



# Care Village Development Opportunity

Streethay, Lichfield, Staffordshire

# Care Village Development Opportunity



Streethay, Lichfield, Staffordshire, WS13 8LN



## Care Village Development Opportunity

- Approximately 6.08 acres
- Opportunity to deliver a care village forming part of a major urban extension to Lichfield.
- To be set within 750 new residential units plus mixed use retail centre, 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 from Lichfield Trent Valley Railway Station.
- The wider land is identified for circa 3,200 new homes in the Lichfield District Plan.



**Edward Matthews - 07791 357385**



[Edward.Matthews@fishergerman.co.uk](mailto:Edward.Matthews@fishergerman.co.uk)



[fishergerman.co.uk](http://fishergerman.co.uk)



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 of broadly square configuration and currently comprises agricultural land adjacent to the emerging Roman Heights development.

The site slopes gently from west to east and is currently bounded by mature hedgerows and further agricultural land.

The site sits on the western edge of the scheme. Agricultural land is to remain to the north and west of the site. A phase of landscaping is to bound the eastern edge, the residential dwellings along with allotments will be adjacent to the southern boundary.

## Site Area

The site extends to approximately 2.46 hectares (6.08 acres)

## Tenure

The site is available freehold with vacant possession.

## Planning

An outline Planning Application was submitted in June 2012 (1200746/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 included retail development (use classes A1, A2 A3, A4 and A5) and community buildings (use class D1) and a care home (use class C2).

## Opportunity

The opportunity exists for developers to acquire and deliver a care village to incorporate a range of accommodation of up to 150 units to meet varying degrees of needs and ages.

The developer will be required to submit and secure written approval of the District Council for the Care Village Scheme, which shall include details as to:

- a) Size and location of the Care Village;
- b) Type of care accommodation units which must not exceed 150 units;
- c) Number of care accommodation units;
- d) The tenure of the care accommodation units;
- e) The phased provision of the Care Village; and
- f) Arrangements for the disposal of the land comprising the Care Village.

The layout shown on the drawings provided are purely indicative and do not form part of a detailed Planning Permission. The site would therefore be subject to the buyers Reserved Matters approval.

## Services

We understand that mains services including gas, waster, 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 elected for VAT.

## Method of Sale

The land is for sale by informal tender. Offers are invited to be submitted to Edward Matthews either by post or email.

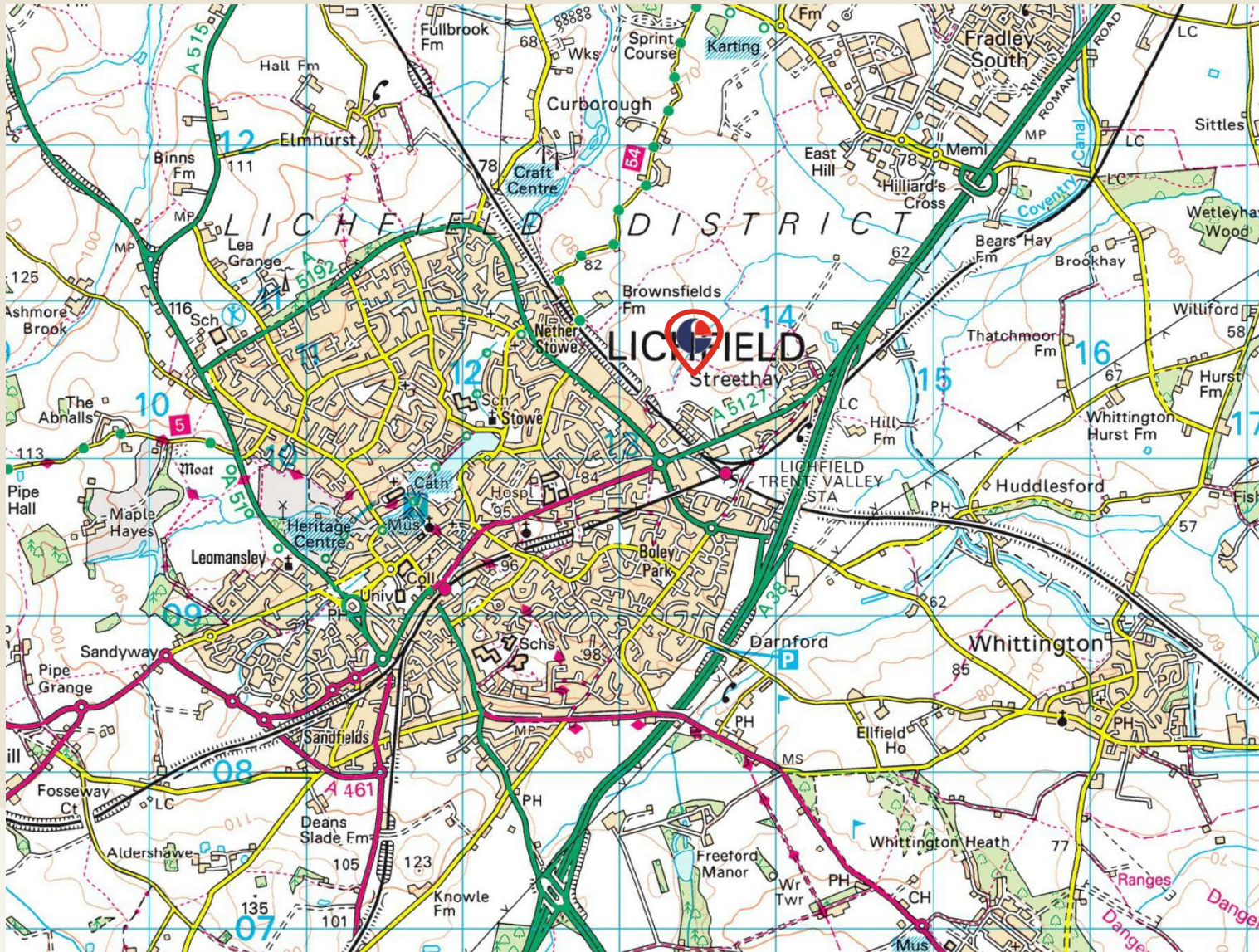
## Viewing

It is possible to view the site from the existing Road known as Oak Way.





# Care Village Development Opportunity



Licence Number 100022432 - Not to scale



## Approximate Travel Distances



### Locations

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

### What3words Reference

- [///planet.tree.hints](https://www.what3words.com/planet.tree.hints)



### Nearest station

- Lichfield Trent Valley - 0.4 miles



### Nearest Airports

- Birmingham - 20 Miles
- East Midlands - 30 Miles

**Please note:** Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.