



Lot 1

Land at Copmere End
Nr Eccleshall

barbersRURAL
rural surveyors & property agents



Lot 1

This attractive parcel of agricultural land is situated at Copmere End, a small hamlet located to the west of Eccleshall. The land extends to approximately 38.40 Acres (15.54 Ha) in total and is available as a whole or in three separate lots. The land is currently growing a crop of stubble turnips. The land has been cropped previously with Maize and grass and is classified as Grade 3 agricultural land. The soil is considered suitable for a range of agricultural purposes, including continued arable use or livestock grazing, whilst also offering potential for amenity and recreational use.

Lot 1 – 22.14 Acres (8.96 Ha) benefits from road frontage onto Blackwaters Lane and Windsend Lane. The boundaries comprise a mixture of mature hedgerows and post and wire fencing.



Lot 2

Lot 2 – 10.52 Acres (4.26 Ha) benefits from two gateways off Blackwaters Road. A public footpath crosses this lot, with the boundaries comprising mature hedgerows. The land also benefits from a mains water connection.

Lot 3 – 5.74 Acres (2.32 Ha) with road frontage onto Blackwaters Road. The boundaries comprise of mature hedgerows and post and rail fencing and the land benefits from a mains water connection.

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.

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.

Tenure

We are advised that the land is freehold.



Lot 3

"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.

Services

Mains water is understood to be connected to Lots 2 and 3. No mains electricity is believed to be connected, connection to this would be at the cost of the buyer. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

Rights of Way & Easements

A public right of way crosses lot 2.

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, 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.

Method of Sale

For sale by Private Treaty as a whole or in three lots.

Location

What3words location:

Lot 1: Blackwaters Road gateway - ///windy.pheasants.obstinate

Windsend Lane gateway - ///roofed.lavished.hulk

Lot 2: ///flops.retail.resorting & ///basis.chain.exits

Lot 3: ///replayed.goad.factored

Postcode: ST21 6HH

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Connect with us

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