



HAWKSMOOR
ADDING VALUE



For Sale Land off Ridware Road, Hill Ridware, Staffordshire, WS15 3QR

Approximately 2.82 Hectares
(6.97 Acres)

Greenfield allocated residential development and retail development site in Neighbourhood Plan, with roadside frontages to Ridware Road (B5014) and School Lane.



Hawksmoor are instructed to offer for sale this Lichfield District, development site adjoining the southern extents of Hill Ridware, with roadside frontages to Ridware Road (B5014) and School Lane.

Comprising of a greenfield allocated residential and retail* development site in Mavesyn Ridware Parish Council's Made Neighbourhood Plan (*Use Class E Town and Country Planning (Use Classes) Order 1987 (as amended)).

Subject to planning permission, the Neighbourhood Plan envisages the site will accommodate approximately 33 dwellings, green infrastructure and convenience retail floorspace up to 500 square metres. Green infrastructure to the north of the site could include public open space, new wetland creation, a community orchard, natural play, biodiversity net gain etc., and should provide a new pedestrian link to the edge of the existing playing field to the east.

A Neighbourhood Plan referendum was held in February 2025, 82% of those who voted were in favour of the Neighbourhood Plan, the turnout was 21%* (*source Neighbourhood Plan Regulation 19 Decision Statement.) The principle of development has been established through the Independent Inspector to the Neighbourhood Plan and is supported by both Mavesyn Ridware Parish Council and Lichfield District Council.



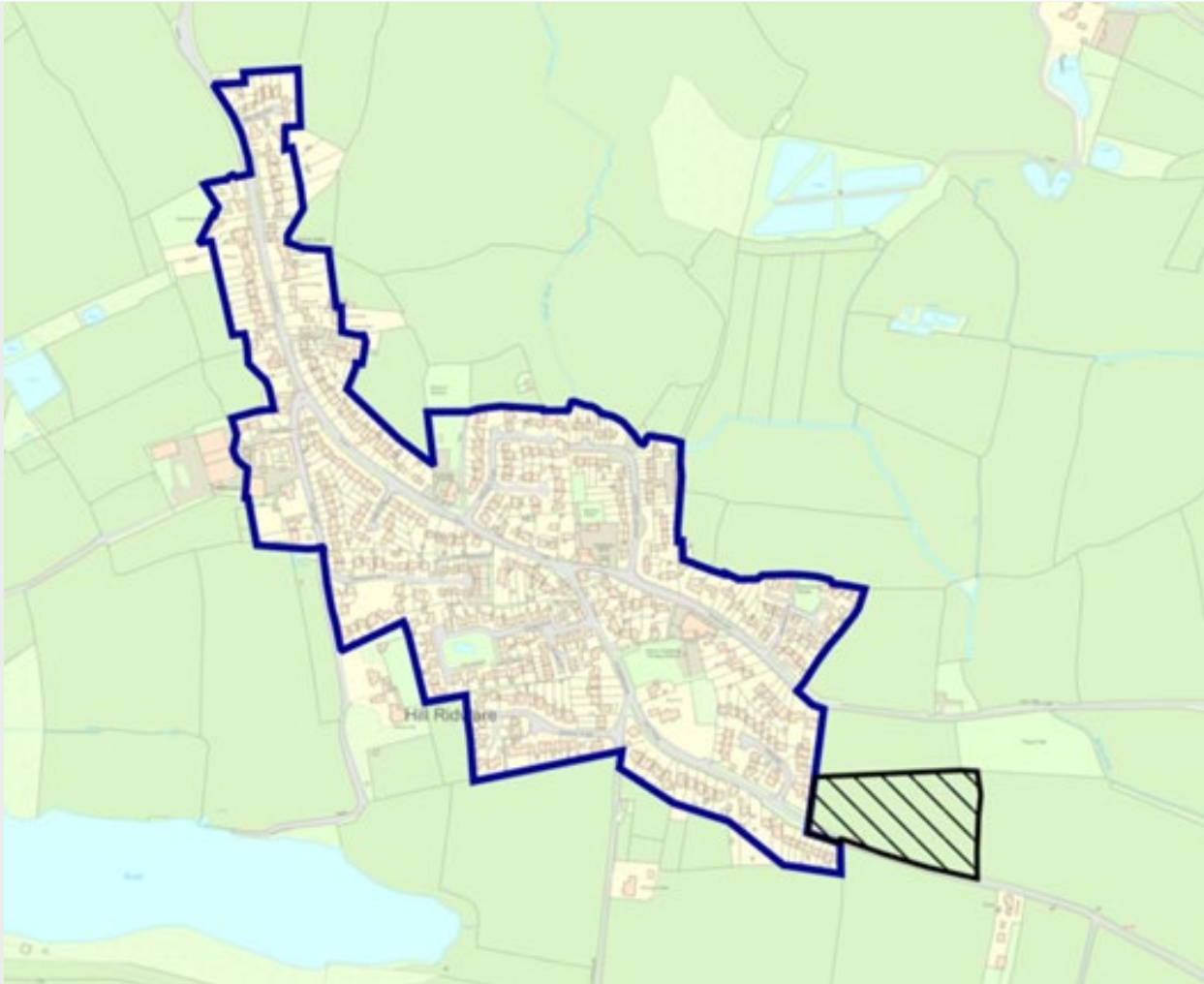
LOCATION

Hill Ridware is situated approximately, 9 km to the northwest of Lichfield City, 3 km to the east of Rugeley and 8 km the east of Cannock Chase Area of Outstanding Natural Beauty.

Mavesyn Ridware Parish extends to approximately 1,337 hectares of largely rural, agricultural land and had a population of 1,128 in the 2011 Office for National Statistics census. The Parish includes Rake End, Pipe Ridware and Blithbury villages.

Natural landscape covers the great majority of the area. Topography is rolling, with the altitude varying between 64 and 110m AOD. The south of the area has the lowest altitude located along the River Trent Valley, while the highest point is located just west of Uttoxeter Road in the northern extent of the Parish.

The landscape is mostly pastoral and arable land, interspersed with sporadic woodlands. The main waterbody in the area is the River Trent, which runs alongside the southern Parish boundary, followed by the Rivers Blithe and Little Blithe, which cross the Parish in its northern portion. Other minor brooks and streams run across the area, such as the Bentley Brook and Luth Burn, which run just east of Hill Ridware.



Neighbourhood Plan - Hill Ridware Village Settlement Boundary Figure 3.1.



Village
Boundaries

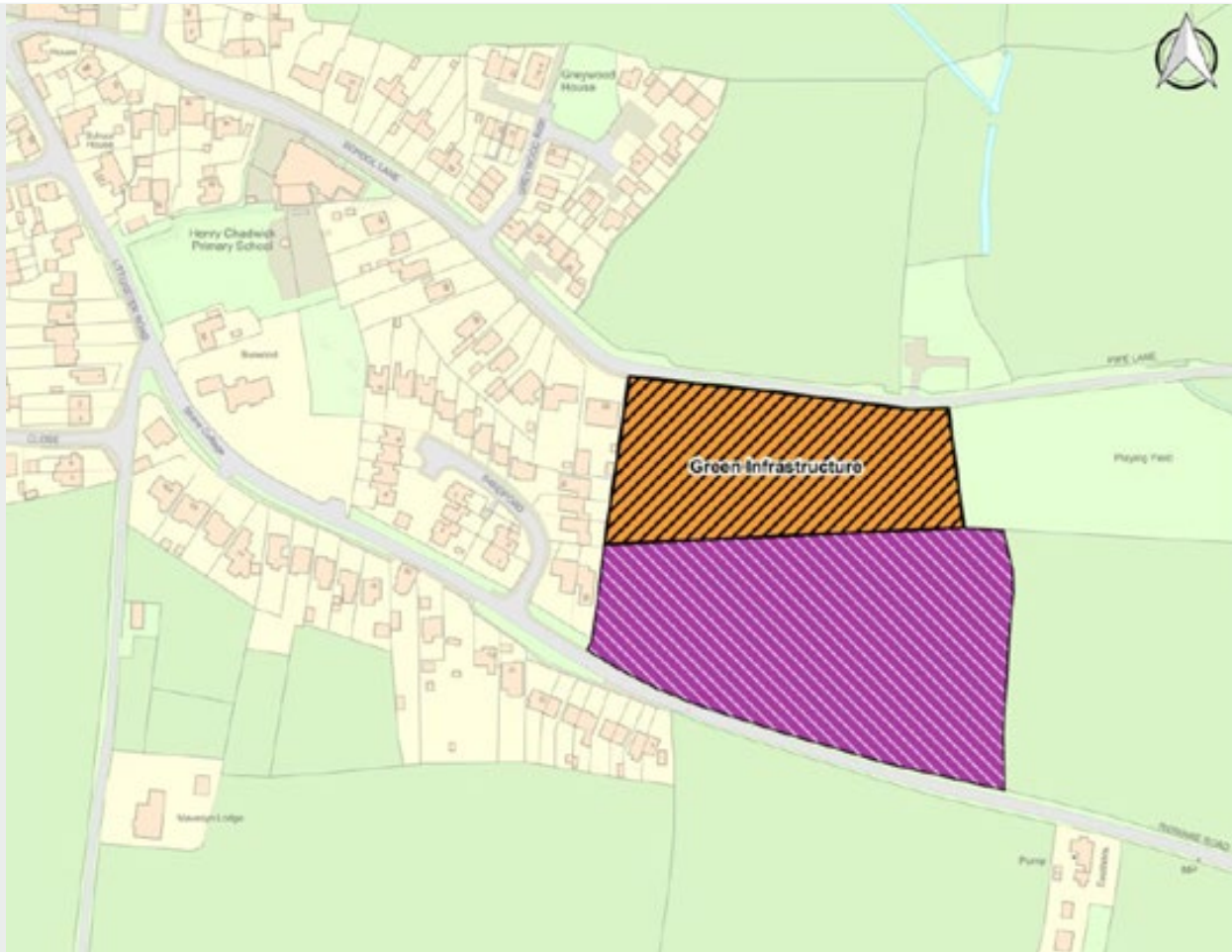


Settlement Boundary
Extensions

PLANNING

Lichfield District Council decided by Cabinet Member decision to make the Mavesyn Ridware Neighbourhood Development Plan under Section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended). The Mavesyn Ridware Neighbourhood Development Plan now forms part of the Development Plan for Lichfield District. Following the Neighbourhood Plan, being 'made', the site lies within the revised existing settlement boundary.

According to Lichfield District Council's five-year housing supply (published January 2026), 16 dwellings are forecast for delivery in 2028/29 and 17 dwellings in 2029/30.



Neighbourhood Plan - Land East of Hill Ridware Figure 3.2.



Local Open Spaces



Land East of Hill Ridware

An application for planning permission for the development is required to be made to the local planning authority by the purchaser.

Local Authority: Lichfield District Council, Frog Lane, Lichfield, WS13 6YU. Telephone: 01543 308000, <https://www.lichfielddc.gov.uk/>.

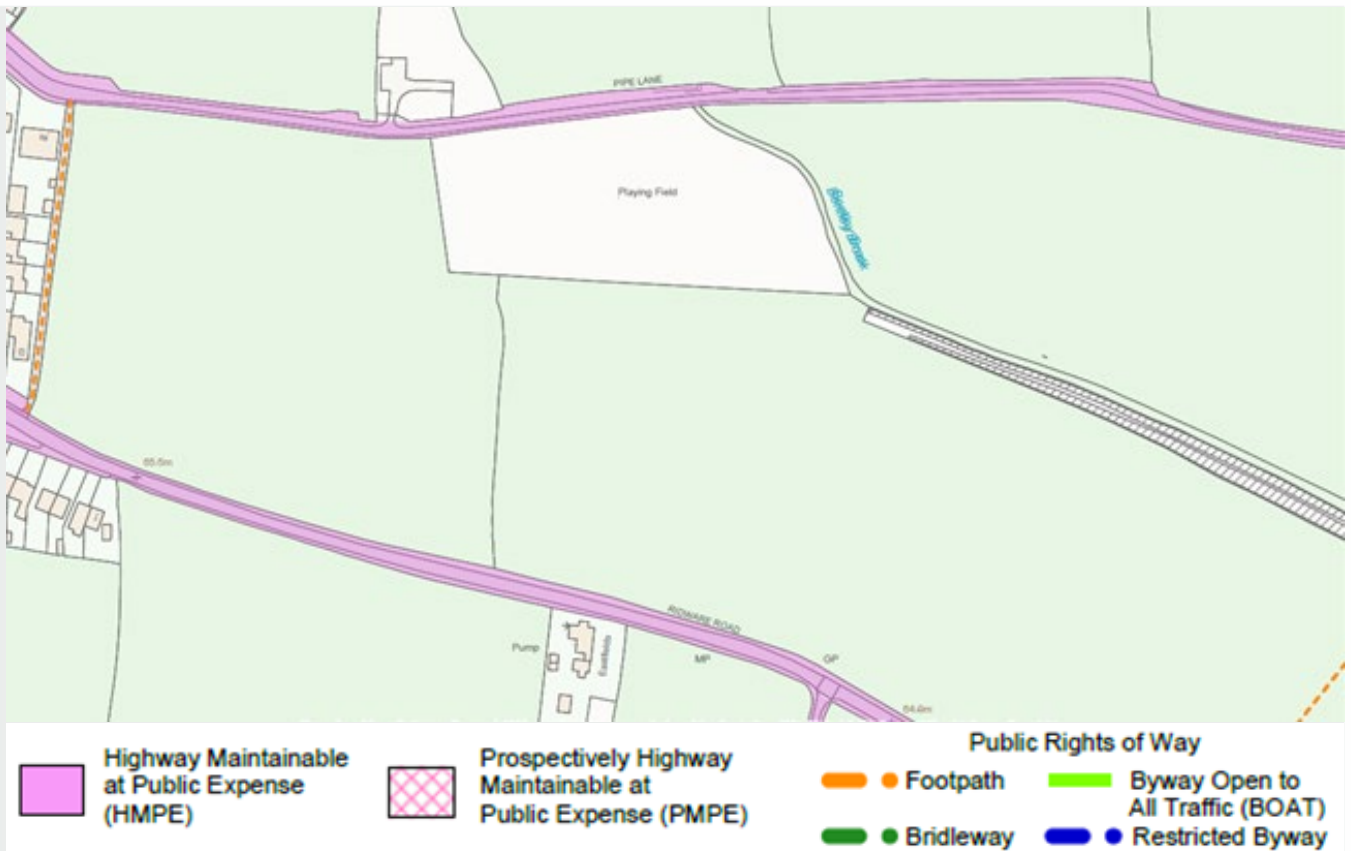
Highway Authority: Staffordshire County Council, Staffordshire Place, Tipping Street, Stafford, ST16 2DH. Telephone: 0300 111 8000, <https://www.staffordshire.gov.uk/>.

The National Planning Policy Framework (NPPF) strongly supports the principle of neighbourhood planning. It states that Neighbourhood Plans should set out a positive vision for the future of the local area, they should set planning policies to inform the determination of planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics. Neighbourhood Plans should support the sustainable

growth and expansion of businesses and enterprise appropriate to rural areas, they should promote the development and diversification of rural businesses, they should support sustainable rural tourism and leisure developments that respect the character of the countryside, and they should promote the retention and development of local services and community facilities. The Neighbourhood Plan has policies to support growth in the form of residential development, employment and community facilities, local energy schemes and redevelopment of a key brownfield site.

CONCEPT PLAN





ACCESS AND RIGHT OF WAY

Vehicular, pedestrian and cycle access to the site would be from Ridware Road, plus pedestrian and cycle access via School Lane. Both Ridware Road and School Lane/Pipe Lane are adopted roads by Staffordshire County Council. The Mavesyn Ridware 15 public footpath connects the B5014 to School Lane and runs along the site's western boundary, adjoining rear gardens of Sandford Close.

FLOOD RISK

The development area is shown to fall within Flood Zone 1. Flood Zone 1 is classified as having a low-risk probability of flooding from river and sea. The greenspace will remain open and should fall within the Flood Zone 3 green infrastructure land to the north of the site (identified on Figure 3.2).

SERVICES

Utility information has previously identified existing apparatus in the locality to comprise mains water, electricity, gas, telecommunications, combined sewers and pumping station.

South Staffs Water apparatus comprises of a 4" dia. CI main in Ridware Road and School Lane.

Western Power Distribution have 11kV pole mounted cables crossing part of the site and low voltage cables in Ridware Road and beneath the northern section of the public footpath.

Cadent Gas apparatus comprising 90mm and 63mm dia. PE mains are situated in Ridware Road and School Lane.

BT Openreach have pole mounted and beneath ground apparatus situated along Ridware Road and School Lane.

A Severn Trent Water 150mm dia. VC combined sewer with inspection chambers 4601 and 4602 are contained upon the site adjacent to the western boundary which discharges via gravity to an off-site pumping station off School Lane. Chamber 4601 is expected to be the preferred foul water connection point, subject to local capacities. The purchaser, at their cost is to jointly appoint an engineer on their and the seller's behalf to clarify the drainage design solution. Severn Trent Water are currently undertaking infrastructure improvements to the north of the site to create additional foul water storage prior to flows entering the pumping station.

TENURE AND OWNERSHIP

Title number SF140287, freehold with title absolute. The site is to be sold with vacant possession upon completion. Title to the property is for a wider area allowing, subject to agreement a proposed stormwater balancing lagoon or SuDS to be located outside of the site to be sold, prior to discharging storm water into the Bentley Brook at an envisaged greenfield run off rate.

VAT

No election has been made to waive exemption and charge VAT on the purchase price. This will be confirmed by the seller's solicitors prior to exchanging the sale contract.

INFORMATION PACKAGE

Available upon request following a satisfactory written expression of interest with proof of finance. Contents include:

Drone video.	Site and surrounding photographs.
Site plans and key design principles.	Topographical survey.
Mavesyn Ridware neighbourhood plan.	Flood risk information.
Phase I ground investigation report.	Agricultural land classification report.
Community infrastructure levy information.	Services information.
Adopted highway records.	Title information and index map search.
LDC Five-year housing land supply.	

METHOD OF SALE

Either unconditional, or subject to planning offers are invited for the freehold interests of the property. The purchaser will be obliged to provide access (to be adopted) and services with capacity to the retail development site on the frontage to Ridware Road. Including space for a retail service area and car parking for in the region of 14 to 16 spaces (total net area envisaged at approximately 0.25 Ha. 0.6 acres) which is to be retained by the seller, unless sold in conjunction with the development land. Interested parties are encouraged to debate their interests with Brian Egerton at Hawksmoor. Those parties who provide a written expression of interest will be advised of the informal tender submission date and offer requirements.

VIEWING ARRANGEMENTS

The site can be viewed from the public footpath or by prior appointment via Hawksmoor telephone 01543 266660, email: Begeton@hawksmoor-dc.co.uk. The landowner nor their agent take any responsibility for any third parties' loss or injury on site. All viewings are undertaken at the parties' own risk.

DIRECTIONS

Postcode WS15 3QR.
What3words <https://w3w.co/toast.elders.reunion>.











IMPORTANT NOTE

Hawksmoor gives 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 or subsequent communications. 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, plans and photographs are for guidance only. Hawksmoor have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken.

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