



Stile Cop Field
Rugeley, Staffordshire



Stile Cop Field

Rugeley | Staffordshire | WS15 1ND

Rugeley 1 mile | Cannock 5 miles
Stafford 11 miles | Lichfield 8.5 miles
M6 (T7) 7 miles | Birmingham 26 miles

A USEFUL BLOCK OF AGRICULTURAL LAND FOUND
WITHIN CLOSE PROXIMITY OF RUGELEY ON THE
EDGE OF CANNOCK CHASE

167.71 Acres (67.87 Ha)

Good quality farmland currently in grass

Area of amenity woodland

Scrubland containing remains of World War II prisoner of war camp

Potential for agricultural, equestrian or amenity use

Fabulous views over surrounding countryside

bR



The sale of this property presents a rare opportunity to acquire an attractive and versatile block of agricultural land extending to approximately 167.71 Acres (67.87 Ha) including 17.64 Acres (7.14 Ha) of adjoining amenity woodland. Situated close to the market town of Rugeley and on the edge of the nationally designated Cannock Chase National Landscape, it occupies an exceptional location and has the benefit of outstanding far-reaching views.

Originally a royal hunting forest, Cannock Chase is renowned for its extensive network of off-road walking, cycling and riding routes. Designated as both a National Landscape and a Site of Special Scientific Interest (SSSI), it is recognised for its outstanding natural beauty and environmental importance.

The majority of the acreage is laid to productive permanent pasture, which has been both grazed and mown for a number of years to suit the vendors' requirements. However, the freely draining soils also make it well suited to the cultivation of combinable crops. The land rises to the south and this topography has enabled part of the holding to be used as a grass gallop for the training of racehorses. The site is reasonably well fenced with a combination of post and wire and hedging and there is a corral for handling of stock.

The adjoining woodland, situated to the south-west, is predominantly broadleaf, comprising species including beech and birch, in addition there are several in-field coppices which further enhance the landscape and wildlife interest.

The soils are classified as Grade 4 common and are described by the Soil Survey of England & Wales as freely draining acidic sandy and loamy soils.

At the northern end of the property lies an area of gorse scrubland extending to approximately 28 Acres, this covers the remains of a former Second World War prisoner of war camp. The camp, which housed Italian prisoners, was demolished in 1947, although remnants including concrete foundations and a partially demolished brick building remain visible.

Rights of Way and Easements

Access is available from both Stile Cop Road and the A460. A gravel track follows part of the southern boundary from the roadside.

A mains gas pipeline runs across the western corner of 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.





Overage

The seller will enter into a deed of overage with the buyer, this shall be 30% of the uplift in value on achieving any planning permission for use other than for agricultural or equestrian purposes, within 30 years of the sale date.

SFI (Sustainable Farming Incentive)

The land is entered in to a Sustainable Farming Incentive scheme. This is for a three year period and commenced on 1 December 2024. The options mainly relate to hedgerow, grassland and soil options.

Nitrate Vulnerable Zone

The land is located within the Nitrate Vulnerable Zone as designated by DEFRA.

Services

It is understood that mains water is connected however this has been unused for a number of years.

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.

Tenure

We are advised that the property is freehold with vacant possession on completion.

The land is let on a FBT until the end of September 2026, the relevant notices have been served and this agreement will terminate at that point.

Local Authority

Staffordshire County Council, 1 Staffordshire Place, Tipping Street, Stafford, ST16 2DH

Viewing

Viewing is strictly by appointment by the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Please park courteously and avoid blocking any gateways.

Location

What3words Stile Cop Road ///notch.grills.routines

What3words A460 ///strides.bends.smug

Postcode WS15 1ND

15522 28.7.26

rightmove



naea
propertymark

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