



Local Centre Development Opportunity
Streethay, Lichfield, Staffordshire

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Streethay, Lichfield, Staffordshire, WS13 8LN



Local Centre Development Opportunity

- 1.47 acres (0.59 hectares)
- Opportunity to deliver thriving mixed use centre to serve major new urban extension.
- Set within emerging development of 750 new residential units, care village, new primary school and a resolution to grant planning permission for 200 additional residential units.
- Over 600 properties currently built and occupied.
- Close to A38 with easy access to Lichfield City Centre.
- Walking distance to Lichfield Trent Valley Railway Station.
- The wider land is identified for circa 3,200 new homes in the Lichfield District Plan.



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For indicative purposes only.

Land at Streethay, Lichfield.

Location

The site is located within the emerging development known as Roman Heights at Streethay on the north-eastern edge of Lichfield.

The development occupies an accessible location at the junction of the A5127 (Burton Road) and A38 approx. 1.5 miles north of Lichfield City Centre. Lichfield Trent Valley Railway Station is a short walk from the site.

Description

The site is an L shape configuration and currently comprises undeveloped agricultural land adjacent to the emerging Roman Heights development.

It is broadly flat and is bounded on its southern boundary by residential properties on Burton Road. A new internal estate road has been constructed along its northern boundary.

The site is adjacent to the new Primary School and an area of landscaping and is close to the site's principal entrance off the Burton Road making it very accessible.

Site Area

The site extends to 0.59 hectares (1.47 acres) as shown edged red on page 2

Tenure

The site is available freehold with vacant possession.

Planning

An outline Planning Permission was obtained in December 2014 (12/00746/OUTMEI) for the construction of a sustainable mixed use urban extension comprising of up to 750 dwellings, a primary school, mixed use community hub and local centre to include retail development (use classes A1, A2, A3, A4 and A5), community building (D1 use class) and care home.

The residential scheme is now well progressed. This scheme will deliver up to 750 new homes while a resolution to grant planning permission has just been received on land to the North for a further 200 units.

Please note that the seller will be responsible for paying £250,000 to Lichfield District Council as part of the Section 106 Agreement.

Opportunity

The opportunity exists for developers to acquire and deliver an exciting and vibrant mixed use local centre to support the surrounding new homes, school and care facility. The site can provide a convenience store, a pub/restaurant (on a site of 0.5 acres with 51 dedicated parking spaces) and a community facility (required under the s.106). It should be stressed that this scheme does not have detailed Planning Permission and would therefore be subject to Reserved Matters approval.

Initial, verbal, discussions with Lichfield District Council have been had and interested parties are encouraged to make their own enquires.

Local Authority

Lichfield District Council, District Council House, Frog Lane, Lichfield, WS13 6YY

Services

We understand that mains services including gas, water, electric and drainage will be available to the site edge.

Data Room

Access to a data room containing all relevant planning and technical information is available from the agents on request.

VAT

It is understood that the land is not elected for VAT.

Viewing

It is possible to view the site from the existing Roman Heights Road.

Method of Sale

The land is for sale by informal Tender. Offers are invited to be submitted to Edward Matthews titled 'Land at Streethay' either by post or email.

Agents Notes

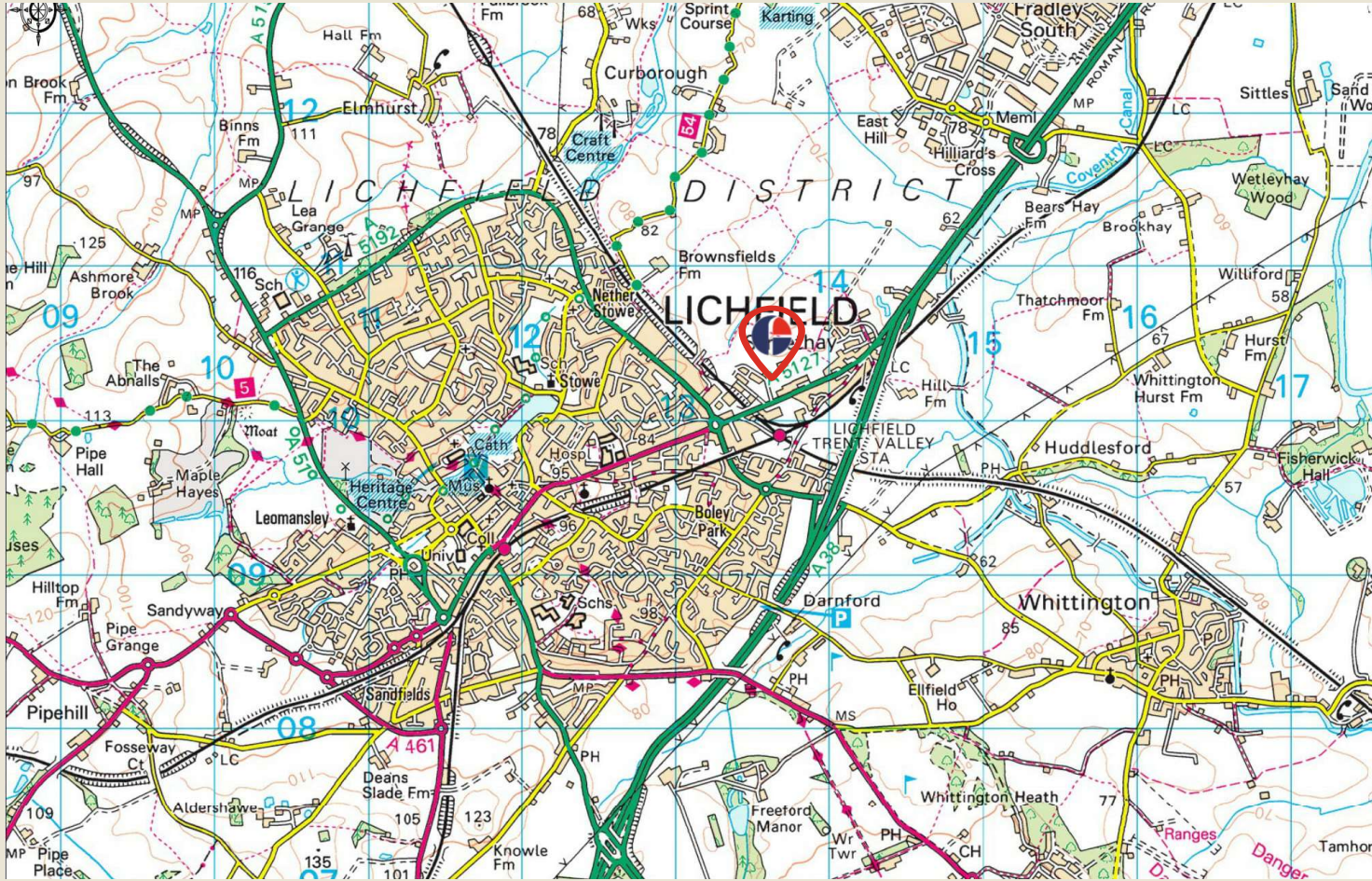
It should be noted that the purchaser will be responsible for paying Fisher German a fee of 1% + VAT of the Net Sale Value in respect of each unit sold on the property.



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Licence Number - 100022432 - Not to Scale



Approximate Travel Distances



Locations

- Lichfield - 2 Miles
- Tamworth - 9 Miles
- Birmingham - 20 Miles

What3words Reference

- [///divisions.going.seat](#)



Nearest station

- Lichfield Trent Valley - 0.4 miles



Nearest Airports

- Birmingham - 20 Miles
- East Midlands - 30 Miles

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