LICHFIELD TOWN CENTRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

12-UNIT CONVERSION & ROOFTOP EXTENSION SCHEME

PRICE ON APPLICATION



STRUCTURALLY REVIEWED | TOWN CENTRE | MULTI-TENURE CAPABLE

THREE SPIRES

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DELIVERABLE TOWN CENTRE RESIDENTIAL SCHEME

M Three Spires presents a deliverable 12-unit residential development opportunity comprising conversion of existing accommodation together with lightweight rooftop extensions.

The scheme has undergone initial structural review and estimated value engineering, and a pre-application with Lichfield District Council (LPA), and a strong positive response was received in support of residential development, subject to the usual planning requirements being satisfied.

The proposal is suitable for:

- Private rented sector (AST)
- Supported living provision
- Partnership-led regeneration model

Subject to planning and technical approvals.

PLANNING & POLICY POSITION

- Located within Lichfield town centre.
- Within the Birmingham Road Character Area (Conservation Area).
- Not within identified key cathedral views.
- Currently below the 15-unit affordable housing threshold (subject to final planning confirmation).
- Brownfield intensification of existing built form.

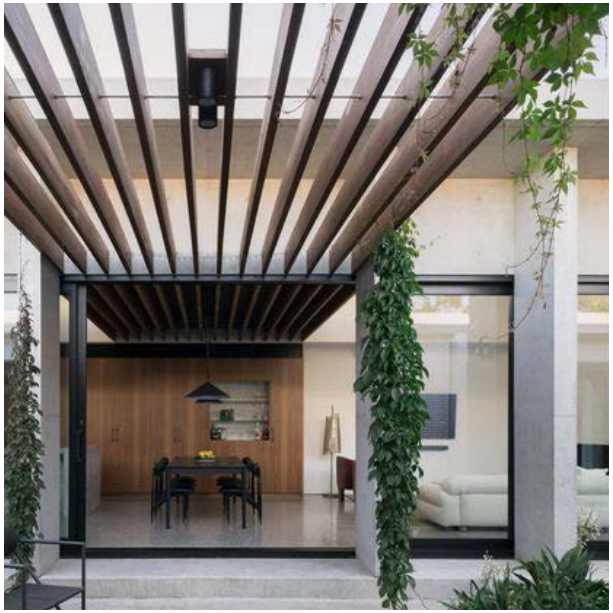
TOWN CENTRE CONTEXT & REGENERATION

Located within Lichfield town centre, M Three Spires occupies an underutilised urban site with strong potential for residential activation. The scheme contributes positively to town centre vitality, bringing new residents into a central location and supporting local amenities, services, and businesses.

The development aligns with wider regeneration objectives by intensifying use of existing built form and delivering sustainable housing within a constrained and well-connected location.







COMMUNITY & NEIGHBOURHOOD SETTING

Lichfield is a historic cathedral city known for its strong community identity, attractive public realm, and high quality of life. The town centre offers a blend of heritage assets, independent retailers, cafés, cultural venues, and essential services, all within walking distance of the site.

The surrounding neighbourhood benefits from excellent accessibility, established infrastructure, and a growing demand for well-located residential accommodation.

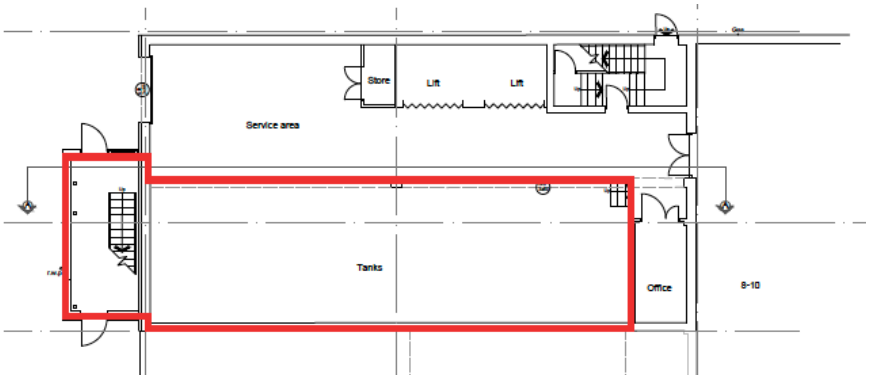
LIFESTYLE & STRATEGIC APPEAL

M Three Spires supports a modern, town-centre living lifestyle, appealing to a broad demographic including professionals, downsizers, and residents seeking access to amenities and transport connections.

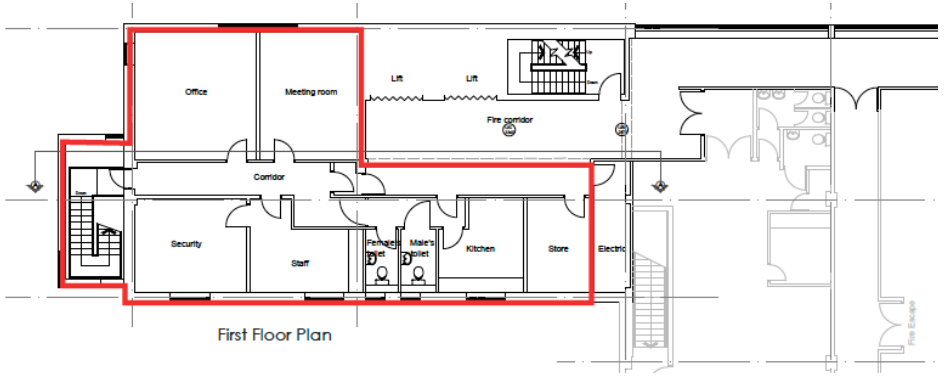
Beyond standard residential use, the scheme offers strategic potential for supported living provision, aligning with local housing and homelessness prevention objectives while delivering long-term income stability and enhanced scheme viability.

Unit Number	Area m²	Area ft²	Beds	Persons (as drawn)	Balcony	Balcony m²	Cycle Parking	NDSS's
Ground Floor								
Mangement	53	570						
Bins/Cycle	32.5	350						
First Floor								
1	78.2	842	2	4p	N	N/A	1	70
2	46.7	503	1	1p	N	N/A	1	37
Second Floor								
3	77.3	832	3	4p	Y	4.9	2	74
4	53.6	577	1	2p	N	N/A	1	50
5	64.5	694	2	3p	Y	4.9	1	61
6	70	753	2	3p	Y	4.9	1	61
7	70	753	2	3p	Y	4.9	1	61
8	70	753	2	3p	Y	4.7	1	61
9	70	753	2	3p	Y	4.9	1	61
10	70	753	2	3p	Y	4.9	1	61
11	111	1,195	3	5p	Y	4.9	2	86
Third Floor								
12	125.5	1,351	3	5p	Y	5.9	2	86
Totals	**992.3**	**10,681**	**25**				**15**	

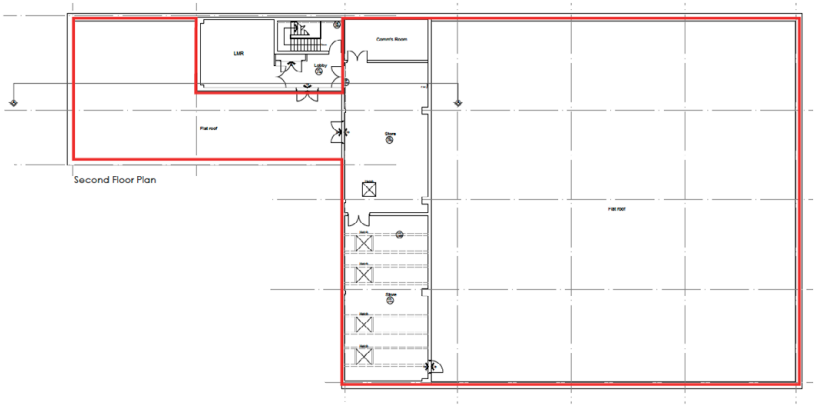
EXISTING PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SCHEME OVERVIEW

- 12 residential apartments
- 1, 2 and 3 bedroom mix including penthouse
- Conversion of existing management office suite
- Two-storey lightweight rooftop extension
- Additional single-storey extension above retail
- Second-floor communal courtyard (c.161 m²)
- An existing parking area to the front of the building forms part of the development, providing around one dedicated parking space per apartment
- Town-centre parking provision
- Currently below the 15-unit affordable housing threshold (subject to final confirmed unit numbers and planning policy review)

RISK TRANSPARENCY

Key delivery risks include:

- Conservation area sensitivity
- Value-engineering
- Build cost inflation
- Planning

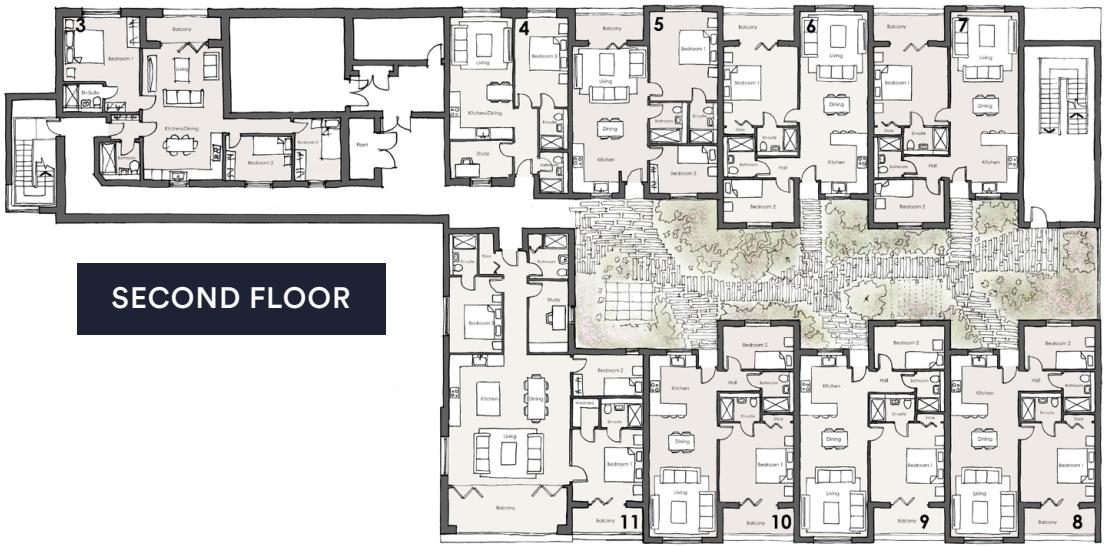
PROPOSED PLANS



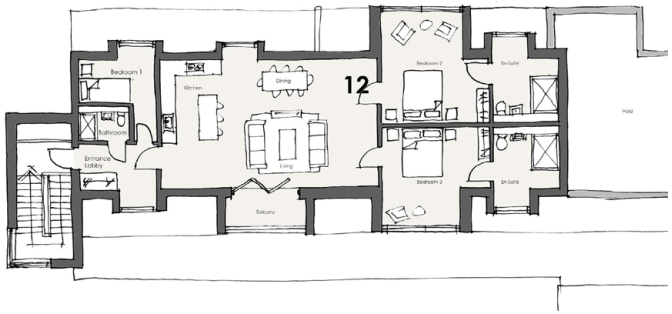
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

STRATEGIC ALIGNMENT

The development supports:

- Delivery of new homes within a constrained town-centre location
- Housing Strategy 2025–2030 objectives
- Homelessness prevention and supported provision
- Brownfield regeneration
- Town centre activation and vitality
- Reduced reliance on edge-of-town greenfield expansion

THREE SPIRES

LOCATION

mcoreproperty.com





TRANSPORT & CONNECTIVITY

M Three Spires benefits from a highly sustainable town-centre location, reducing car dependancy. The scheme is well positioned for both local living and wider regional travel.

Road & Motorways:

- The town benefits from direct access to the A38, A51, and A5, linking Lichfield to nearby towns and cities.
- The M6, M42, and M6 Toll are all within easy reach, offering efficient routes across the Midlands and the wider UK motorway network.

Rail:

- Lichfield is served by two railway stations, providing excellent regional and national connectivity.
- Lichfield City Station, located within the town centre, offers regular services on the Cross-City Line with direct routes to Birmingham New Street, Sutton Coldfield, and onward connections across the West Midlands.
- Lichfield Trent Valley Station, situated to the east of the city, lies on the West Coast Main Line and provides direct services to London Euston, Crewe, and the North West, as well as wider national rail connections.

Air:

- Birmingham Airport is easily accessible by road and rail and provides extensive domestic and international flight connections, enhancing the appeal of the location for both business and leisure travel.

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22-10-26 OCT26