

Land off Dib Road, Hesketh Bank,
Preston, Lancashire, PR4 6XQ.
Offers in the region of £140,000



FOR SALE BY INFORMAL TENDER

12 noon Wednesday 3rd June 2026

- Excellent parcel of 7.25 acres (2.93 hectares), or thereabouts of grassland.
- Grade 1 land.
- Located to edge of Hesketh Bank village.
- Roadside frontage and access.
- Interest to amenity, equestrian, agricultural and lifestyle purchasers.
- Available as a whole.

An excellent opportunity to acquire 7.25 acres (2.93 hectares) or thereabouts of quality grassland/arable land with the benefit an access point and roadside frontage onto Dib Road. The land will appeal to a range of purchasers to include agricultural, equestrian, lifestyle and amenity.

The land is classified as Grade 1 and suitable for high quality arable production, currently being utilised for grassland, however has formerly been utilised for a variety of cropping, including vegetables and brassicas. The land comprises a single field enclosure, being level and easily manageable with machinery.

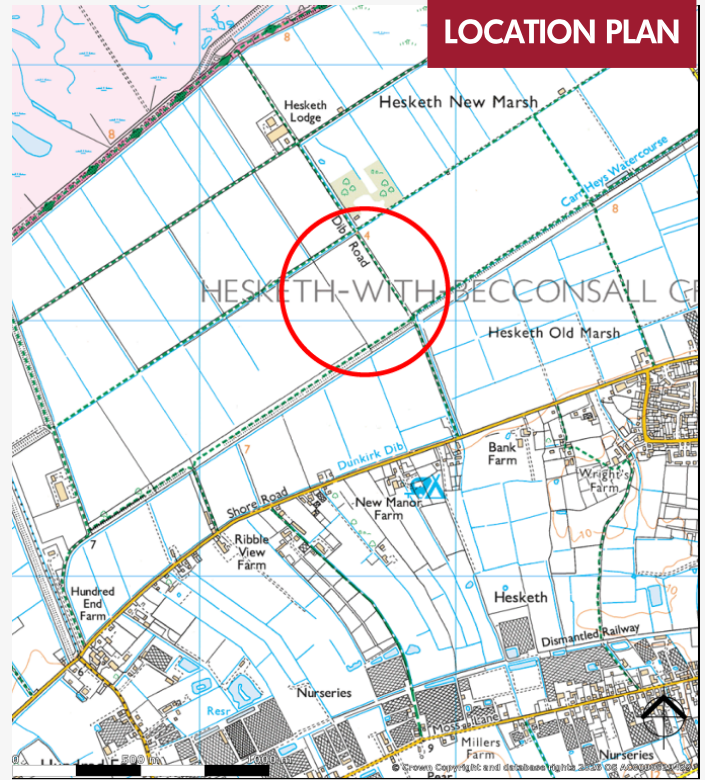
Given the land location and accessibility, the property offers tremendous scope for alternative uses, subject to gaining the necessary planning consents.

For more information on location, please see the location and site plan with the property edged red.

SITE PLAN



LOCATION PLAN



General remarks

Rights of Access, Easements and Wayleaves: The land benefits from an access point and roadside frontage onto DIB Road

Title and Tenure: The land is offered for sale Freehold with vacant possession.

Plans, Area and Schedules: These are based on ordinance survey plans and Land Registry Plans. The information provided is for reference purposes only. The Purchasers should have deemed to have satisfied themselves to the description of the Land and any error or mistake shall not annul the sale or entitle any party to compensation in respect of thereof. No warranty for the accuracy of any information can be given.

Local Authority: West Lancashire Borough Council, 52 Derby Street, Ormskirk, Lancashire L39 2DF - Tel: 01695 577 177 - Web: www.westlancs.gov.uk.

Services: It is understood that there are no mains services to the land.

Please note: Armitstead Barnett have not tested any of the above services and purchasers should satisfy themselves as to the presence and working condition prior to exchange of contract.

Sporting and Shooting Rights: It is understood that all Sporting and Shooting Rights are held in hand and included with the sale of the property.

Environmental Schemes: It is understood that the land is not subject to any Environmental or Countryside Stewardship Arrangements.

Viewings: The viewings for the land may be undertaken during daylight hours, with a copy of the Sales Particulars in hand.

Health & Safety: Care should be taken even when accompanied:

- Please do not climb gates, fences or other ancillary equipment on the land.
- Please do not enter fields with livestock present.
- No children are to be allowed on site even if accompanied.
- Armitstead Barnett LLP as the agent accept no responsibility for any loss or damage caused when viewing the land.

Money Laundering Regulations Compliance: Please bear in mind that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and 2 forms of identification, proving address as well as photographic identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

Method of Sale: Informal Tender - Subject to Contract.

AMC Agents: Armitstead Barnett act as Agents to AMC. For a free, no obligation consultation on a range of AMC flexible and standard finance products which are currently available, please contact **Mr Richard D. Furnival BSc (Hons) MRICS FAAV** on 01995 603180/07967 647378.

For more information, please contact Armitstead Barnett at 59 Liverpool Road North, Burscough, Lancashire L40 0SA.



Tender Form

Land off Dib Road, Hesketh Bank, Preston, Lancashire, PR4 6XQ.

To: Armitstead Barnett LLP, 59 Liverpool Road, Burscough, L40 0SA

I/We (insert full name(s))	
Of (full postal address)	
Post Code	Contact Telephone No(s)/Mobile
Contact email	

I/We hereby offer the following to purchase, subject to Contract, Land off Lodge Dib Road, Hesketh Bank, Preston, Lancashire, PR4 6XQ described in the Particulars of Sale prepared by Armitstead Barnett.	
As a Whole £.....	(Figures)
.....	(Words)

I/We understand and confirm as follows:

1. That in submitting this offer I am / we are deemed to have read and understood the Particulars of the Sale and inspected the property.
2. That the Vendor is not bound to accept the highest or any offer, or any combination of offers.
3. Proof of funds are enclosed.
4. Identification is enclosed in the form of passport/driving licence and utilities bill confirming address.
5. That if this offer is accepted I/We will exchange unconditional contracts within **4 calendar weeks** of receipt of the Tender and complete the purchase as soon as possible after exchange of Contracts.
6. That in order to complete the purchase:
 - (a) cash funds are available? **Yes/No**
 - (b) Mortgage funding will be required **Yes/No**
 - (c) That our mortgage offer is subject to the following conditions
 - (d) Subject to sale of existing property **Yes/No**
 - (e) Any other matter
7. Our suggested completion date is

*Please complete as appropriate and give as much information as possible. Use a separate sheet if necessary.

The Solicitor who will be acting on my/our behalf is

Name:
Firm:
Full Postal Address:

Signed:

Dated:

PLEASE NOTE THAT THIS OFFER FOR LAND OFF DIB ROAD, HESKETH BANK, PRESTON, LANCASHIRE, PR4 6XQ MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN 12 NOON ON WEDNESDAY 3RD JUNE 2026 IN A PLAIN ENVELOPE STATING TENDER—LAND OFF DIB ROAD, HESKETH BANK, PRESTON, PR4 6XQ. WE REGRET THAT FAXED OR EMAILED OFFERS CANNOT BE ACCEPTED.

***** PLEASE ENSURE PROOF OF IDENTITY IS SUPPLIED WITH YOUR OFFER** PLEASE SEE “MONEY LAUNDERING REGULATIONS AND COMPLIANCE” UNDER GENERAL REMARKS PAGE 6.*****

CONDITIONS RELATING TO TENDER

Please bear in mind the following when preparing the Tender document for the property enclosed within these particulars.

1. Armitstead Barnett and their clients reserve the right not to accept the highest or indeed any offer in relation to this Tender.
2. Submission of a Tender document does not constitute any part of a Contract.
3. We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.
4. We would suggest that if an offer is made subject to any factors such as Planning, then these are outlined

North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Abarnett.co.uk

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.