

Wednesday, 22 July 2026

RE: The Old Bush, Factory Road, Tipton, DY4 9AU

In order to bring this matter to a close, our client has given instructions to invite informal best bids from all interested parties.

If you wish to submit an offer, it should reach us in writing before midday on **Friday, 31 July 2026**.

The following information will be required if you wish to submit a freehold offer:

- The name, address and contact details of the purchaser (if being bought through a company, please confirm the company's registered number and registered address).
- An offer in writing stating the amount you wish to pay for the property.
- Proposed timescales to exchange and complete contracts.
- Any conditions of the sale i.e. subject to contract, subject to survey, subject to valuation, subject to planning etc.
- Please confirm your intended future use of the property.
- How the property is going to be purchased i.e. fully cash funded, part bank funded etc.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- VAT is applicable on the sale of the property, so just confirmation that your offer is plus VAT.

In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.

Please note that our client is not obliged to accept the highest offer or indeed any offer.

FOR SALE FREEHOLD - OIEO: £300,000 + VAT
OLD BUSH BAR & GRILL, FACTORY ROAD, TIPTON, WEST
MIDLANDS, DY4 9AU



- Prominent roadside position fronting Hurst Lane and Factory Road
- Average daily traffic flow of approximately 14,000 vehicles
- Inter-war constructed public house with an attractive external appearance
- Total GIA of approximately 4,844 square feet and a good size plot of circa 0.3 acres
- The property will appeal to local licensed operators, developers, builders and investors
- Alternate use potential, subject to obtaining the necessary consents

Location

Tipton is a historic industrial town in the Black Country which forms part of the metropolitan borough of Sandwell. It has a long-established canal network and is served by the A457, providing direct access to Birmingham and Wolverhampton, with further links to Dudley, West Bromwich and Coseley.

The Old Bush is located at the junction of Hurst Lane and Factory Road, around half a mile from Tipton train station. It has direct access to the adjacent canal via a National Cycle Route, and the beer garden is visible from the towpath.

Property Description

The property comprises a two-storey detached public house of brick construction under a pitched tiled roof, with various later single storey additions.

Accommodation

The accommodation is in need of full refurbishment, modernisation and renewal throughout. The floor plans included on pages 5 & 6 illustrate the size and layout of property. Parts of the property have been vandalised and there is fire damage in one of the bedrooms which is visible from the bar. The virtual tour illustrates the condition of the property.

The ground floor trading area comprises an interlinking bar and games room set around a central L-shaped servery.

Ancillary accommodation includes ladies and gents WC's, accessible WC, commercial catering kitchen, storage areas and a basement cellar.

The private accommodation is situated on the first floor and comprises 3 bedrooms, living room, bathroom and domestic kitchen. One of the bedrooms benefits from being en-suite.

Externally, the property benefits from a trade terrace and a grassed beer garden which has views of the canal. The beer garden can be accessed directed from the canal path. There is car parking for around 10 vehicles. Additionally, there is a private rear yard which is used for storage, including a redundant walk-in chiller.

The property's total GIA is circa 4,844 square feet and it sits on a plot size amounting to around 0.3 acres.

Tenure

Freehold. The property is held under Title Number WM887440 and the Title Plan is included on page 4.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

We understand the property has access to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded from the sale.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £15,000 with effect from 1st April 2026. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

Virtual Tour

<https://my.matterport.com/show/?m=FfqPZxqhmx6&help=1>=1&ts=1>

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band D. A copy is available upon request.

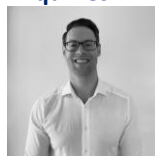
Viewings

All viewings are strictly by appointment only. It is recommended that interested parties wear appropriate Personal Protective Equipment when viewing the property.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



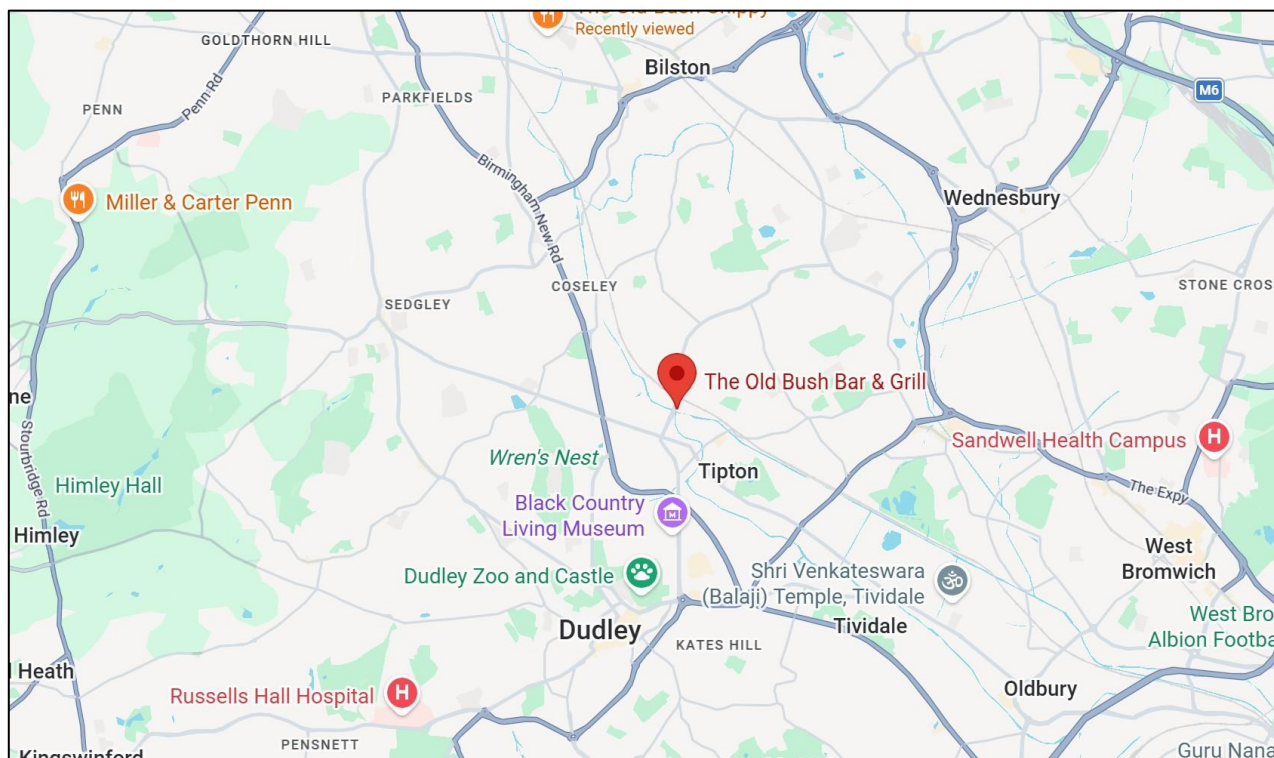
Contact: George Walker
Tel: 07359213606
Email: george@wtsccommercial.co.uk



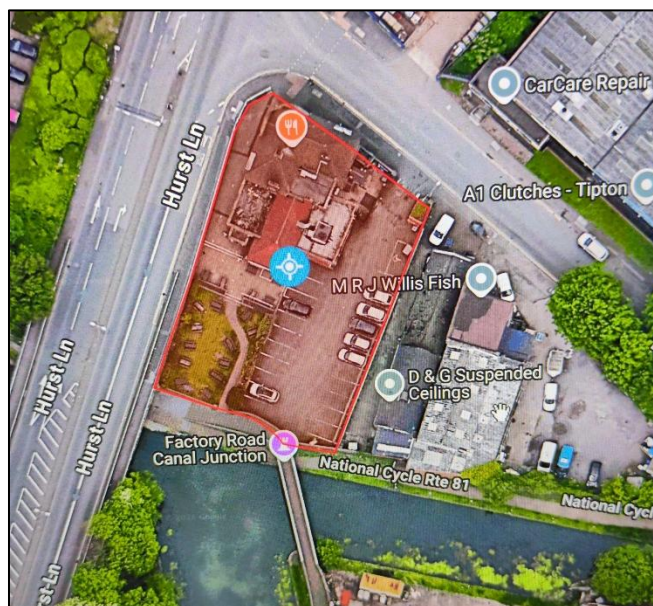
Contact: Harry Dowen
Tel: 07534620899
Email: harry@wtsccommercial.co.uk



Location Plan

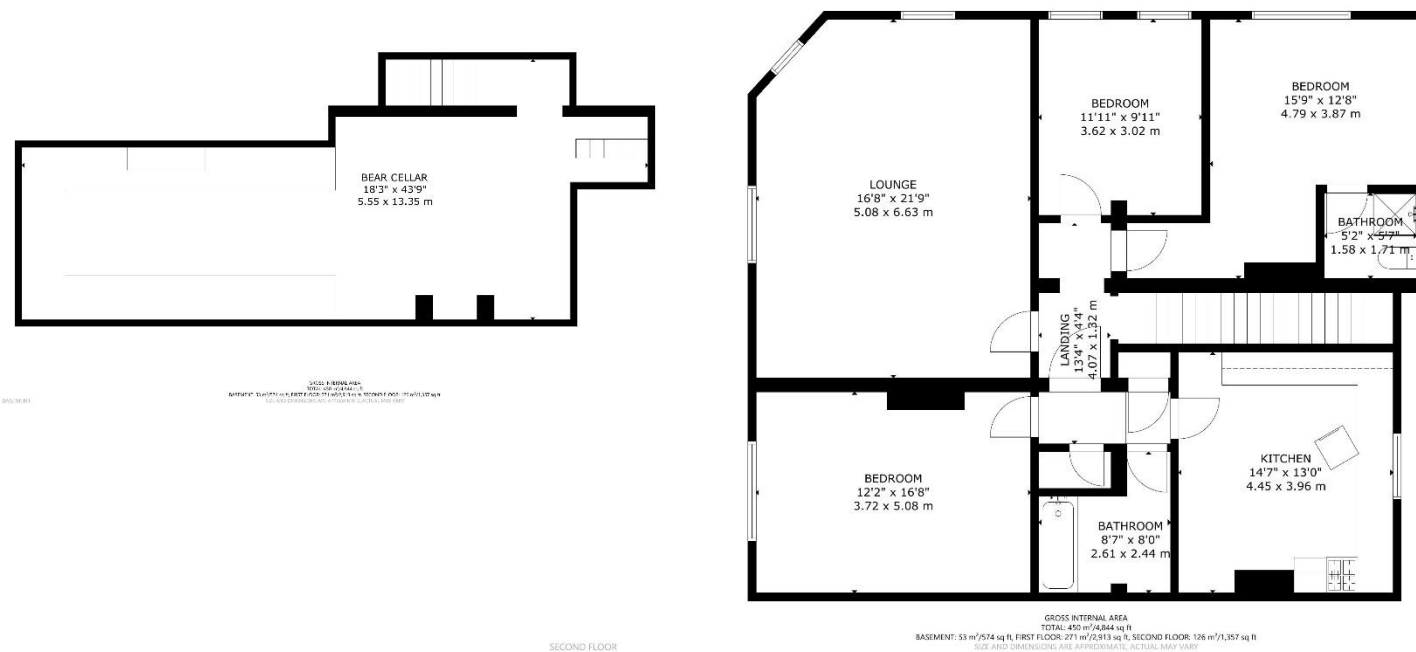


Site Plan

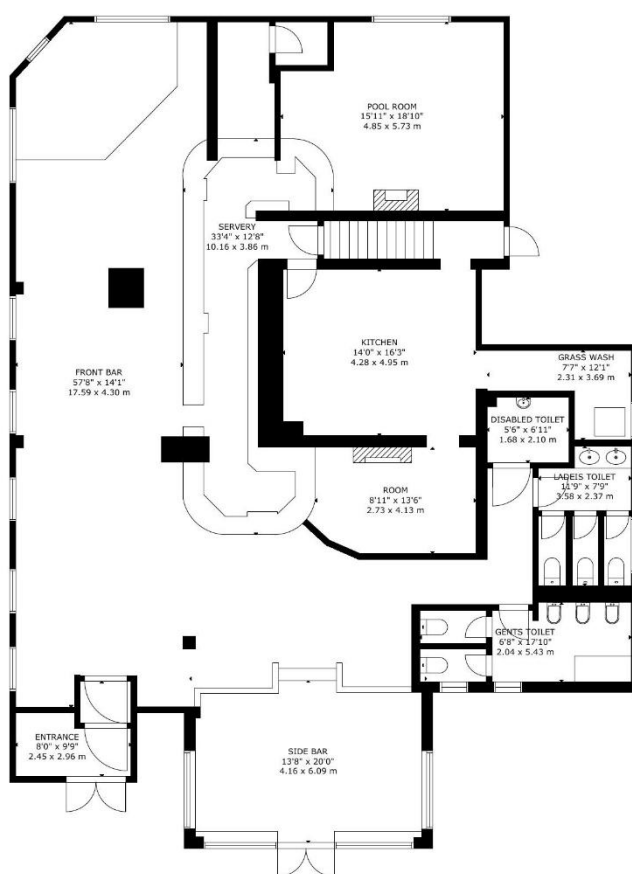


Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.



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