

# ROYSTON & LUND



## 39 Hints Road

Offers In Excess Of £475,000

- Very Rare Opportunity
- EPC Rating D
- Development Land for 2, Four bedroom Homes
- Village Location
- Council Tax Band B
- Off Road Parking for multiple vehicles
- Full modern renovation opportunity
- Lichfield District Council Approved Planning 25/01000/FUL
- Two Detached Garages

# 39 Hints Road, Tamworth B78 3AB

Royston & Lund are delighted to present this unique development opportunity, ideally located in the heart of the highly sought-after village of Hopwas.

Originally constructed in the early 1930's as a four-bedroom detached residence, the property was converted in 1976 into two self-contained flats. Occupying a substantial plot, the property now offers an exceptional opportunity for a range of buyers, including developers, investors, or those seeking an extensive renovation project.

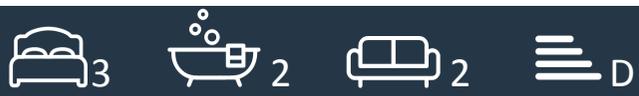
The potential here is significant. The property could be fully renovated and restored to its original form as a spacious detached family home, or alternatively taken forward as a development project, with planning permission already granted to demolish the existing building and construct two detached four-bedroom homes. This makes it ideal for buyers wishing to create bespoke homes in a desirable village setting, or for developers seeking a project ready to progress.

Hopwas is well known for its picturesque surroundings along the Birmingham and Fazeley Canal, which runs parallel to the River Tame. The property benefits from gated access directly onto the canal footpath, offering immediate access to scenic walks and tranquil countryside.

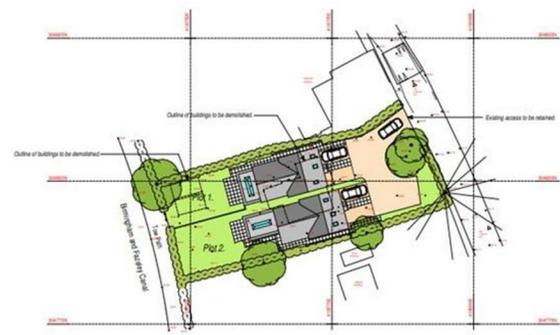
The village is highly regarded for its excellent community atmosphere and the well-respected Thomas Barnes Primary School, alongside charming local landmarks, historic canal bridges, and nearby natural attractions.

Local amenities include the popular Tame Otter and Red Lion public houses, while excellent road links provide easy access to Tamworth, Lichfield, and Birmingham.

This rare opportunity combines village charm, development potential, and a generous plot, making it a truly exciting prospect for the right buyer.



Council Tax Band: B



PROPOSED SITE LAYOUT.



**BAILEY DESIGN LIMITED**  
Architects, Surveyors & Development Consultants  
100, High Street, Tamworth, B78 3AB  
Tel: 01827 525252  
Proposed Developmental Development  
at 39, Hints Road, Hopwas, B78 3AB.

**Architectural Drawings:**

**Section 1:** Shows a cross-section of a two-story house with a gabled roof, chimney, and a front porch. Labels include 'Section', 'South Elevation', 'West Elevation', and 'North Elevation'.

**Section 2:** Shows a cross-section of a two-story house with a gabled roof, chimney, and a front porch. Labels include 'Section', 'South Elevation', 'West Elevation', and 'North Elevation'.

**Floor Plans:** Includes a 'Floor Plan' and two sets of 'First Floor Plan' and 'Second Floor Plan' drawings, showing room layouts and structural details.

**Notes:**

The notes section contains the following text:

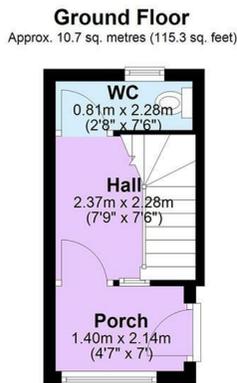
The notes are to show that the work will be done in accordance with the plans and specifications. The notes are to show that the work will be done in accordance with the plans and specifications. The notes are to show that the work will be done in accordance with the plans and specifications.

**Revisions:**

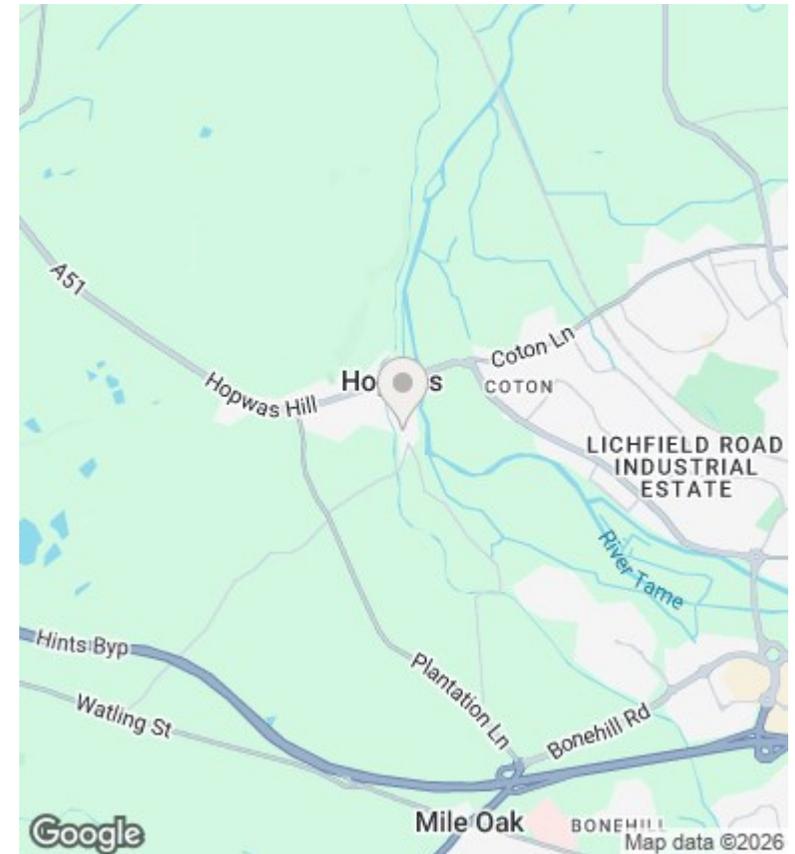
1. No changes

**BAILEY DE ARCHITECTURAL PRACTICE**  
 245, STURVILLE CROSS, STURVILLE, LEICESTERSHIRE LE16 9JG  
 Proposed Resid at 39 Hints Road  
 Proposed Plan  
 SCALE DATE  
 1:100 21 May 25  
 DRAWN BY: [Name]





Total area: approx. 71.9 sq. metres (774.2 sq. feet)



## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	