campus, ensures sustained all-day footfall and a dynamic visitor economy.
- **Gungate** is a highly accessible gateway location, benefiting from immediate proximity to Tamworth Railway Station, serving over one million passengers annually. Its position close to St Editha's Church, town centre parking, Ventura Retail Park, and the emerging education hub reinforces its appeal for mixed-use and commercial development.
- **Marmion House** offers a substantial, high-potential site on the edge of the town centre, ideally positioned for residential-led regeneration. Its proximity to established neighbourhoods and key amenities creates a strong foundation for delivering high-quality urban living.

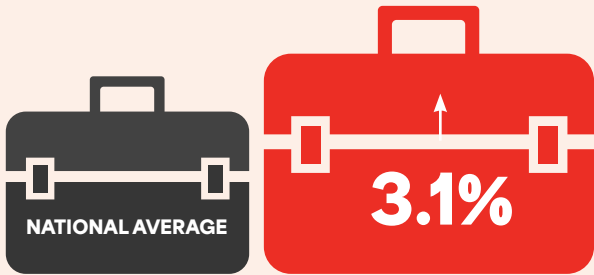
All opportunities benefit from close integration with Ventura Retail Park, a regionally prominent retail destination attracting approximately 2.9 million visitors each year. Strong pedestrian connectivity via the historic Lady Bridge links this footfall directly into the town centre, driving cross-visitor movement and commercial potential.

With proven footfall, strategic connectivity, and a clear vision for regeneration, Tamworth offers investors a rare opportunity to be part of a town centre on the rise.



11 REASONS TAMWORTH IS INVESTMENT READY

1



RESILIENT EMPLOYMENT

Employment in Tamworth is currently 3.1% above the national average, contributing to Town Centre growth and resilience through secure jobs and wages.

Over the last 20 years Tamworth's employment rate has been on average 2% above the national average.

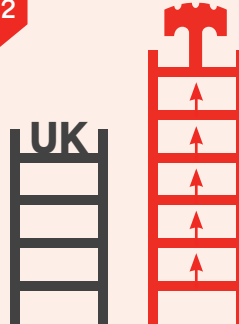
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DEEPROOTS

Nearly 70% of households are owner occupied, the security of home ownership brings about additional spending when house prices appreciate, and means Tamworth's people have deep roots and want to support their high street.

2



A PLACE WHERE WORK PAYS

Growth in professional jobs in Tamworth is twice as fast as the national average (4.3% a year in Tamworth), and wages are growing twice as fast in Tamworth as they are nationally. These jobs are vital parts of the foundational economy which underpin town centre regeneration.

4



A BALANCED ECONOMY

A balanced economy: Tamworth's historic manufacturing prowess continues today, with manufacturing growing at 3.5% a year since 2010 (compared to 0.4% nationally), and this is supplemented by a strong and growing services sector growing at 2% a year and worth £1.4bn a year to the local economy.

5



A GROWING ECONOMY

Tamworth's economy has grown faster than the national average since 2010, aided by a Digital and IT sector which has tripled in size since 2015, growing two and a half times faster than the national average - good well paid jobs for Tamworth residents.

6



Residential reasons to be cheerful

A GROWING MARKET

Tamworth has outperformed the wider UK market since 2015, with real house price growth of around 3% per year - approximately triple the national average over the same period. In 2025, prices rose by 4.7%, highlighting a faster and stronger recovery than the national average.

8



Retail and Leisure:

A STRONG VISITOR ECONOMY

The leisure sector is alive and well in Tamworth, growing at 3.2% a year since 2015, and Tamworth is grasping the heritage led leisure offer with both hands.

10



SECTORS THAT BUCK THE TREND

Tamworth's accommodation and food services sector is holding firm at a time where the national sector has shrunk by 4.6% in one year - bolstered by it's leisure and heritage offer, with developable plots to capitalise on hotel opportunities in particular.

7

STRONG RENTAL FUNDAMENTALS

AVERAGE RENT GROWTH

6.4%

Strong growing rental potential, with average rents growing 6.4% from 2024 to 2025 (nearly twice as fast as nationally).

Low proportions of existing stock are flats/maisonettes/apartments (10% lower than the national average), coupled with strong rental growth makes an appetising built-to-rent opportunity for town centre residential in Tamworth.

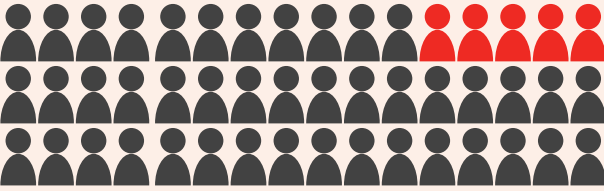
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THE DETAIL IN RETAIL

The retail sector in Tamworth has grown 1.4% a year faster than the national average since 2010 - striking resilience at a time of a changing high street, bolstered by the significant retail anchor of Ventura Retail Park.

11



MORE POPULAR THAN EVER

3.5 Million Visits to Tamworth in 2024 alone, 4.2% growth year on year in the economic impact of overnight stays, and 3.3% growth in visitor spend.

TAMWORTH’S TRAJECTORY AND RECENT SUCCESSES

Tamworth is a place that is changing, and this Place Prospectus lays out the investment opportunities to be part of that change. These opportunities come at a time when Tamworth has seen significant investment from the Future High Street Fund into the Town Centre. The fund made an investment of £21.6m from the UK Government (4th largest of 15 towns nationally), as part of an overall package of over £40m of investment with Council contributions and private investment. This sits alongside a £2m restoration of Tamworth Castle, and a £6.2m investment in Tamworth’s Enterprise Quarter.

These investments have been designed to capitalise on a generational opportunity to ensure Tamworth’s Town Centre is fit for 21st Century shoppers, residents and businesses, and clarify the extent of the opportunities available for investors, developers and operators in Tamworth’s historic but future-ready town centre.

The results of this significant town centre investment have been transformational and have led to both physical and foundational improvements in town centre dynamics, with investments including:

ST EDITHA’S SQUARE

A revitalised multi-purpose social and events space for entertainment and leisure, complete with improved power infrastructure, planting, lighting and seating – the perfect hub for an Artisanal Market and for continuing Tamworth’s long market traditions.

There is new accessible and decorative public realm improvements, extending new paving through Middle Entry, the Town Hall, new Town Hall Place retail units and leading the way to the Castle Grounds Gateway. This has the effect of stitching together the town centre and creating a new arterial way between Tamworth’s three major heritage assets: St Editha’s Church, Tamworth Town Hall, and Tamworth Castle.



SOUTH STAFFORDSHIRE COLLEGE

Sited at the former Tamworth Co-Operative Society Department Store, Tamworth College (part of South Staffordshire College) has been relocated into the heart of the Town Centre, adjacent to St Editha’s Square and a stones throw from the Gungate Regeneration Area. A new purpose built college building opened in September 2025, bringing 1,500 students, staff and visitors into the Town Centre,

boosting daytime footfall. The College’s proximity to Tamworth’s Train Station improves the regional attractiveness of the college, and will likely contribute to increased student numbers. Critically, the students improve the viability of leisure uses during weekdays, but also contribute to developing a skilled and qualified population to ensure businesses have the talent they need to thrive and to grow.



TAMWORTH INVESTING IN

TOWN HALL PLACE

Adjacent to Tamworth Town Hall and Ankerside Shopping Centre, improved public realm which is cohesive with that delivered at St Editha’s Square has been incorporated, as well as a rationalisation of poor quality retail accommodation.

Demolition of mid-century lower quality stock has taken place, and has been replaced with a new and flexible building for start-ups and independent businesses in the heart of the town centre. Heritage has been retained in nearby properties on Market Street by the restoration of formerly vacant units on Market Street, ensuring they are in keeping with their surroundings and restoring the Georgian Facades.



ELIZABETH BRADFORD BUSINESS CENTRE

Situated in the 19th Century Tamworth Cooperative Society building, the building has been restored to provide larger and affordable office and follow on space or growing businesses, amid increased demand. It builds on the success of the Philip Dix Tamworth Enterprise Centre, which has a waiting list and is fully occupied.

The redevelopment has created space for local businesses to use and occupy, including offices, meeting rooms and hot-desking areas.

This space will contribute to populating the town centre with professionals and boosting the vitality of the high-street during the day time, as well as safeguarding a quality heritage asset put to productive use.

Regeneration has been a catalyst for further regeneration across the town centre, with the Co-Op relocated to an adjacent building and a further 2 heritage buildings refurbished.



CASTLE GATEWAY



The Castle Gateway creation is an integral part of stitching together the town centre with Tamworth’s historic core.

The demolition of the former Nationwide building (which have been subsequently rehoused opposite in a characterful new unit) has had the effect of improving the visual aspect from the high street towards Tamworth’s Norman Castle and grounds, improving permeability between the Castle grounds and the high street, and reinforcing a key town centre desire line.

The widened gateway to the castle will ensure visitors have fewer barriers to moving into the town centre from the Castle during their visit, which will have the effect of boosting town centre vitality and retail and leisure viability.

TAMWORTH ENTERPRISE QUARTER

A £6.2million regeneration project of around Tamworth’s Corporation Street, which hosts Tamworth’s 130-year-old Assembly Rooms, which was overhauled as part of the project, as well as the development of the new Philip Dix Enterprise Centre, and reimagining Tamworth’s Carnegie Centre as a theatrical dining experience. The redevelopment was supported by the Local Growth Fund, Heritage Lottery Fund, Arts Council England, and Tamworth Borough Council.

TAMWORTH CASTLE RESTORATION

Tamworth Castle is about to embark on an ambitious capital works programme valued at approximately £2 million, supported in large part by major grant funders. Previous investment has included the redisplay of the Anglo-Saxon gallery, alongside the delivery of creative heritage and arts programmes.



TRAJECTORY

Tamworth’s future high street developments are responsive to strategically identified needs – rationalising retail accommodation to improve the visual amenity of the town centre, stitching together the town centre into a more cohesive retail and leisure offer.

We have diversified visitors through bringing the college into the town centre, improving public realm and accessibility to and from Heritage and Cultural assets, opening up new opportunities for a higher quality town centre offer. This mitigates what has more recently been a value and mass market offer.

These changes are already beginning to bear fruit, with both overall and long-term vacancies declining in the town centre. Leisure uses are increasing, alongside a more premium offer, as Tamworth continues to grow in popularity as a visitor destination. More aspirational options are likely to be welcomed by residents, with higher-income demographics indicating a need for an improved offer to draw them back to the high street.

ANKERSIDE

The Ankerside shopping centre is within the full control of Tamworth Borough Council who manage the property as an ongoing retail destination.

The shopping centre comprises 56 units (16 of which were recently available to let) and 691 parking spaces, and the centre currently attracts approximately 2.4 million annual visitors.

The site is located between the town and the pleasure grounds which is a well-used resource for residents and visitors to Tamworth. The size and scale of the shopping centre presents a dominant feature on the skyline when viewed from the grounds and the castle, and creates a physical barrier for people wishing to use the town centre.

In light of a decline in traditional retail accelerated by online shopping, there are discussions underway to consider the potential for redevelopment. Transforming the shopping centre into a mixed-use opportunity that will better respond to the needs of the town, including residential, is a potential option.



There is an opportunity for a developer to activate the inactive riverside frontage to interface better with the riverside, castle and pleasure grounds whilst also addressing that the shopping centre masterplanning needs to create opportunities for users to access the town centre by creating permeable routes.

A Balanced Vision for Living and Leisure

The masterplan advocates for a pivot towards a vibrant town centre hub. The emerging Local Plan will propose the designation of the Ankerside shopping centre as a mixed-use area that includes residential, which will benefit from Ankerside’s attractive riverside aspects.

Ankerside is within 1 mile of Tamworth Train Station and is also allocated alongside complementary leisure facilities such as the cinema and Assembly rooms.

A 2024 Retail Study notes that commercial leisure is becoming a critical contributor to town centre vitality in Tamworth as traditional retail demand reduces.

There is a significant identified opportunity to expand the restaurant and bar market to capture demand that currently flows to nearby Lichfield, specifically focusing on a family-focussed evening economy and cultural activities.

Engaging the Riverside and Natural Assets

A central component of a future use is the potential rationalisation of existing parking provision or finding a creative way of incorporating what is an important town centre asset, into a regenerated area. The car parking currently limits the town’s centre’s connection to its natural assets and other adjacent leisure uses. A new redevelopment could interface with the River Anker, and incorporating new green spaces, walkways, and landscaped parks through potential public sector joint ventures- it could also comprise rooftop gardens and an improved façade to enhance the arrival experience for visitors.

A Market Street entrance to Ankerside is on a key town centre desire line which runs from St Editha’s



Church and Square, down College Lane and Middle Entry, through to the Riverside and the Castle Grounds via Ankerside. This desire line has had significant investment through the re-imagined public realm at St Editha’s Square, a new Tamworth College building and a redeveloped Town Hall Place courtesy of the Future High Streets Fund.

Policy Flexibility and Phased Implementation

The emerging Local Plan will set a more flexible policy framework than just a retail led regeneration area, expecting a mix of uses reflecting local needs. The Borough Council is currently undertaking feasibility work around options for bringing forward regeneration at Ankerside. There is potential that the masterplanning will identify the opportunity to phase development and re-imagine the centre into a thriving, lively leisure and retail area, creating space for increased diversity in the town centre offer, whilst also engaging with Tamworth’s unique riverside environment.

Details	
Site Owner:	Tamworth Borough Council
Site Size:	188,623 sq ft
Existing Use:	Shopping Centre and Parking (56 Retail Units, 600+ Parking Spaces)
Envisioned Future Uses:	Mixed-Use Retail, Leisure and Residential
Masterplan Status:	In Progress
Planning Status:	No extant planning permission

TAMWORTH INVESTING IN

GUNGATE

Gungate is a strategic regeneration site in Tamworth, the heart of which is less than half a mile from Tamworth's Train Station. It exists in two blocks, located either side of Spinning School Lane, extending from Albert Road on its northern boundary to the rear of properties on Victoria Road on the southern boundary.

Tamworth Borough Council owns the land south of Spinning School Lane and it is presently a surface car park. North of Spinning School is in two ownerships, either the Borough Council or Staffordshire County Council. Discussions on acquisition are at an advanced stage.

The emerging Local Plan will be identifying the Gungate site for regeneration. The opportunity will be presented as a mixed use site but with a very strong housing focus, recognising that having people live adjacent to the town centre, can improve the footfall to that location.

Critically, the proximity to Tamworth Train Station and the existence of a desire line running from the train station into the town centre gives the opportunity for increased footfall across the regeneration area from both visitors and residents alike.

From a residential standpoint, Gungate would be an appetising location for professionals commuting to Birmingham and London who want to enjoy historic town centre living, with proximity to a quality retail, leisure, culture and heritage offer in Tamworth town centre.

Work is underway to soft market test proposals to better understand market appetite for delivering in Tamworth.



GUNGATE



Details

Site Owner:	Tamworth Borough Council
Site Size:	2.76ha
Existing Use:	Surface car parking and under-utilised buildings, some peripheral housing
Envisioned Future Uses:	Residential, Leisure, Multi-storey car parking, hotel, college and workspace uses
Masterplan Status:	Completed Gungate masterplan, viability analysis undertaken and preferred option.
Planning Status:	No extant planning permission, planning permission for residential development to the north of the site in the former Tamworth Police Station.

MARMION HOUSE

Marmion House is a 1960’s red-brick building characterised by a three storey frontage onto Lichfield Street, and a nine storey rear elevation which straddles Orchard St and Aldergate. The building is in the ownership of Tamworth council, and covers a site of approximately 0.2 hectares currently utilised as office accommodation.

The Borough Council have been looking at the redevelopment potential of Marmion House recognising that the building is too big for what the authority needs. The building is underutilised and represents an unsustainable proposition for the authority.

Marmion house is situated in Tamworth Town Centre, less than 1 mile from the train station and with great views of Tamworth castle which is just 200m away.

The emerging Local Plan will propose to allocate the building for residential purposes. The Borough Council has engaged consultants to better understand the viability of delivering a regenerated site. The vision of the authority is to redevelop the site for housing and soft market testing will be undertaken in 2026 to understand the market.

The council’s preferred option is a residential retrofit, but the council are amenable to demolition and residential redevelopment should market conditions and appetite not be conducive to bringing forward a residential retrofit scheme.

As part of the soft market testing Aspinall Verdi and Broadway Maylan are developing a brochure for the site, including drawings from the recent feasibility study, and the preparation of a developer questionnaire to capture their preferences and ideas for the scheme.

The site’s proximity to the town centre, Tamworth’s culture and heritage offer, and proximity to road, rail and bus infrastructure would make an attractive residential development proposition.



Details	
Site Owner:	Tamworth Borough Council
Site Size:	0.2 Hectares (Existing Building GIA 5,813sqm)
Existing Use:	Offices
Envisioned Future Uses:	Residential with ground floor retail
Masterplan Status:	Viability Analysis and optioneering completed
Planning Status:	No Extant Planning Permission

DEVELOPMENT OPTIONS	
Residential retrofit opportunity: Market Sale or Retirement Living (£17m GDV, 8.4% yield) 78 residential units with ground floor retail (~1,500qft) 26 studios, 16 x 1B2P, 30 x 2B3P, and 6 x 3B5P Parking: Undercroft access and at-grade external	Demolition and residential opportunity: Market sale or retirement living (£4.7m GDV, 8.4% yield) 20 Units, 14 x 1B2P, 2 x 2B3P, and 4 x 3B4P. South residential block of 4 stories, north residential block of 3 stories, opportunity for ground floor retail space on street corner. Parking: at-grade external

TAMWORTHY

TAMWORTH TOWN HALL

The Grade II* listed Tamworth Town Hall stands in the heart of Tamworth Town Centre, alongside the famous statue of former Tamworth MP and Prime Minister Sir Robert Peel.

The Town Hall itself was completed in 1701, paid for by the then Tamworth MP Thomas Guy, it has been a fixture of life in Tamworth for more than 300 years. The Town Hall was later accompanied by a bronze statue of Sir Robert Peel in 1853.

It is a handsome part of Tamworth's built environment and heritage, standing impressively on 18 columns which support the Town Hall itself, and frame the butter market at ground level.

The town hall was originally used for Civic and Social functions and has been extended multiple times between 1771 and 1811. The town hall has evolved in terms of its daily uses, ranging from housing the town's fire engine prior to 1940, to being used for Council Committee Meetings up until 2022.

Town Hall Feasibility Study:

Tamworth Borough Council have undertaken extensive feasibility studies considering the following possible future uses:

Civic and Democratic Uses

Weddings and Civil Partnerships (limited to 60 guests), Ceremonial Functions, Public Meetings, or Front-of-house advice centre for residents

Community Uses

Meeting spaces for local groups, activity spaces, community cinema, or co-working space

Culture and Heritage Uses

Heritage Centre or Museum, Exhibition or Gallery Space, Tourist Information centre, or Performance Space

The Town Hall Today

Today, there is an opportunity for a revitalised Tamworth Town Hall and continuing its important role as an anchor in Tamworth's historic town centre.

The Town Hall benefits from its proximity to important public realm redevelopment and economic development activity in the town centre. Such developments include the redeveloped Middle Entry funded by the Future High Streets Fund which has developed seven new start up units at Town Hall place, and consistent public realm with St Editha's Square.

The Town Hall also benefits from increased visibility of and permeability with the historic Tamworth Castle, through the Castle Gateway project. This comprised the demolition of Nationwide to create a widened gateway to the castle and grounds, ensuring visitors have fewer barriers to moving into the town centre from the Castle during their visit, and reinforcing an important desire line within the Town Centre.



TAMWORTHIT'S WEIGHT IN GOLD

BUSINESS & DEVELOPER SUPPORT LANDSCAPE

Support is available for investors and businesses in Tamworth via Tamworth's dedicated Economic Development and Regeneration Team, as well as from regional bodies such as Staffordshire County Council, Stoke-On-Trent & Staffordshire Growth hub, as well as the Lichfield and Tamworth Division of the Chambers of Commerce.

For Businesses - From Tamworth:

As well as the support with the wider placemaking agenda, and working to facilitate the economic vitality of Tamworth and its Town Centre, Tamworth's Economic Development and Regeneration Team have an offer to support businesses to set up, grow and thrive in Tamworth:

- Finding office space and premises
- Grant funding
- Training and skills
- Economic intelligence
- Support for tourism through a dedicated Town Centre and Visitor Economy Officer
- Wider business support programmes

For Businesses - from Staffordshire

Support is also available regionally from the Stoke-On-Trent and Staffordshire Growth Hub, who have a dedicated business helpdesk available 5 days a week to provide expert advice on funding, regulations, marketing, sustainability and more.

The Growth Hub is a key local business support organisation with connections to anchor organisations to support businesses to thrive. They provide varied support including access to digital software for businesses, support for startups, access to business advisers and running events like "Meet the Buyer" across a wide variety of sectors.

More broadly they support the development of economies all over Staffordshire, with a strategic emphasis on supporting Regeneration, and Place Based Growth and Infrastructure. They collaborate closely with Invest Staffordshire with a wrap around red-carpet service to support inward investment, and support the local visitor economy and tourism businesses by working with local Business Improvement Districts and running shop local schemes.



There is a wealth of business support services for businesses in Tamworth to access, covering foundations that help your business be resilient and grow in Tamworth

For Developers

Tamworth Borough Council and regional stakeholders are committed to continuing Tamworth's remarkable economic development trajectory, and building on the development opportunities laid out in Tamworth's Place Prospectus.

Tamworth Borough Council, along with other regional stakeholders and Regeneration Agencies such as Homes England, have invested considerable time and resource in bringing forward developable plots of land, and preparing masterplans, feasibility studies and market testing exercises to help bring these forward.

More widely, the council is committed to creating the optimal conditions for businesses to invest and take advantage of the resilience of Tamworth's economy and the spending power of its residents, and this is evidenced through the transformational programme of £40m of development undertaken in recent years with the support of the Future High Street Fund.



Tamworth's local plan runs to 2031, and clearly outlines types of development which are likely to be supported, and provides site specific context to provide assurance to developers around the planning context for key regeneration sites like Gungate and Ankerside. Tamworth's local plan is supported by Supplementary Planning Documents such as the Design SPD to give investors and developers certainty about the types and styles of development that will be supported given Tamworth's historic built-environment and context.

Tamworth Council is committed to supporting developers to deliver quality development that supports the vitality of the town centre and creates good outcomes for residents and businesses.

The Borough Council offer a pre-application advice service for any developers who want to test their proposals and understand what considerations would be given to a planning application, removing barriers and frictions to delivering quality development in Tamworth. Officers in the council are committed to supporting inward investment in Tamworth, and in the Economic Development and Regeneration Team will be happy to support operators and developers in understanding where their proposals may benefit from context in how they fit into the wider strategic context for Tamworth and its economic development trajectory and ambitions.

TAMWORTHCONTACTING

BE PART OF TAMWORTH'S SUCCESSFUL FUTURE & CONTACT US TODAY

Tamworth stands out as a place where deep historical significance meets modern ambition, creating a strong platform for investment and development. Its long tradition of resilience and reinvention has been shaped by centuries of civic leadership, industry, and community identity. This continues to influence the town's direction today, with this heritage now underpinning a forward looking Place Prospectus that aligns cultural renewal with economic growth.

Extensive community consultation has revealed a town that is "punching below its weight" but a town that is ready to accelerate its profile through innovation, regeneration, and inclusive development.

Major projects are already reshaping the town centre and public spaces, blending historic character with contemporary design to create a more attractive environment for businesses, investors, and for residents.

Tamworth's response to national challenges of rising living costs, insecure work, health inequalities, and declining trust, has been proactive and coordinated, resulting in a clear vision supported by strong local ambition.

This combination of need, readiness, and community backed direction positions Tamworth at a pivotal moment. With regeneration underway, a skilled and growing workforce, and a commitment to

inclusive, sustainable growth, the town offers a compelling opportunity for investors seeking places with both momentum and long-term potential. Tamworth's nationally significant past now supports a bold, confident vision for its future, which make it an exceptional environment for investment and development.

Tamworth: a town that helped shape and build England, is now shaping and building its own future through culture, creativity, and community.

CONTACT US

**Head of Economic Development
& Regeneration**

Tel: 07800 677346

Or email us at:

Regeneration@tamworth.gov.uk

business@tamworth.gov.uk



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TAMWORTH PLACE PROSPECTUS