



Land off Oaken Drive  
Codsall

**barbers**RURAL  
rural surveyors & property agents



This attractive parcel of agricultural land is located off Oaken Drive to the southwest of the bustling village of Codsall. The land extends to approximately 14.11 Acres (5.71 Ha) and is made up of pasture land and woodland. To the north is an area of woodland which totals 4.8 Acres and centrally to this is a spring fed pool. The combination of open grassland, established trees and water attracts a rich diversity of birds and other wildlife, adding to the amenity and environmental value of the land.

The land is classified as Grade 3 agricultural land and lies within a Nitrate Vulnerable Zone (NVZ). The land has not been utilised for a number of years but has been recently topped. The fields are enclosed by mature hedgerows, forming well-defined boundaries and providing natural shelter for livestock. The land is well suited to grazing and general agricultural use, while also offering potential for amenity, conservation or recreational purposes.



The land would be well suited for equestrian purposes and there is a network of bridlepaths and country lanes surrounding which are ideal for exercising horses as well as a number of equestrian centres within close proximity.

Equally, given its proximity to the village and ongoing development in the area, the land may have long term development potential, subject to the necessary planning consents.

#### 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.

#### Services

No services are connected but we are advised that water and electric are available in the area. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

#### Restriction

There is a restrictive covenant preventing the land being used for housing pigs or for creation of any form of of nursing, residential, care or sheltered accommodation.



#### 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 30% of the increase in value.

#### Method of Sale

For sale by private treaty as a whole.

#### Tenure

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

#### Rights of Way & Easements

There is the benefit of an unrestricted right of way over Oaken Drive to give access to the land. 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.

#### Viewing

By arrangement with the Agents, Barbers Rural - 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.

#### Location

What3words location: ///farm.exams.able  
Postcode: WV8 2EE

15531 29.06.26



"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services. The measurements given are approximate.  
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