



Land at Burton Road, Lichfield, Staffordshire, WS13 8LN

Executive Summary

On behalf of Network Rail, JLL are pleased to offer the Former MAFF Warehouses site on Burton Road, Lichfield

The site extends to c. 3.33 acres currently occupied by two large redundant warehouse buildings extending to circa 51,000 sq ft and areas of hard standing.

Land for sale 

Retained land 

Offers invited by no later than Midday 19th November 2026.



The site

The Former MAFF Warehouses are held freehold by Network Rail (NR) and was formerly a depot for the ministry of Agriculture Fisheries and Food. It is currently occupied by two large redundant warehouse buildings extending to circa 51,000 sq ft with areas of hard standing. The site extends to c. 3.33 acres (1.35 ha). The site is accessed from Burton Road.

The site itself is situated 1 mile to the East of Lichfield city centre and 0.2 miles west of the village of Streethay. The site is located within the administrative area of Lichfield District Council. The site also benefits from convenient transport links being located just off the A5127 Burton Road which provides direct access to the A38, the M42 and the M6. Lichfield Trent Valley railway station is located approximately 100m south of the site.

The site benefits from pedestrian access to comprehensive retail and leisure facilities along Trent Valley Road and within Lichfield city centre. Local amenities include convenience stores, major supermarkets (Tesco and Aldi), and diverse dining establishments. Educational provision spans all age groups with local primary and secondary schools, colleges, and Staffordshire University accessible within a 7-minute drive.

The location offers immediate access to established business parks alongside abundant recreational opportunities, with green spaces and parks within comfortable walking distance. Streethay Park, the nearest recreational facility, lies just 0.25 miles from the site, providing residents with convenient access to outdoor leisure amenities.

Lichfield is experiencing significant transformation with the arrival of HS2, enhancing connectivity to Birmingham and London while driving substantial economic growth. The city already boasts excellent rail links with direct services to London (1 hour 20 minutes), Bristol (2 hours), and Manchester (1 hour 45 minutes).



 Burton Road is approximately 2 miles from Lichfield Trent Valley railway station

 Burton Road is approximately 16 miles from Birmingham International Airport.

Local Attractions & amenities – Car Times	
Lichfield Cathedral – 5 Mins	McArthur Glen Outlet – 20 Mins
Lichfield City Centre – 5 Mins	Birmingham City Centre/Bullring – 25 Mins
Alton Towers – 30 mins	Lichfield Trent Valley railway station – 3 Mins
NEC/Resorts World Birmingham – 25 Mins	East Midlands Airport – 40 Mins

Planning Assessment

Background

- Local planning authority: Lichfield district council (LDC)
- Development plan comprises: local plan strategy DPD (2015) and local plan allocations DPD (2019)
- Development plan significantly out of date; new local plan at early stage
- Existing industrial use

Site allocation

- Allocated for residential development as site L24: 'Trent valley buffer depot, burton road, street hay'
- Anticipated yield: 50 units across full allocation - note: current site for sale does not cover full allocation extent

Allocation requirements (site L24)

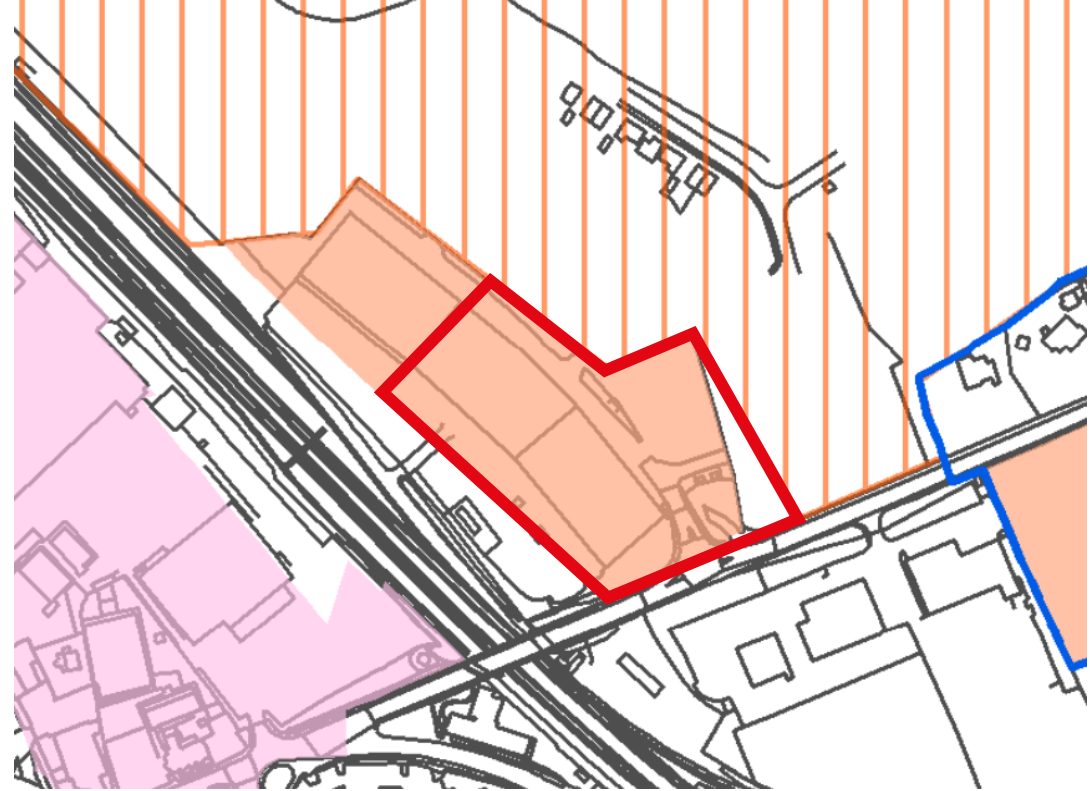
- Integrate with and connect to strategic development allocation site to the north
- Mitigate noise impact from adjacent roads and railway line
- Consider impacts of flood risk, contaminated land, and landscape setting
- May provide parking for adjacent train station

Housing land supply

- LDC cannot demonstrate five-year housing land supply
- Latest calculation (January 2026): 3.5-year supply position, including 55 units from this site allocation

Planning history

The site has been the subject of a number of planning applications relating to the historic use of the site as warehousing. Most recently, outline planning permission with all matters reserved except access for 55 units was recommended for approval but withdrawn (ref: 21/00545/OUTM).



Lichfield Local Plan 2008-29 Policies Map, Inset 25 – Streethay. Approximate extent of the site shown in red.

Planning Conclusion

As an allocated site, there is a strong presumption that an appropriate application for residential development at the site would be approved. This is supported by the previous resolution to grant planning permission for residential development at the site.

It is anticipated that the redevelopment of the site for continued industrial/warehousing use would be supported but would need to consider the impact of new proposals on recently completed residential development.

Any scheme would be required to provide contributions towards the provision of education facilities, highways works, ongoing maintenance of site infrastructure and offsetting the impact of development on the Cannock Chase SAC.



Opportunity

The opportunity is to acquire a 3.33 acres parcel of land from Network Rail for development. All uses will be considered and reviewed. The available land has been highlighted in blue on the plan with network rail retaining the green land for a site compound.

Any successful developer will be required to construct access to Network Rail's land at their satisfaction and at their cost. The purchaser will be required to erect and maintain a new boundary fence, to NR satisfaction, between the retained land and sale area. Network Rail will retain 24/7 access rights for all purposes.

Offers are invited on both a conditional and unconditional basis for the freehold interest.

Opportunity to reposition or redevelop (subject to planning for alternative uses:



Later living



Care



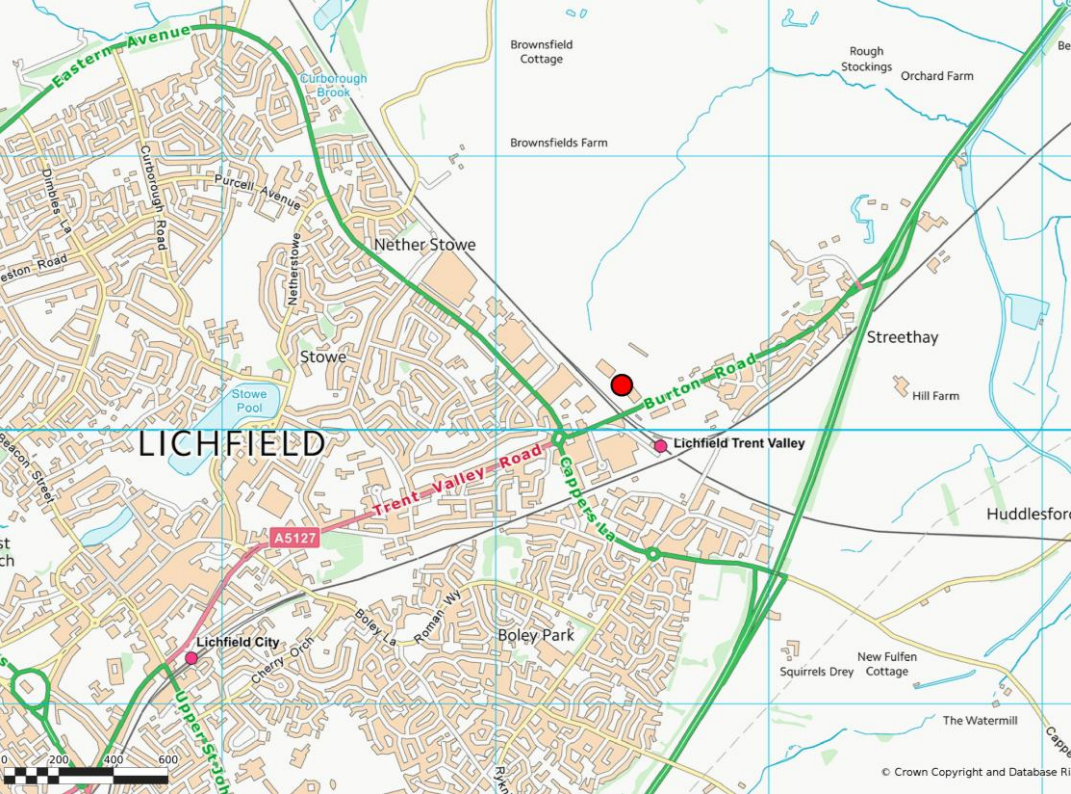
Residential



Industrial



Retail



Further Information

Offers Invited

The site is offered for sale by way of informal tender. Offers are invited for the whole site on a subject to planning and/or unconditional basis. Buyers can submit more than one offer, including alternative deferred payment structures.

- All offers should be supported by confirmation of –
- Payment profile and proof of funds
- Proposed Timescales for exchange and completion
- Proposed scheme
- Conditions associated with the offer
- Solicitor's details
- Buyer to undertake to pay up to £25,000 + VAT of Network Rail's legal costs and £20,000 + VAT of Network Rail's Surveyors costs from outset

Offers must be submitted by noon on Thursday 19th November 2026 by email to the following parties Will Richardson (william.richardson@jll.com) and Will Cox (william.cox@jll.com).

Please note that the Vendor is not obligated to accept the highest offer or indeed any bid submitted during the marketing process.

Tenure

The site is to be sold Freehold

Viewings, Data Room & Further Information

Please contact the sole selling agent JLL for access to the data room and any other additional information. Any 'on-site' viewings are to be strictly by prior arrangement. Upon receipt of your expression of interest JLL will provide access to the Data Room containing legal and technical information including title documents and other relevant information that may assist a purchaser.

VAT

The property is elected for VAT.

Contacts

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