



Land near Oakhead Bank Farm (19.18 Acres / 7.76 Hectares)
For Sale by Public Auction 9th July 2026 - Guide Price £140,000



For Sale by Public Auction

7:30pm on Thursday 9th July 2026 At
Bentham Golf Club, Robin Lane, High
Bentham, LA2 7AG

Guide Price: £140,000

The land near Oakhead Bank Farm is a great opportunity for those looking to purchase agricultural land and is located in the sought after Forest of Bowland

- What3words: *///control.crank.accusing*
- The land comprises a mix of productive meadow and pastureland, starting with approx 3.32 acres of meadow by the roadside and with pasture sloping down towards the river Hindburn, the land is currently used for grazing and mowing
- The land benefits from a Natural Water supply and an excellent roadside access.
- The land would suit a variety of agricultural and amenity uses, subject to appropriate permissions.



General Remarks

Services – The land benefits from a Natural Water supply.

Title and tenure – The property is offered for sale freehold with the benefit of vacant possession upon completion.

Sporting rights, mines and minerals – Included in so far as they are owned.

Subsidy and environmental schemes – We are not aware of any subsidy or environmental schemes affecting the subject property.

Restrictive covenants – None known.

Access, easements and wayleaves – The property is sold subject to and within the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Public footpaths – None known.

Local authority – Lancaster City Council, Town Hall, Dalton Square, Lancaster, Lancashire, LA1 1PJ, England

Planning – All planning enquiries are to be directed to the local planning authority as above.

Unimplemented planning consents – None known.

Conservation area / Protected landscape – The land is not located within a conservation area. The land is located within the Forest of Bowland National Landscape.

Flooding – The majority of the land sits within Flood Zone 1.

Viewings – Can be carried out in reasonable daylight hours, when in receipt of the sales particulars. It is requested that any interested party wishing to view the land registers with the agent so that we are aware of their attendance.

Health & Safety – Care should be taken when accessing the land. Armitstead Barnett accept no responsibility for any loss or damage caused when viewing the land. Please do not:

- Climb gates, fences or any other ancillary equipment.
- No children to be allowed on site.

Auctioneers Details – Mr Paul Dennis, FRICS, FAAV

Auction process – Those wishing to bid at the auction should have carried out all checks, valuations, enquiries, surveys, procedures that are required prior to the sale. The successful bidders at the sale will be required to sign the contracts of sale, which are legally binding on both parties, and at the same time pay over a 10% deposit. Completion will be set for Thursday 6th August 2026 or sooner by mutual arrangement.

The Contracts of Sale and search documentation will be available either at the Solicitors and Auctioneers offices for a period of 14 days prior to the Auction.

The Vendor reserves the right to accept any offers should they wish prior to the auction date.

Bidder information – Parties wishing to bid at the auction will need to register to bid and will need a bidding number. Bidders can complete either of the following:

- Pre registration – complete the registration form in advance and supply us with the identification prior to the auction, before receiving a bidding number on the night.
- Registration on the day of the auction – complete the registration form at the time of the auction and bring identification with you.

Please see the Bidder Registration Form to the rear of the particulars for further information.

Note: Armitstead Barnett will complete an electronic address check and this will leave a soft ID print, but will not affect your credit rating.

Vendors solicitors – Goad and Butcher, Solicitors,

Midland Bank Chambers, Market Place, Settle, BD24 9DR

Agents details – Armitstead Barnett, Lane Farm, Crooklands, Milnthorpe LA7 7NH

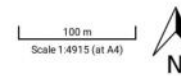
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