

Land & Buildings Previously Occupied by Bromley Hayes Garden Centre

Shaw Lane | Riley Hill | Lichfield | WS13 8HW

Rare freehold opportunity suitable for a variety of uses (STP)

Approx. 13 acres

- Freehold opportunity extending to approximately 12.956 acres (across 3 Titles)
- Strategic location near Lichfield with strong access to the A515, A38, A5 and M6 with close proximity to Fradley Distribution park
- Existing buildings totalling 21,387ft² plus 11,500ft² covered external area
- Planning consent for change of use to Class E (Offices), B2 (Industrial)
- Further consent granted for 5,812ft² additional floor space
- Flexible redevelopment potential suitable for industrial or open storage schemes (subject to planning)



FOR SALE



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The Opportunity

Bromley Hayes presents a rare opportunity to acquire a strategically positioned commercial development site within an established employment location in Staffordshire. The site offers a clear platform for development and is well suited to the delivery of modern industrial or warehouse accommodation in a market where demand continues to outstrip supply. With limited availability of new Grade A stock across the wider Midlands, this represents a strong opportunity to bring forward high-quality space into a proven commercial setting.

Description

The site benefits from excellent regional connectivity and sits within a well-established industrial and logistics environment. Bromley Hayes is conveniently positioned to serve Rugeley, Lichfield, Cannock, Burton upon Trent and the wider West Midlands conurbation. Access to the M6, A38 and A5 corridors ensures strong links to national motorway networks making the location attractive for regional distribution, manufacturing, trade counter and storage uses. Its strategic positioning enhances its appeal to both developers and owner occupiers seeking efficient connectivity across the Midlands.

Current Planning

The current planning under reference 20/01836/COUM for a change of use of retail garden centre (Class E) to mixed use of offices (Class E), storage (Class B8) and ancillary industrial (Class B2) for the use of the site as office and plant storage headquarters including erection of 540m² of additional floorspace.

The current planning is available to view [here](#).





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The Current Site

The principal buildings on the site equate to a mixture of industrial space equating to 21,387ft² and the outside undercover area of 11,550ft². Further building consent has been granted for an additional 5,812ft² of industrial space.

The principal buildings on the site extend to approximately 21,387 sq ft (1,987 sq m) comprising as follows:

Description	M ²	Ft ²
Garden centre retail area	1,010	10,785
Restaurant, kitchen and sale shop	287	3,094
Workshops	357	3,847
Stores and garage	340	3,661

In addition to the above, there is a garden centre outside covered area of approximately 1,073m² (11,550ft²).

Currently part of the land has been acquired by Secretary of State for Transport for the frontage along the A515 equating to circa 1.3 acres of Land. The freeholder will remain the right of access via the access road on Shaw Lane and via a bell mouth access via the A515.

Price

We are quoting a price of:

£2 million
(Two million pounds)

VAT

VAT will be applicable to the sale price due.



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Market Update

The Midlands industrial market remains resilient, with occupiers prioritising modern, energy-efficient buildings that meet current ESG expectations. Demand for well-specified units with secure yards, appropriate eaves heights and high-quality estate environments continues to exceed supply in many regional markets. Rental levels across Staffordshire have remained robust, underpinned by limited new development and constrained availability. A new scheme at Bromley Hayes would align directly with current occupier requirements and investor appetite.

Development Potential

Subject to the necessary planning consents, the site is considered suitable for a range of commercial uses including industrial, warehouse and hybrid office-industrial schemes. It provides flexibility to accommodate a single larger building or a multi-let estate targeting SME occupiers or open storage land. The surrounding commercial context and established infrastructure support a range of development formats, allowing purchasers to tailor schemes to market demand.

Tenure

The property is available on a freehold basis. Further technical information and supporting documentation are available to interested parties upon request, with purchasers encouraged to undertake their own due diligence. Sale of the site is split across 3 titles – SF407904, SF465082 and SF635281.

EPC

The EPC for the property is D-99.





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North Site Plan

Grass Mix:
Meadow Grass: This will be planted using Meadow Grass EMF, basic purpose meadow sowing will be sown at 40g/m² (150g/m²).
Wildflower Grass: This will be planted using Ecopark EMF, sown with a dry seed mix. Grass to be supplied by Ecopark Seeds, Limes Farm, Thray A1 Seale, Kings Lynn, Norfolk, PE30 4ET.

Additional Hedgehog:
Planted at 5 plants per meter in two staggered rows 300mm apart, with the following mix:

Species	Common Name	% Mix	Specification
Corylus avellana	Hazelnut	30	400-600mm
Prunus spinosa	Blackthorn	30	400-600mm
Acer campestre	Field Maple	20	400-600mm
Corylus avellana	Hazel	10	400-600mm
Salix caprea	Spiraea	10	400-600mm

Marginal Planting Mix:

Species	Common Name	% Mix	Specification
Salix repens	Willow	30	Plugs planted in
Salix repens	Willow	30	Plugs planted in
Salix repens	Willow	30	Plugs planted in
Salix repens	Willow	30	Plugs planted in

Tree Planting:

Species	Common Name	% Mix	Specification
Salix repens	Willow	30	80-100 Bare Root
Salix repens	Willow	30	80-100 Bare Root
Salix repens	Willow	30	100-125 Bare Root

New staff car park (46)

Handstanding for yard

Existing entrance redundant with new trees planted

Visitor parking (10 spaces)

Existing car park turned into wetland feature (738sqm, 1.3m deep with 300mm freeboard) and landscaping with handstanding areas made into grassed areas

New vehicular entrance as per RSK drawings

KEY

-  Proposed yard handstanding
-  Existing building
-  Existing structure to be strengthened and re-roofed
-  Proposed building
-  Proposed roadparking
-  Existing grass area
-  Proposed meadow grass
-  Existing tree
-  Proposed tree
-  Existing hedge
-  Proposed hedge
-  Proposed wetland feature
-  Proposed wildflower grass



PROPOSED WORKS AT
BROMLEY HAYES GARDEN CENTRE
SHAW LANE
LITCHFIELD
WS13 8HW
LAND & WATER
PROPOSED SITE PLAN
Scale: 1:5000 A1 date: 04.12.20 drawn by: LC
dtp: 1216.03E checked by: rsn





Location

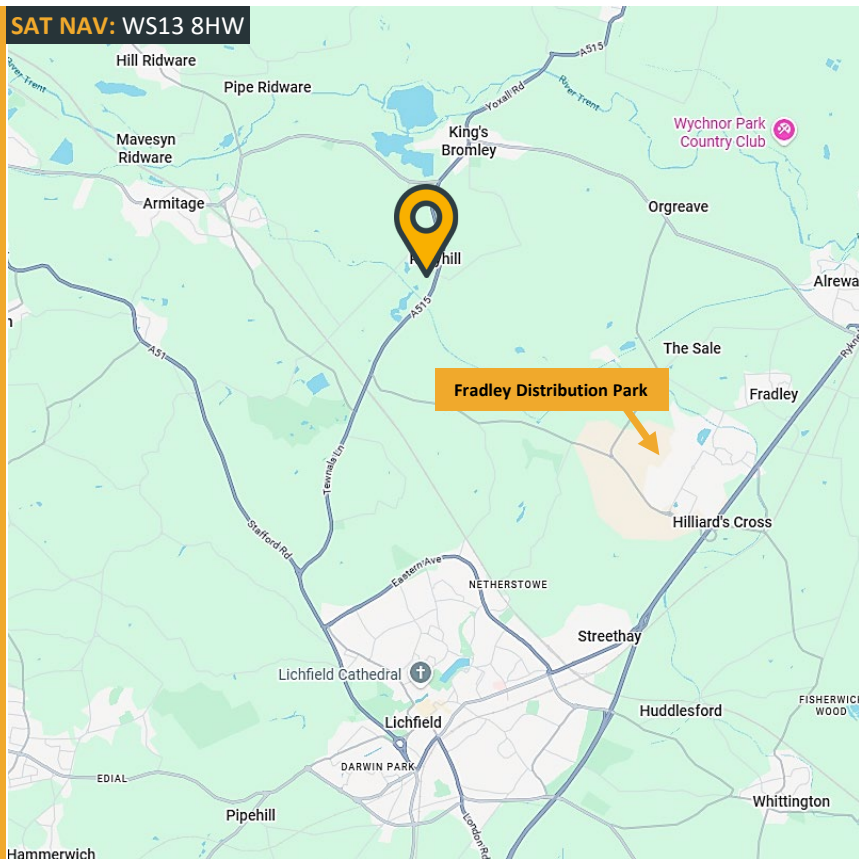


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SAT NAV: WS13 8HW



Business Rates

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2026: £24,000

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Lichfield District Council)

Anti-Money Laundering

In order to comply with Anti Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the appropriate time.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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13/04/26

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.