

# Land at Swinfen, Lichfield, WS14 0PL

Development Opportunity (Subject to Planning)

what3words: ///marsh.painting.welfare

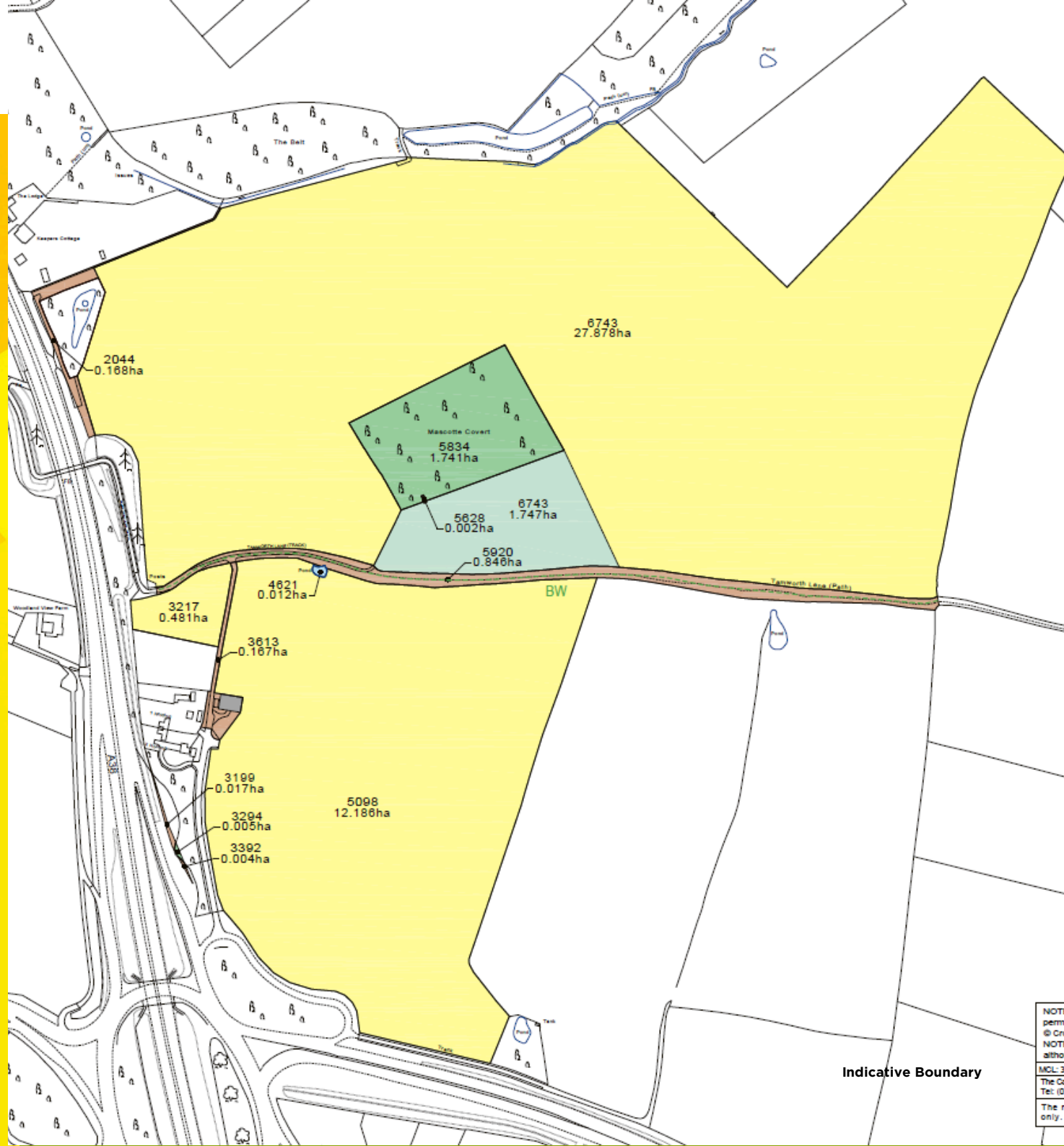


## THE OPPORTUNITY

- Future Development Potential (Subject To Planning)
- Strategic location
- Proximity to national motorway network
- Freehold for sale
- Total site area: Approximately 110 acres (44 hectares)
- Offers to be invited by informal tender

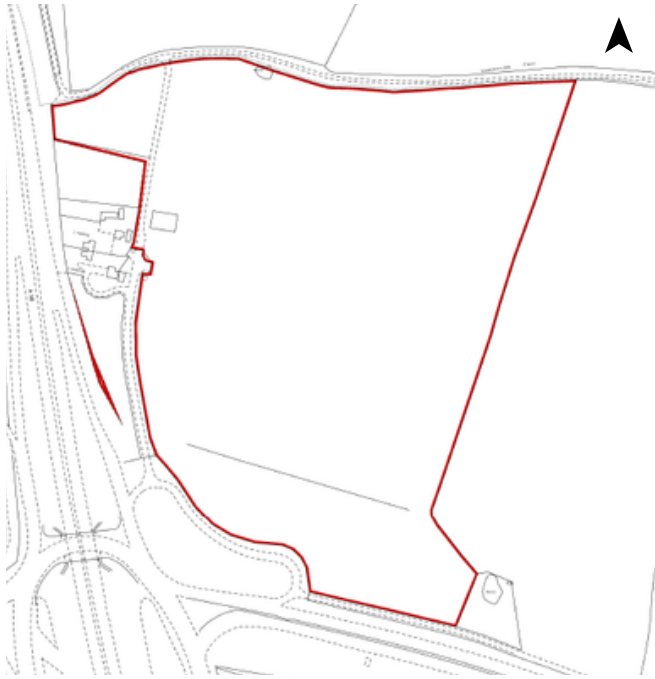
## LOCATION

The site occupies a strategic location at the Weeford Interchange, which connects the A38 with the A5 and M6 approximately 4.7 miles (7.6 km) to the south of Lichfield and 3.4 miles (5.5km) east of Shenstone. The A5 is one of the Midlands' most important east-west transport corridor linking Lichfield with the West Midlands, North Wales and London.



## Land at Swinfen

Lichfield, WS14 0PL



## DESCRIPTION

The property comprises 110 acres (44 hectares) of agricultural land immediately to the north of the A5, Hints Bypass, which forms the southern boundary of the site.

To the north the site is bound by mature trees separating the site from Swinfen Hall (a Grade II\* listed building), with agricultural land forming the eastern boundary.

The western boundary of the site predominately comprises mature trees separating the site from the A38. An existing outbuilding is located on the western boundary adjacent to the vehicular access.

Vehicular access to the property is via a direct access from the Weeford Interchange which also serves the residential properties adjacent to the site on the western boundary. The access is within the freehold ownership of the Secretary of State held under title number SF566529. Parties are advised to make their own enquiries as to the suitability of this access for any future development.

*The Swinfen and Packington 5 Bridleway* bisects the centre of site from east to west. To the north of the bridleway is Mascotte Covert, an area of mature woodland.

There are 11kV power lines crossing the southern portion of the site from east to west.

## TENURE

The property is owned Freehold under Land Registry title numbers SF606376 and SF349836.

We have been provided with three historic Licence Agreements in relation to the property, details of which are provided within the dataroom.

The owners will seek to agree a holdover agreement in respect of crops in the ground with the purchaser.

The land is offered for sale subject to an existing Countryside Stewardship Scheme, there is also an SFI scheme on the land, the treatment of which is to be agreed between the parties.

## PLANNING

The property is situated within the administrative area of Lichfield District Council.

### Adopted Local Plan

Adopted planning policies is contained in the Local Plan Strategy 2008-2029 (adopted February 2015) and Local Plan Allocations 2008-2029 (adopted July 2019).

The site is within the Green Belt.

The northern part of the site is on the edge of a 15km sphere of influence around Cannock Chase which is granted special protection via Special Area of Conservation (SAC) policies within the local plan as a nationally important designation (Conservation of Habitats and Species Regulations 2017).

### Emerging Local Plan

Lichfield District are preparing a new Local Plan (2022-2043). A Call for Sites process was undertaken between September to October 2024 and Issues and Options consultation (Regulation 18) between October 2024 and December 2024.

Lichfield District Council have adopted a new Local Development Scheme in February 2025 and have provided the following key dates.

We advise all parties should investigate these matters to their own satisfaction.

Stage	Date
Publication consultation (Regulation 19 consultation)	Commence April 2026
Submission to Secretary of State (Regulation 22)	August / September 2026
Estimated date for examination	November / December 2026
Programmed date for adoption	May 2027



## SERVICES

We have not carried out any surveys. All interested parties are recommended to make their own enquires.

## OVERAGE

An Overage Agreement will form part of any Contract for Sale, subject to contract and negotiations.

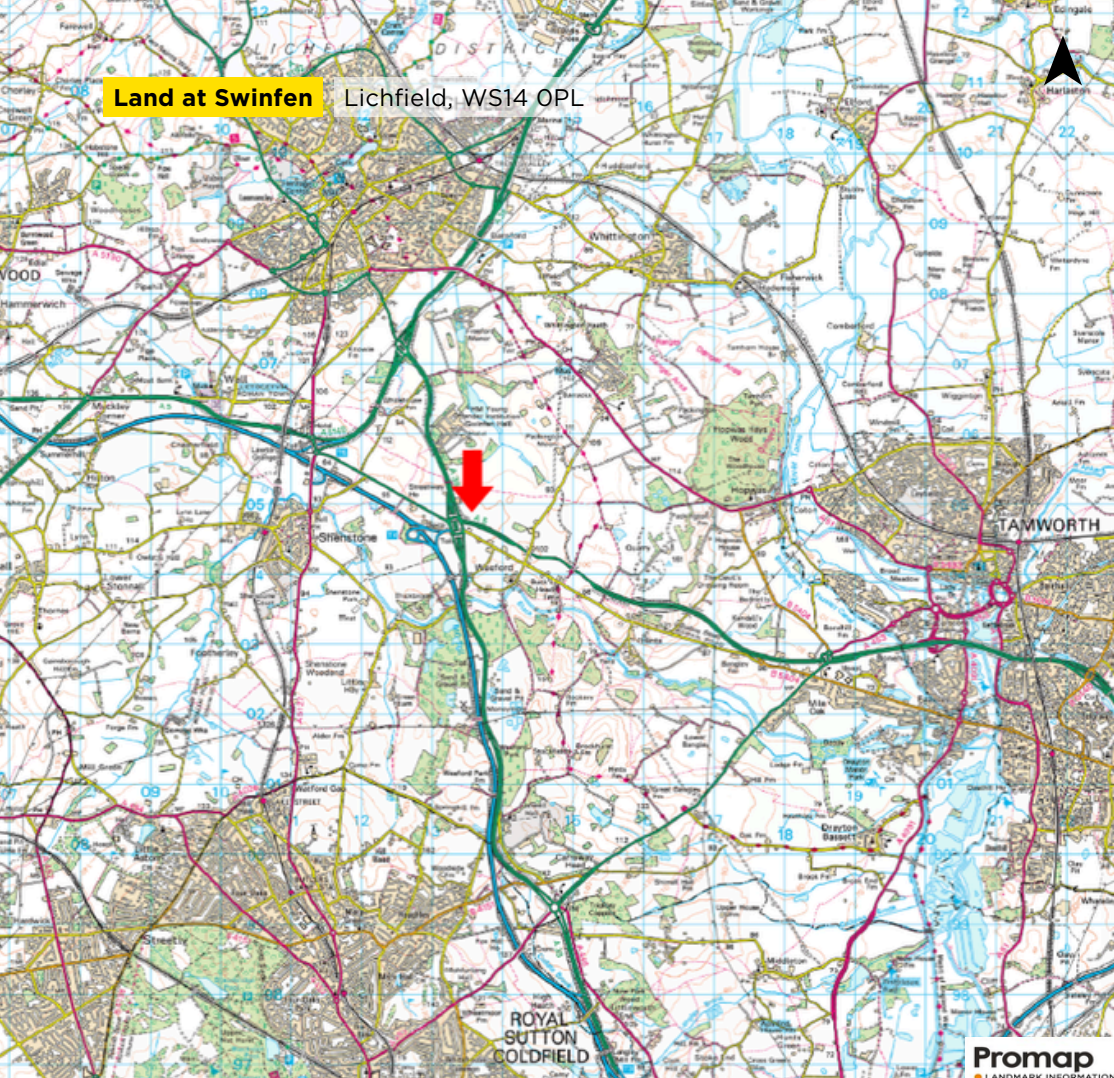
## VAT

The Property comprises agricultural land and is therefore exempt from VAT.

## LEGAL COSTS

All parties to be responsible for their own legal costs.

**Land at Swinfen** Lichfield, WS14 0PL



## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 07.04.2026

## PROPOSAL

We are instructed to seek offers for the Freehold Interest on an unconditional basis for the whole site.

Offers are invited by 12 noon on Tuesday 19<sup>th</sup> May 2026.

Offers are to be submitted in writing to Siân Rees and Amy Waddingham at:

SERees@savills.com  
amy.waddingham@savills.com

Please provide the following information with your offer:

- Solicitor Details
- Proof of Funds
- Timescales for Completion
- Conditions (if any)

An offer proforma is provided in the dataroom. Interested parties will be required to complete and submit the proforma as part of their offer.

Please note the vendor reserves the right to not accept the highest, or indeed any offer received.

## VIEWINGS

Accompanied viewings of the site can be arranged strictly by appointment with Savills. Savills request that interested parties do not attempt to gain access to the site outside of accompanied viewings other than roadside viewings.

## FURTHER INFORMATION

Any available technical information is provided in the dedicated data room. The dataroom has been compiled from information supplied by the vendors and is provided solely for use by the recipients in considering their interest in submitting a proposal for the property.

To access the data room please contact Amy Waddingham on amy.waddingham@savills.com.

## CONTACT

For further information please contact:

### Siân Rees

Director  
SERees@savills.com  
+44 (0) 7967 555 768

### Amy Waddingham

Associate  
amy.waddingham@savills.com  
+44 (0) 7870 999 112