



Land at Coppice Lane
Hammerwich, Nr Lichfield

barbers**RURAL**
rural surveyors & property agents



Land at Coppice Lane Hammerwich | Staffordshire | WS7 0JY

Lichfield 2.9 Miles | Sutton Coldfield 8 Miles
Wolverhampton 13 Miles | Birmingham 15 Miles

A WELL-LOCATED BLOCK OF PRODUCTIVE AGRICULTURAL
OR EQUESTRIAN LAND, DIVIDED INTO FIVE PARCELS.

38.98 Acres (15.77 Ha) divided into five parcels

Currently in grass

Predominantly Grade 3 agricultural land, with small area of Grade 2

Suitable for grazing, mowing or cropping

Excellent location, close to Lichfield and major road networks

For sale as a whole

bR



This well-located block of agricultural land lies in the parish of Hammerwich, just 2.9 miles from the historic city of Lichfield. The land also benefits from excellent access to major centres, being only 8 miles from Sutton Coldfield, 13 miles from Wolverhampton, and 15 miles from Birmingham.

Extending in total to 38.98 Acres (15.77 Ha), the property is divided into five well-proportioned parcels, all currently laid to grass. There is a convenient access track situated to the south, providing good vehicular entry to the land.

The land is predominantly classified as Grade 3 agricultural land, with a small area of Grade 2, according to the Agricultural Land Classification of England and Wales. The soil type across the holding is varied, with just over half of the site a slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils. The remainder of the land is made up of a mix of loamy and sandy soils with naturally high groundwater and freely draining, slightly acid sandy soils.

The land is level in nature and versatile, making it suitable for grazing, mowing or a range of spring and autumn sown crops.

The property lies within a Nitrate Vulnerable Zone (NVZ).

Plans, Areas and Schedules

These are based on the Ordnance Survey plans. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Rights of Way & Easements

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

A public footpath runs along the western boundary, this is well-fenced and therefore stock cannot access the public footpath.

A small area to the north of the land is subject to Severn Trent Water Authority's right of emergency access. This allows them access to the specified area for emergency purposes provided a temporary stock-proof fence is erected. Exact details of this are available from the Agents upon request.



Method of Sale

For Sale by Private Treaty as a whole.

Services

Mains water and electricity are not connected. Connection to any further services would be at the cost of the buyer. We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Development Clawback

The land is sold subject to a development clawback. In the event that planning permission is granted for any kind of use over agricultural and equestrian within the next 25 years then the sellers or their heirs will be entitled to 25% of the increase in value.

Sporting and Mineral Rights

The sporting rights are included in the sale, but in respect of the area tinted blue on the plan, mineral rights more than 200 feet below the property are excluded, however compensation is payable if any works cause damage. Further information is available from the selling Agents.

Tenure

We are advised that the land is freehold and will be available with vacant possession upon completion.

Viewing

By arrangement with the Agents, Barbers Rural, at Smithfield House, Smithfield Road, Market Drayton, TF9 1EW. 01630 692500 or sales@barbers-rural.co.uk.

Viewing is strictly by appointment with the Agents, and it is requested that the viewer is carrying a set of the Agent's sales particulars. All viewers are asked to park courteously and avoid blocking the road or gateway.

Location

What3words location: ///mirroring.dean.hologram

Postcode: WS7 0JY

14955 22.09.25

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TO VIEW ALL OF
OUR PROPERTIES

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sales@barbers-rural.co.uk

01630 692500

Smithfield House, Market Drayton,
TF9 1EW