



## THE WALLED GARDEN

Fox Lane, Elmhurst, Lichfield, WS13 8HB



# A SUBSTANTIAL BUILDING PLOT

A rare opportunity to acquire a substantial  
approx. 3.5 acre building plot with permission for a unique  
single dwelling.

Local Authority: Lichfield District Council

Council Tax band: n/a

Tenure: Freehold

Guide Price: £1,000,000

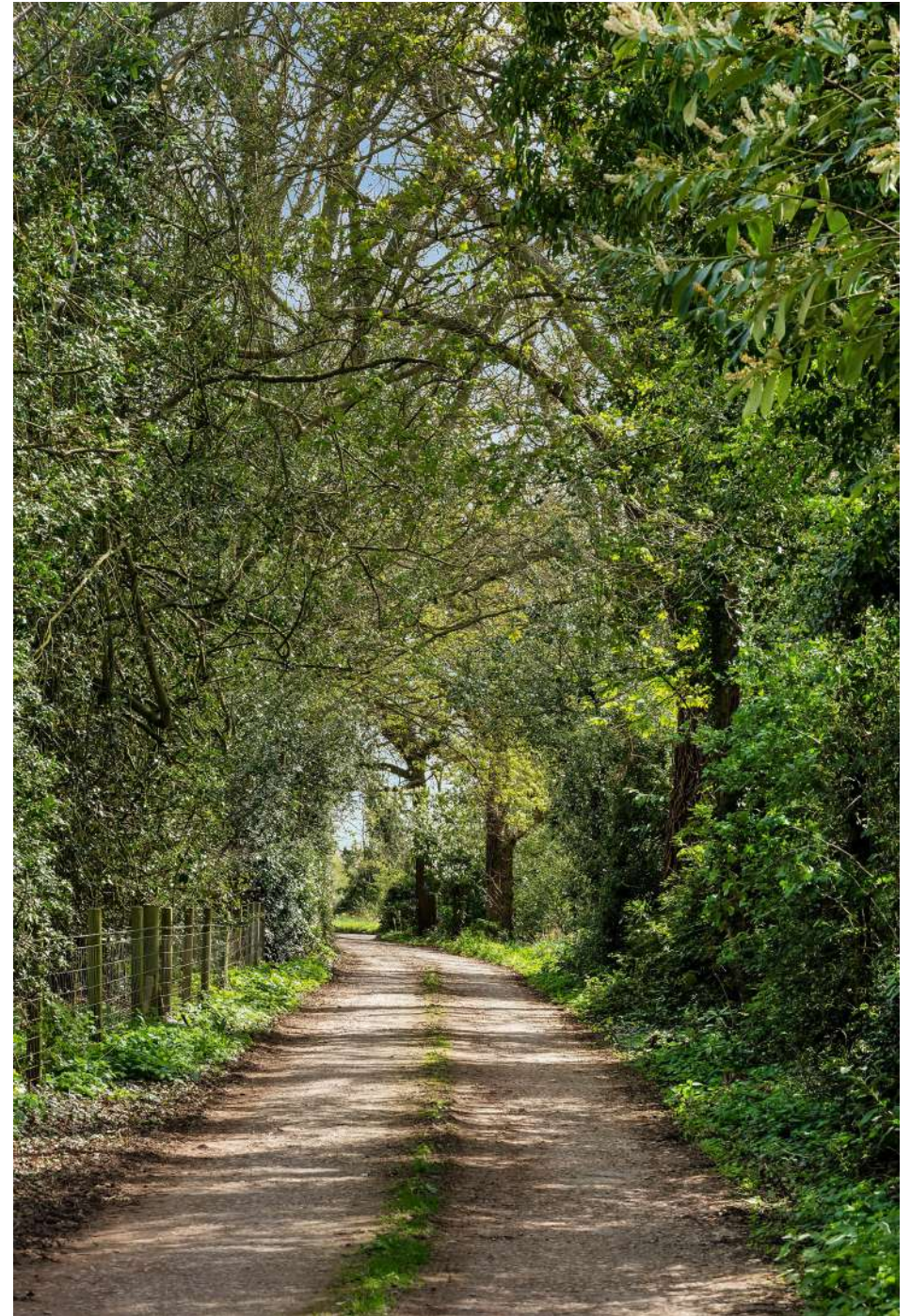


## THE WALLED GARDEN, ELMHURST

Set on the edge of the village of Elmhurst and just a few minutes to the Cathedral city of Lichfield, The Walled Garden and adjoining paddock is an extremely rare opportunity to acquire a circa 3-acre plot with permission for a contemporary detached house and separate leisure complex.

The current plans detail that the dwelling be set within the walled garden, with the house being approx. 7,000 sq. ft across a ground and lower ground floor. There would be open plan living space, five bedrooms and underground garaging for a fleet of vehicles. The detached leisure suite offers an additional approx. 3,000 sq. ft and is proposed to include an indoor pool, jacuzzi, changing facilities and a gym.

Whilst tucked away within the walled garden, the property would offer an additional







## PLANNING

24/00098/FUL was granted by Lichfield District Council in 2024. There are various conditions attached to the permission. Any changes to the approved plans would be subject to the necessary approvals from the Local Authority.

### Agents' Notes:

Our particulars contain CGI's produced by third parties. They are displayed purely as artists impressions and are not to scale.

Purchasers should undertake their own investigations as to what utilities / services are available nearby.



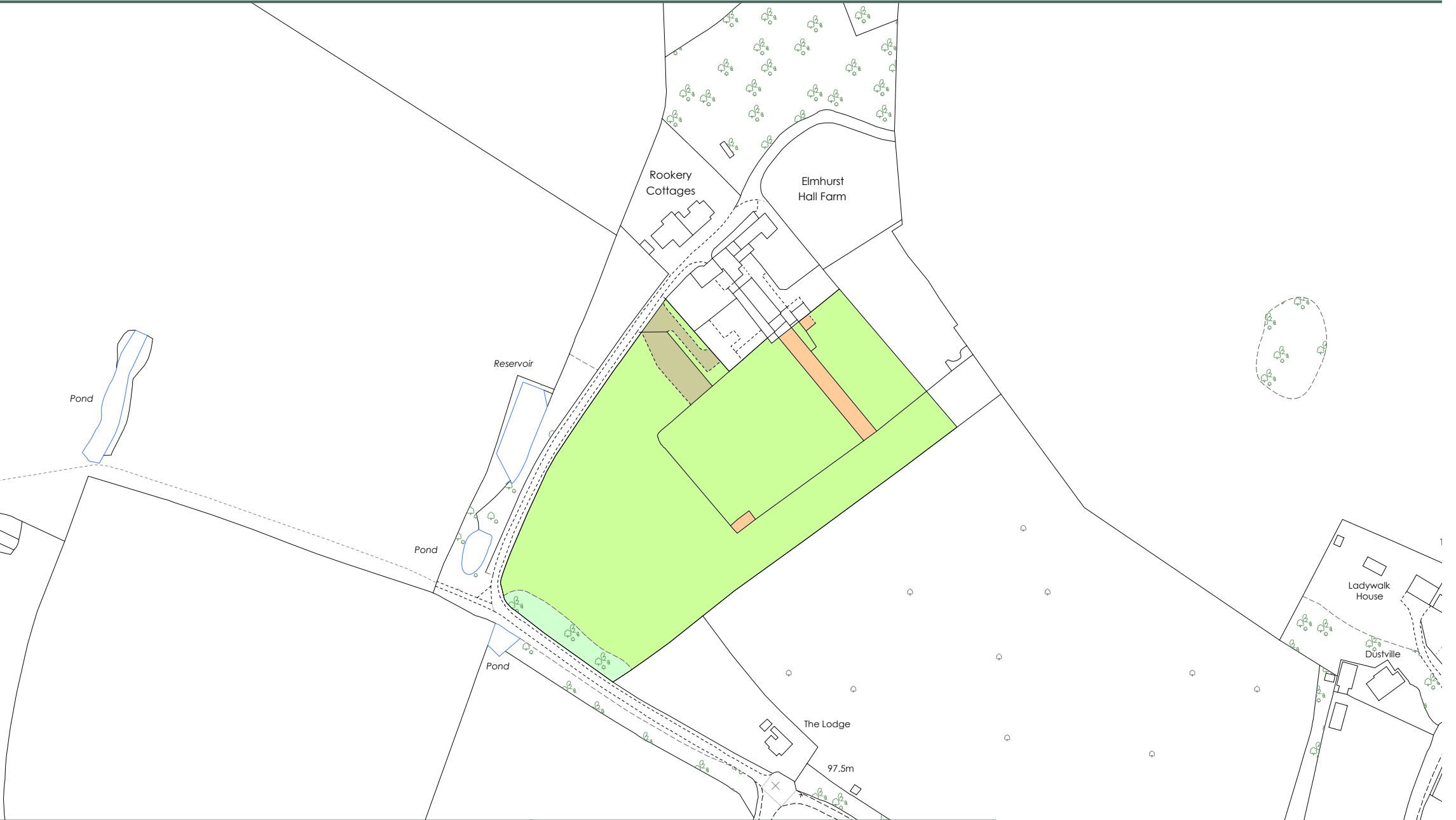
## LOCATION

The Walled Garden is set on the periphery of the village of Elmhurst which is less than 3 miles from the centre of Lichfield. Lichfield is a historic city, including Lichfield Cathedral and the birthplace of Dr Samuel Johnson. The city boasts a range of amenities including shops, leisure facilities, and cultural events including the Lichfield Festival, Medieval Market, and Literary Festival. The Garrick Theatre hosts both local and national productions.

There is an excellent range of local primary and secondary schooling within the area with bus access including The Friary School, Lichfield Cathedral School, Repton, and Denstone College. Ideal for commuters, Lichfield Trent Valley offers direct trains to London (approx. 1 hr 14 mins), Sutton Coldfield, and Birmingham. The M6 Toll, M6, A5, and A38 are also easily accessible.







Location SK 109 123

Scale 1:2,000 @ A4

Drawing No. ZAA28049-01

Date 13.04.26



Total Area

1.43 ha

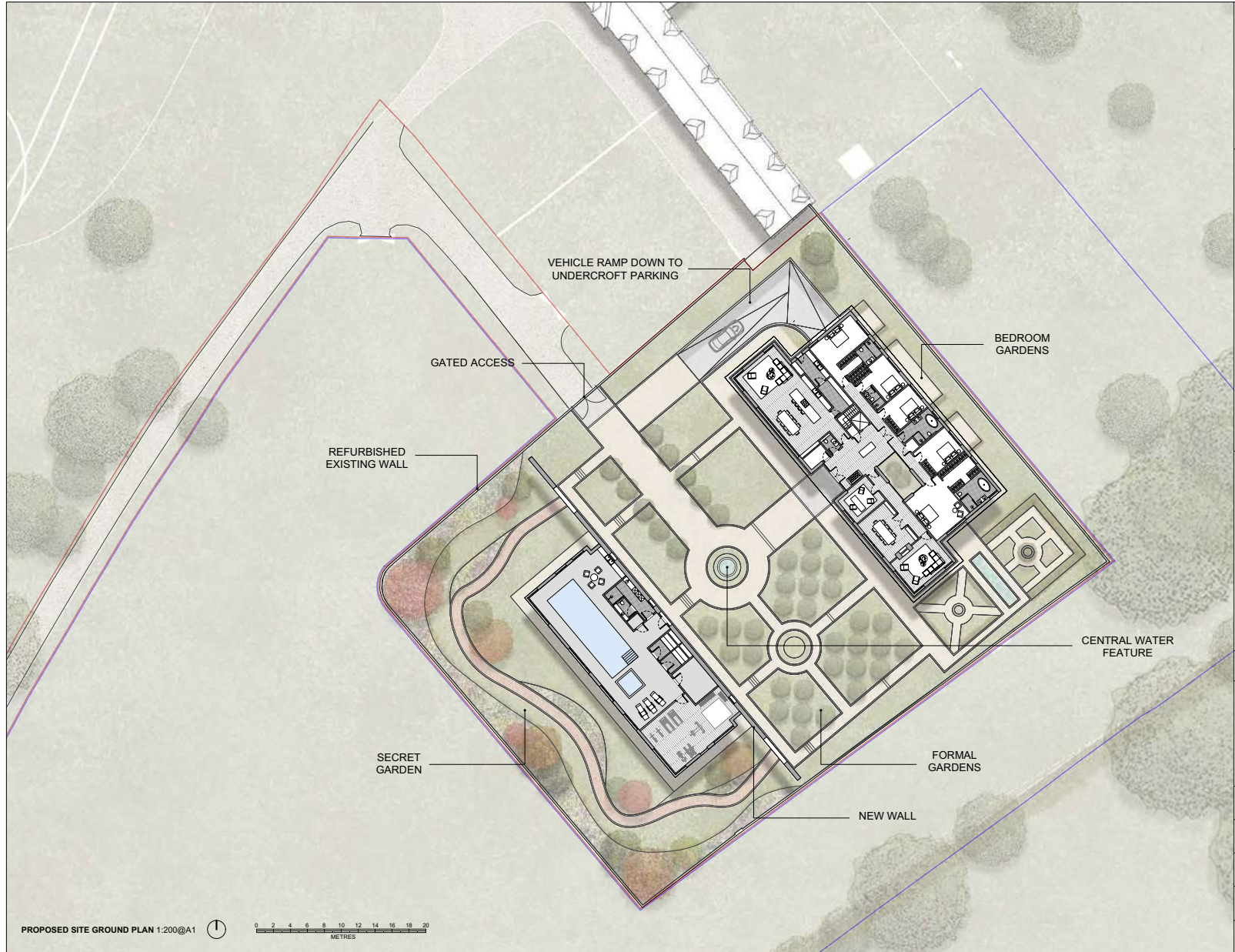
(3.54 ac)

# THE WALLED GARDEN

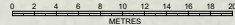
ELMHURST



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PROPOSED SITE GROUND PLAN 1:200@A1



**NOTES**  
 Do not scale off drawing. Use only figured dimensions. All dimensions to be checked on site and set out on site prior to works commencement. Contractors to notify architects of site variations affecting information on this drawing. All drawings to be read in conjunction with engineers drawings. Any discrepancies between drawings to be reported back to lead consultant prior to commencement of works. This drawing is copyright of Format Architects Ltd.  
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Date	Rev	By	Details
12.12.23	01	JC	Planning Issue
28.05.24	02	JC	Red Line Boundary Adjusted

**PLANNING**



Project  
 Elmhurst Walled Garden  
 Litchfield

Client  
 DLR Construction

Drawing Title  
 Proposed Site  
 Ground Plan

Date	Scale	Checked
Dec 23	1:200@A1	EM
Project Ref.	Drawing No.	Revision
2051	A-L-010	02

We would be delighted  
to tell you more.

Mitchell Glassey  
01785 331961  
mitchell.glassey@knightfrank.com

**Knight Frank Stafford**  
The Moat House, Newport Road, Stafford  
ST16 2EZ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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