



Land, Stables and Woodland at Colliery Road

Rugeley, Staffordshire, WS15 1QN



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Rugeley
Staffordshire
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10.8 ac

An exceptional opportunity to purchase your own corner of Cannock Chase (AONB), extending to approximately 10.8 acres (4.37 hectares). This attractive parcel of land combines mature woodland and grazing land, together with an established small range of stables, field shelters and a large tack room, offering excellent scope for equestrian or amenity use.

Planning consent granted for a proposed general purpose agricultural building.

Mains water supply.

Photographs taken March & April 2026.

Guide Price:

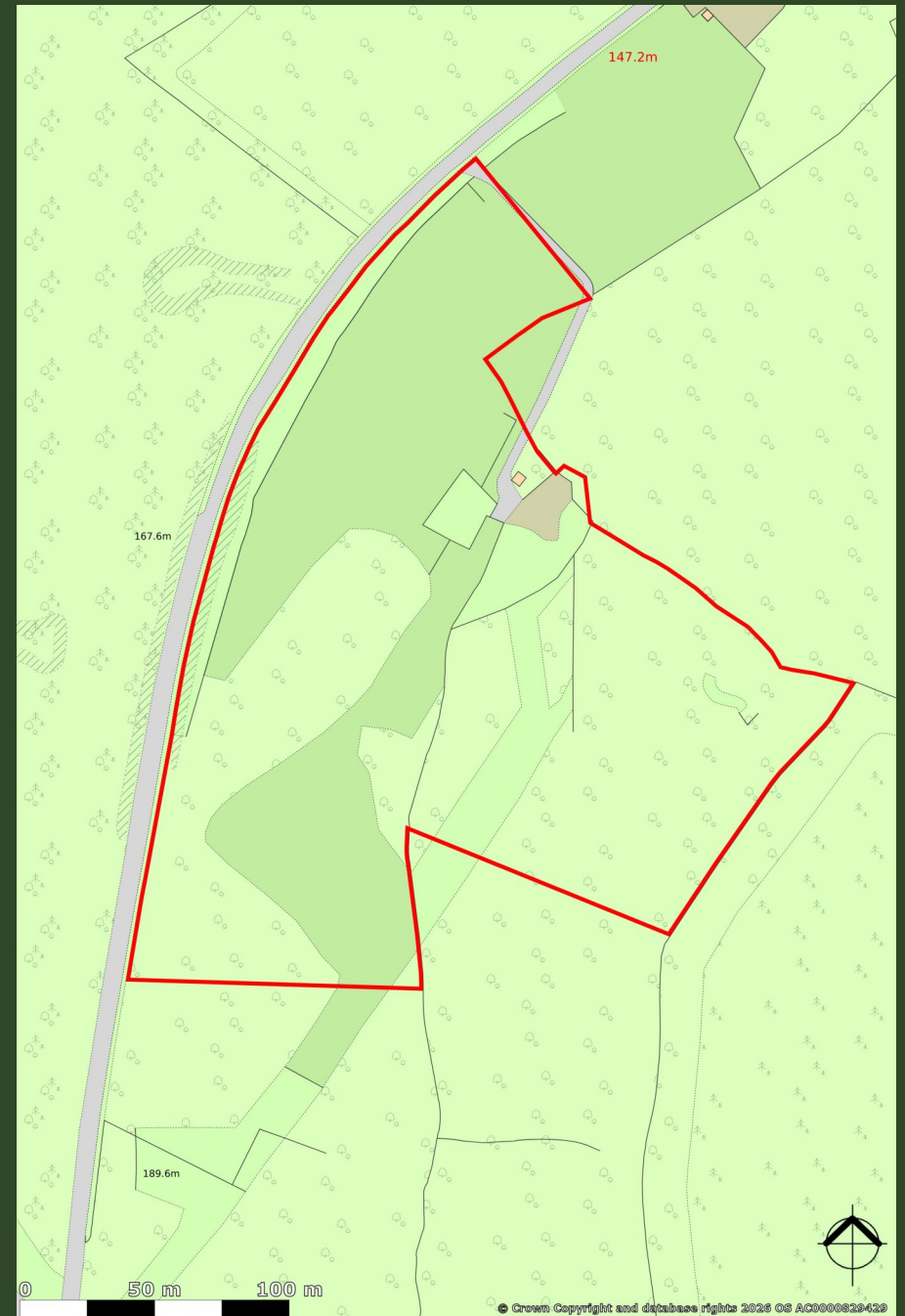
£160,000

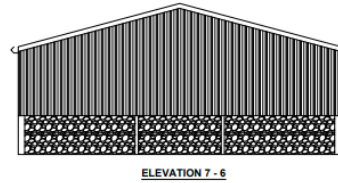
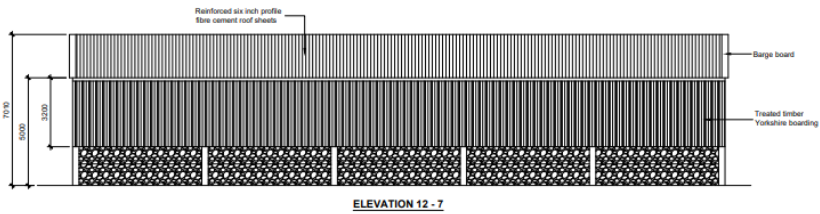
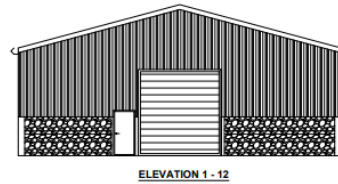
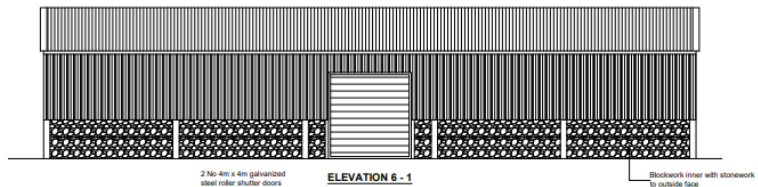


Ashbourne Office - 01335 342201



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Indicative Plans—Not to Scale





Location:

Privately positioned within the heart of Cannock Chase, the land enjoys a peaceful and secluded setting, while remaining well placed for access to nearby towns and transport links, offering a balance of rural appeal and convenience.

The land is situated on the east side of Colliery Road just north of the crossroads where Colliery Road meets Stile Cop Road, Marquis Drive, Startley Lane and the Rugeley Road. The Land is approximately 2.6 miles from Rugeley, 7.4 miles from Lichfield and 12.3 miles from Stafford.

Description:

The land comprises a natural blend of woodland and pastureland, suitable for grazing. The established stable block and spacious tack room are well-suited to immediate equestrian use, while the approved planning consent (CH/25/0218) for a general-purpose agricultural building, nearby the existing wide entrance gateway, offers further flexibility to enhance or adapt the existing setup.

The overall configuration lends itself to a range of uses, including equestrian, smallholding or recreational pursuits, subject to any necessary consents.

The presence of a mains water supply enhances practicality, supporting both livestock and land management requirements. The property's layout and setting lend themselves to a variety of uses, from private equestrian pursuits to smallholding or recreational enjoyment, subject to any necessary consents.

Overage Clause:

The property will be sold subject to an overage clause for a period of 25 years at 25% uplift over the agricultural value, triggered on the implementation of or the disposal of the property with planning permission for any non-agricultural or non-equestrian development.

Directions:

From Lichfield, head north on the A51 for approximately 5.4 miles. At Brereton Cross, take the left turn onto Brereton Hill Lane, following signs for Upper Longdon. Continue for around 1 mile, travelling through the village of Upper Longdon, after which the road becomes Startley Lane. Continue for a further mile to the crossroads, then turn right onto Colliery Road. After approximately 0.1 miles, the wide gated entrance to the land will be located on your right-hand side. **What 3 words//singles.upsetting.trial**

Services:

The property benefits from mains water. Prospective purchasers must satisfy themselves as to the availability and suitability of all services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting, Timber and Mineral Rights:

The sporting and timber rights are included with this property, as far as they exist. The mineral rights are understood to be owned by British Coal.

Rights of Way, Wayleaves and Easements:

We are not aware of any public rights of way over the land. The land is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Vendor's Solicitors:

Victoria Law Solicitors, Barn Farm, Caldwell Road, Drakelow, Staffs, DE15 9TX

Viewing:

The property may be viewed by Appointment Only. Please contact the Ashbourne Office to book an appointment to view the property.

Method of Sale:

The land is for sale by Private Treaty.

Local Authority: Cannock Chase Council

Money Laundering Regulations:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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