

# PROPERTY DETAILS

## “QUONIANS YARD”, LAND BETWEEN CROSS KEYS & DAM STREET, LICHFIELD WS13 7LA



Approximately 0.57 ha (1.4 acres)

### FREEHOLD SITE FOR SALE

### RESIDENTIAL/C2 & C3/RETAIL DEVELOPMENT OPPORTUNITY (STP)



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- Location:** Lichfield is an attractive Midlands cathedral city located in south east Staffordshire approx. 15 miles north of Birmingham. The City has good road communications being located in close proximity to the M6 Toll Road.
- The picturesque historic City Centre provides a good range of shops, cafes, restaurants and leisure facilities including a theatre.
- The site is situated within the historic quarter, a short distance from the Cathedral and the City Centre and is linked to Dam Street by Quonians Lane. The site has extensive attractive views over the recreation ground and Stowe Pool to the North. Vehicular access to the site is via Cross Keys and Lombard Street.
- Description:** The development site extends to approx. 0.57 ha ( 1.4 acres) and is bounded by Cross Keys road on the north and east side, by a 3 storey office building occupied by the Church Commissioners on the west side and various historic buildings in Dam Street and Quonians Lane on the south side.
- Formerly the home of F and EV Linford, Master Builders and Stonemasons, there are a number of industrial /warehouse buildings on the site totaling circa 15,000 ft<sup>2</sup>, the majority of which are vacant. The exception is the warehouse building known as the Lichfield Centre for Master Crafts which is currently let to Richard Winterton Auctioneers on an excluded lease. The car parking on the site is operated by Venture Parking Ltd.
- Although none of the buildings on the site are Listed, the site is within the City's Conservation Area and a number of the buildings adjoining the site in Quonians Lane and Dam Street are Listed.
- Rates:** The Rateable Value of the Lichfield Centre of Master Craft's building is £20,000. The Rateable Value of the Quonians site is £90,500.
- EPC's:** These are available in the information pack.
- Site Area:** Total Area approx. 0.57 ha (1.4 acres)
- Tenure/Title Information:** The freehold interest in the site will be sold subject to the lease to Richard Winterton Auctioneers which is for a term of 10 years from 15<sup>th</sup> April 2013 at a rent of £20,000 p.a. A Deed of Surrender of this lease has been signed which allows the Landlord to terminate the lease at any time upon giving 6 months' notice in writing. The tenant has the right to reduce this period at its discretion if the Landlord serves a termination notice.
- The Parking Agreement with Venture Parking Ltd can be terminated at any time up to 30 days' notice and will be terminated by the vendor, prior to completion of the site sale.



**Planning History & Highways:**

The site is within Lichfield District Council's 'Town Centre Boundary' and is also within the Conservation Area.

The site has been promoted as a residentially led redevelopment opportunity with Lichfield District Council following their 'Call For Sites' exercise and is now included in their SHLAA document.

Although the site is zoned for secondary retail and other town centre uses, the planners have indicated that they are keen for comprehensive redevelopment, incorporating reinvestment in some of the neighbouring Listed premises, and would be sympathetic to a residentially led scheme on the site.

Naturally high quality design, layout and massing reflective of the surrounding environment, together with connectivity into the town centre will be essential. Please see the attached planning guidance statement and 'call for sites' submission included in the Dropbox.

Vehicular Access is likely to be achieved from Cross Keys and the Council have expressed a desire for pedestrian linkage into Dam Street.

You are recommended to make your own inquiries of Lichfield District Council, District Council House, Frog Lane, Lichfield, WS13 6YZ Tel: 01543 308192.

**Services:**

We understand that all mains services are available on the site or to the boundary. There is further information on the services included in the Dropbox. Prospective purchasers will need to satisfy themselves in relation to the capacity of these services.

**Ground Surveys:**

A Topographical survey and an Engineering Site Appraisal Report, including information on the site history, ground conditions, drainage, flooding and services is available in a Dropbox on request.

**Legal Costs:**

Each party shall be responsible for all their own costs arising from the proposed transaction.

**VAT:**

Offers are invited excluding VAT. VAT will not be payable on the purchase price as the property has not been elected for VAT.

**Terms/Offers:**

Offers are invited on an unconditional or conditional (subject to planning) basis. A date for submission of offers (and form of) will be set in due course. Prospective purchasers should register their preliminary interest in the property and contact ourselves for more information.



**Additional Information:**

An information pack is available on request by way of Dropbox and includes: Legal report, Topographical survey, Planning Guidance Statement, Engineering Site Appraisal, an Arboricultural Report, EPC's and Asbestos reports.

**Viewing:**

The site can be viewed from the public pay and display car park. Access to the buildings can be organised by prior arrangement with ourselves.

**Contact Details:**

To discuss this opportunity further please contact:  
Sarah Bidwell (sarahbidwell@markliell.com) or  
David Coleby (davidcoleby@markliell.com) on 01279 648420.

**Note:**

These particulars are for guidance only and are not necessarily comprehensive. Purchasers should satisfy themselves on all matters prior to purchase by inspection or otherwise. In the interests of Health and Safety, parties should take due care when inspecting the property and enter the site at their own risk.

**Details prepared by Mark Liell**

**Dated: 22<sup>nd</sup> September 2016**

**SUBJECT TO CONTRACT**



## MARK LIELL LLP DISCLAIMER 2016

Mark Liell & Son LLP for themselves and for the vendors of this property whose agents they are given notice that:-

1. The particulars as set out are a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers should not rely upon them as statements or representations of fact and must satisfy themselves or otherwise as to the correctness of each of them.
3. No person in the employment of Mark Liell has any authority to make or give any representation or warranty whatever in relation to this property;
4. Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
5. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers must satisfy themselves as to the fitness of such items for their requirements.
6. The vendor is not obliged to accept the highest or any other offer received for the property.

### **Anti Money Laundering Legislation**

The Money Laundering Regulations include Commercial Estate Agency work and require us to have anti money laundering procedures in place. Interested parties may be required to provide proof of identity and address.

