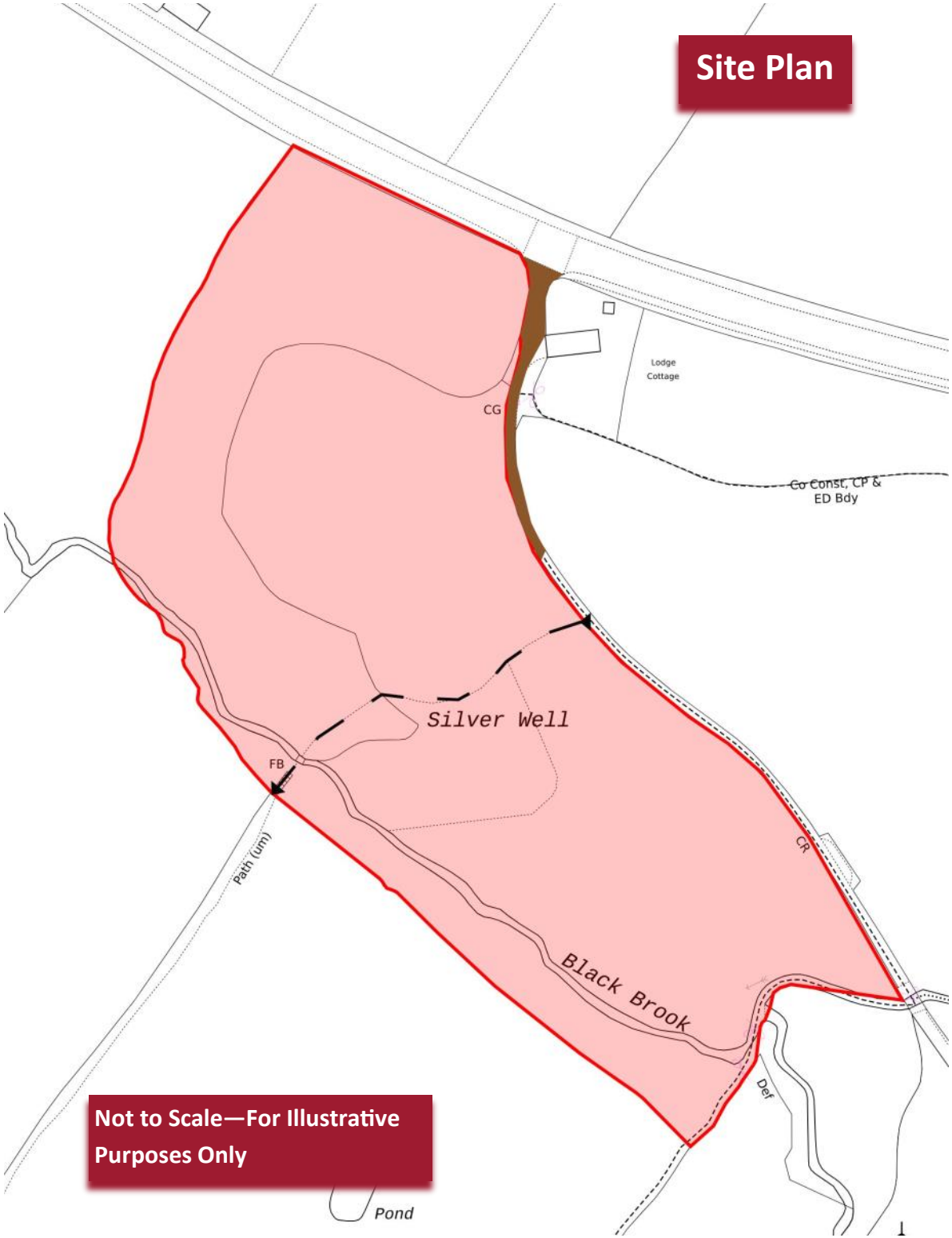


Land off Hoghton Lane, Hoghton, Preston PR5 0JD

Offers In The Region Of £70,000 - For Sale by Informal Tender

Deadline 12 Noon Wednesday 9th December 2026



Land off Hoghton Lane,
Hoghton,
Preston
PR5 0JD

For Sale by Informal Tender

Deadline: 12 noon Wednesday 9th December 2026

- A fantastic opportunity to acquire a attractive parcel of land on the edge of the village of Hoghton.
- 3.90 acres (1.58 hectares) OTA of Grade 3 pasture land.
- 2.68 acres (1.09 ha) OTA of mixed deciduous amenity woodland.
- Black Brook provides a natural water source.
- Ideal for purchasers seeking amenity, lifestyle or equestrian opportunities.
- Access is taken off Hoghton Lane over shared access road.





The property represents an attractive parcel of pasture and woodland extending to **7.52 acres (3.04 hectares)** or thereabouts in an accessible rural setting. Its manageable size, versatility, desirable and accessible location will appeal to equestrian, amenity and agricultural purchasers.

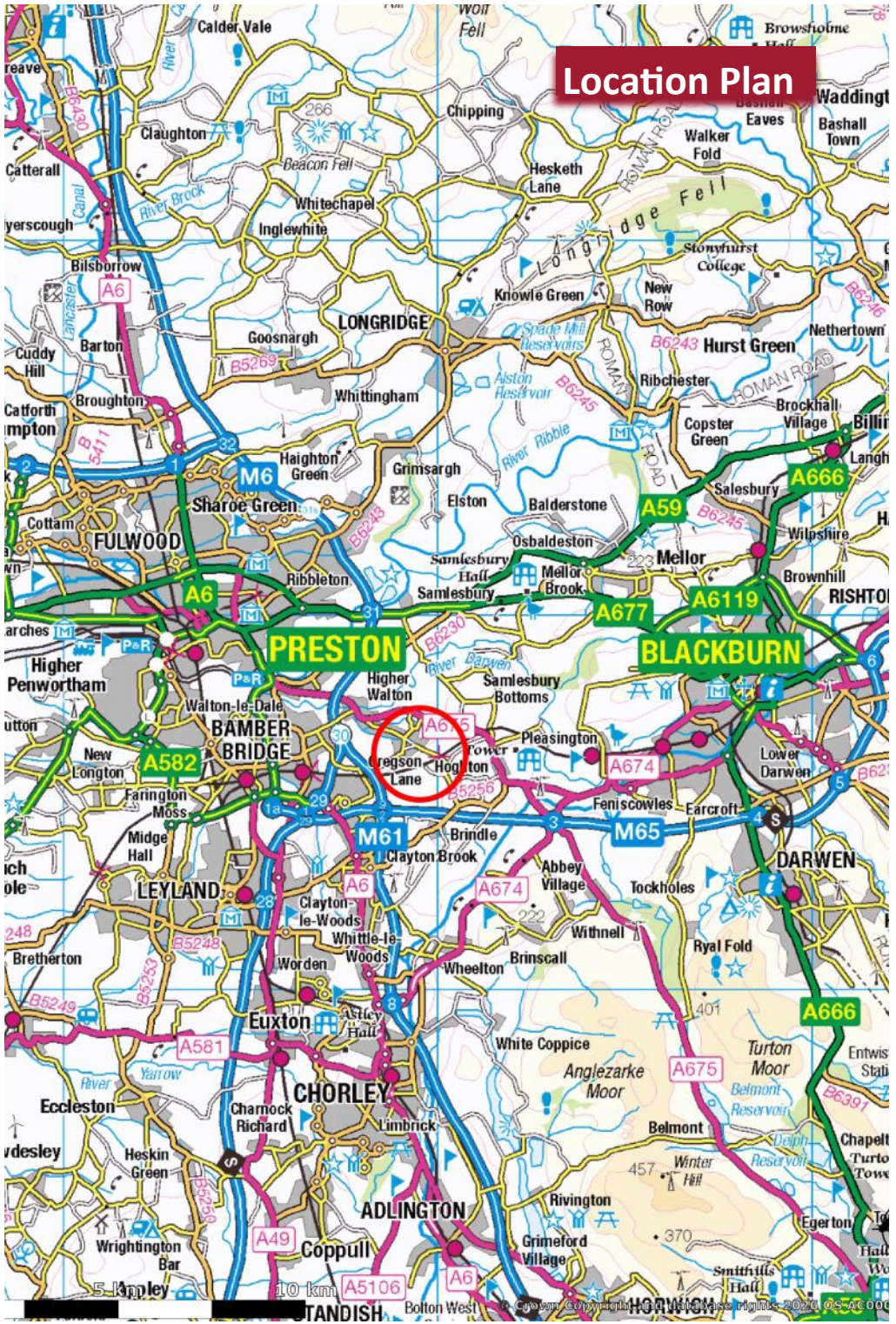
Hoghton is an attractive rural village within convenient reach of Preston and Walton-le-Dale. The land occupies an accessible position on the village edge, benefiting from a rural setting while remaining within reach of nearby amenities and services.

The land comprises grade 3 pasture interspersed with established woodland, including mature deciduous trees along the western boundary. The combination of open grassland and established tree cover contributes to the property's rural character and amenity appeal.

The land is encompassed by newly erected post and wire fencing and accessed from Hoghton Lane via a shared single access road. Black Brook runs through the woodland, providing a natural water source and enhancing the landscape appeal of the property.






Location Plan
Calder Vale
Fell
Browsholme
Chipping
Claughton
Beacon Fell
Hesketh Lane
Walker Fold
Eaves
Bashall Town
Catterall
Whitechapel
Inglewhite
Longridge Fell
Stonyhurst College
Bilsborrow
A6
Knowle Green
New Row
LONGRIDGE
Goosnargh
Barton
Cuddy Hill
Hurst Green
Nethertown
Ribchester
Whittingham
Broughton
Brockhall Village
Copster Green
Haighton Green
M6
Grimsargh
Elston
Balderstone
A59
A666
Salesbury
Sharoe Green
Cottam
FULWOOD
Osbaldeston
Mellor
Wilpshire
Ribbleton
Samlesbury
Mellor Brook
A677
A6119
Brownhill
PRESTON
BLACKBURN
Higher Penwortham
Higher Walton
Samlesbury Bottoms
Walton-le-Dale
BAMBER BRIDGE
A582
New Longton
Pleasington
A674
Lower Darwen
Farington Moss
Feniscowles
Earcroft
M65
M61
Brindle
Midge Hall
Clayton Brook
DARWEN
LEYLAND
Abbey Village
Tockholes
Clayton-le-Woods
Withnell
Whittle-le-Woods
Ryal Fold
Bretherton
Worden
Wheelton
Brinscall
A666
Euxton
Astley Hall
White Coppice
A581
Anglezarke Moor
Turton Moor
Belmont Reservoir
CHORLEY
Eccleston
Charnock Richard
Limbrick
Belmont
Heskin Green
Winter Hill
ADLINGTON
Rivington
Wrightington Bar
Coppull
Grimeford Village
Egerton
Smithills Hall
Appley
Bolton West
TANDISH
5 km
10 km
A49
A5106
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General Remarks

Services: We understand the land benefits from a natural water source.

Title & Tenure: The property is offered for sale Freehold under title number LAN184878 with vacant possession upon completion.

Mine and Mineral Rights: Included in the sale insofar as they are owned.

Sporting Rights: Included in the sale insofar as they are owned.

Environmental Schemes: The land is free from any Environmental Stewardship schemes.

Restrictive Covenants: The property is sold subject to a restrictive covenant whereby the permitted use is only that of agricultural and private equestrian.

Conservation Area / National Park: None insofar as we are aware.

Rights of Way: The land is sold with access granted over the shared access road running along the eastern boundary shown brown on the site plan.

Easement:
A mains gas pipeline runs across the Land which we understand is on an easement

Wayleave:
The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easement 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

Footpaths / Bridleways: We understand that there is a footpath crossing the land shown as a dashed line on the site plan.

Flooding: The property sits within flood zone 1 and has not flooded in the last 5 years.

Unimplemented Planning Consents: None insofar as we are aware.

Local Authority: South Ribble Borough Council

Viewings: To be at any reasonable daylight hours when in receipt of the sales particulars. Interested parties should register their interest with the Armitstead Barnett prior to viewing.

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.

What3words Location: ///homeward.plus.solids

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. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Method of Sale: The property is offered for sale by Informal Tender by **12 noon Wednesday 9th December 2026**. FAO: George Wilkinson BSc (Hons)

The Vendor has reserved the right to amalgamate, withdraw or exclude any part of the property shown at any time or to generally amend the particulars of order of sale. Parties wishing to offer should complete the Tender form at the rear of the sales particulars and return to Armitstead Barnett 59 Liverpool Road North, Burscough, L40 0SA .

SUBJECT TO CONTRACT
IMAGES TAKEN OCTOBER 2026

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. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 03. 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. 04. 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



North Lancashire
Market Place, Garstang,
Lancashire PR3 1ZA
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

Stay in the loop!

Abarnett.co.uk

TENDER FORM

Land off Hoghton Lane, Hoghton, Preston PR5 0JD

Tender Date: 12 noon Wednesday 9th December 2026

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

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

I/We Hereby offer the following fixed sum to purchase (Subject to Contract) Land off Hoghton Lane, Hoghton, Preston PR5 0JD or such part thereof as detailed below as described in the Particulars of Sale prepared by Armitstead Barnett.

£ .....(Figures)

.....(Words)

I/We understand and confirm as follows:

- That in submitting this offer I am/we are deemed to have read and understood the Particulars of Sale and inspected the property.
- That the Vendor is not bound to accept the highest or any offer, or any combination of offers.
- Proof of funds are enclosed.
- That if this offer is accepted I/we will exchange unconditional contracts between 6-8 weeks. Completion will take place by mutual agreement
- That in order to complete the purchase*:

  - Subject to sale of existing property Yes/No
  - Cash funds are available Yes/No
  - Mortgage funding will be required Yes/No
  - That our mortgage offer is subject to the following conditions

.....

.....

.....

Solicitors Details	
Of (full postal address)	
Post Code	Contact Telephone No(s)/Mobile
Contact Email(s)	

Signed: .....

Dated: .....

PLEASE NOTE THAT THIS OFFER FOR MUST BE RETURNED TO ARMITSTEAD BARNETT NO LATER THAN 12 NOON ON WEDNESDAY 9th DECEMBER 2026 IN A PLAIN ENVELOPE STATING 'Land off Hoghton Lane, Hoghton, Preston PR5 0JD

***** PLEASE ENSURE YOUR PROOF OF IDENTITY IS SUPPLIED WITH YOUR OFFER *****

AS REQUIRED BY MONEY LAUNDERING REGULATIONS WHICH CAME INTO EFFECT ON 26TH JUNE 2017. FULL DETAILS OF THE MONEY LAUNDERING REGULATIONS ARE INCLUDED IN THE SALES PARTICULARS AND WE DRAW YOUR ATTENTION SPECIFICALLY TO THESE. MORE PARTICULARLY 2 FORMS OF IDENTIFICATION MUST ACCOMPANY ANY TENDER SUBMITTED.

CONDITIONS RELATING TO TENDER

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

- Armitstead Barnett and their clients reserve the right not to accept the highest or indeed any offer in relation to this tender.
- Submission of a tender document does not constitute any part of a contract
- We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.
- We would suggest that if an offer is made subject to any factors such as planning then these are outlined on the attached form or on a continuation sheet if necessary.