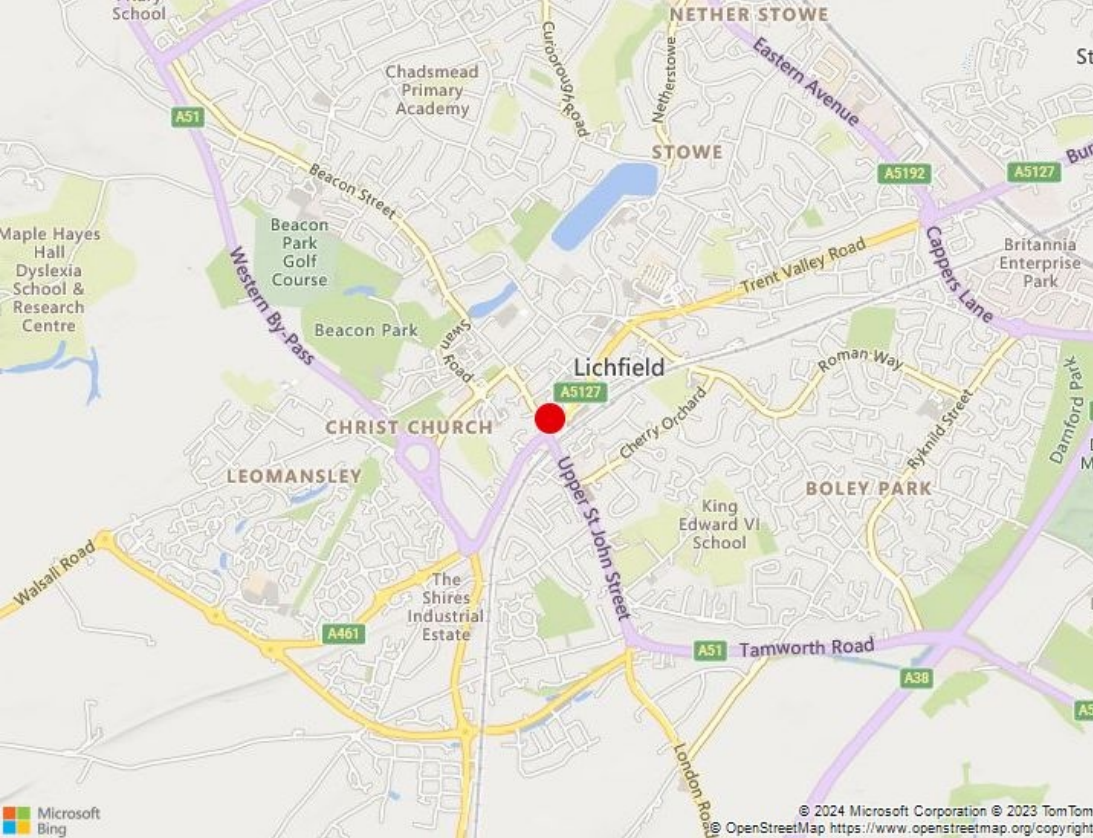


# GATEWAY RESIDENTIAL DEVELOPMENT SITE FOR SALE.

Birmingham Road / St John Street, Lichfield, Staffordshire, WS13 6PB

1.52 Acres (0.62 Hectares) | Offers Invited - **CLOSING DATE FOR OFFERS - Friday 26th April 2024**





## KEY FEATURES

- Prime City Centre location
- Immediately opposite Lichfield Railway Station
- Adjacent to new cinema development
- Class leading residential developer sought
- Offers invited - **CLOSING DATE FRIDAY 26TH APRIL**
- Full pack of information is available subject to registration

## LOCATION

The site occupies a highly prominent corner location at the junction of Birmingham Road and Upper St Johns Street/St Johns Street in the heart of Lichfield City Centre, immediately opposite Lichfield City railway station. The site is also adjacent to and will link into the new cinema development; a joint venture between Lichfield District Council / Evolve Estates and also Three Spires Shopping Centre.

Lichfield is a thriving Cathedral City whose economy is forecast to be the fourth fastest growing economy in the UK between 2024 and 2026 (EY), with a current population of 106,000 and economically active population of 85%.

Lichfield also benefits from excellent road links via the motorway network to include M6 Toll, M6, M42 and M5 together with rail links to Birmingham City Centre on the Cross City Line and to London, Manchester and Glasgow via the West Coast main line.

## DESCRIPTION

Lichfield District Council are seeking a residential developer with the credibility, capability and capacity to deliver a class leading, high quality housing development in keeping with the rich heritage found across the city.

Site area extends to 1.51 acres / 0.61 hectares.



**Birmingham Road / St John Street, Lichfield, Staffordshire WS13 6PB**



## TERMS

Offers are invited for the Freehold interest subject to planning.

All offers should have consideration to Lichfield District Council Birmingham Road Design Code, a copy of which is available to download in the Data Room

## ASKING PRICE

Offers Invited

## PLANNING

Planning - A developer is sought that can work quickly to deliver this exceptional site within the Lichfield District Councils desired timeframe and in line with the **Birmingham Road Design Code** - full details within the data room.

Further information can also be found on Lichfield District Council website [here](#).

## DATA ROOM

A full suite of information is available to view and download on the website's dataroom. Access requires registration which can be obtained via our website. [Click here](#).

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

Lichfield District Council will reserve the right to buy back the site if the development does not take place within the agreed time frames.

## VAT

All figures quoted are exclusive of VAT.

## VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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