

An aerial photograph showing a large, vibrant green rectangular field. To the left and bottom of the field are several residential buildings, including a large house with a prominent chimney and a smaller structure. A road with a speed limit sign of 20 is visible at the bottom. The surrounding area consists of greyish-brown fields and some industrial or commercial buildings in the distance. The entire image is framed by a thin green border.

Land off Middleton Road, Overton, Morecambe LA3 3HB
Offers Over £175,000





Land off Middleton Road

Overton

Morecambe

LA3 3HB



2.48 Acres

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- 2.48 acres (1.00 hectare) of productive agricultural land
 - Agricultural building with development potential (subject to necessary consents)
 - Ideally suited for agricultural, equestrian and amenity type purchasers
 - Roadside access with excellent accessibility





A useful parcel of land extending to approximately 2.48 acres (1.00 hectare), situated in an accessible location off Middleton Road in the popular village of Overton, with excellent connectivity via the A682 and Bay Gateway providing convenient access to the M6 motorway.

Overton is a well-regarded village, offering a range of amenities including a village hall, public house, church and primary school, with a wider range of services available in the nearby towns of Heysham, Morecambe and the city of Lancaster.

The property comprises a single parcel of Grade 3 agricultural land together with a brick agricultural building sitting centrally within the plot, currently utilised for storage purposes. The building offers potential for alternative use or future development, subject to obtaining necessary planning consents.

The land benefits from two roadside access points, one for the building and a further field entrance as separate access directly from Middleton Road, and has stockproof boundaries throughout.

The property presents an exciting opportunity to acquire a versatile parcel of land in a highly accessible location, likely to appeal to agricultural, amenity and potential development purchasers alike.





General Remarks

Services: None available.

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

Basic Payment Scheme & Stewardship: There are no de-linked payments to be transferred to the successful purchaser, nor is the land entered into any stewardship agreements.

Restrictive Covenants: None as far as we are aware.

Overage: Please note that the property is sold subject to a development overage being a percentage of 25% for a period of 25 years. The overage will be triggered by any residential development of the site, and will be payable on the implementation of planning consent

Conservation Area / National Landscapes: We are not aware that the land is in a designated conservation area.

Easement, and Wayleaves or Rights of Way: 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, 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. The septic tank of 22 Middleton Road is located within the parcel.

Footpaths / Bridleways: We understand that there are no public footpaths crossing the land.

Flooding: According to the Environment Agency's website the land sits in flood zones 2 and 3, however the land has not flooded within the last 5 years.

Unimplemented Planning Consents: None in so far as we are aware.

Planning Consents affecting the property: None in so far as we are aware.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Mortgage ability: We understand that as far as we are aware it is possible to secure a mortgage against this property.

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

Local Authority: Lancaster City Council

Sporting, Shooting & Mineral Rights: All rights will pass to the successful purchaser insofar as they are owned.

Viewings: To be at any reasonable daylight hours when in receipt of the sales particulars, having registered with the agent. The building must not be entered, and access can be arranged via the agent.

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 : ambitions.rafters.superbly

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.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

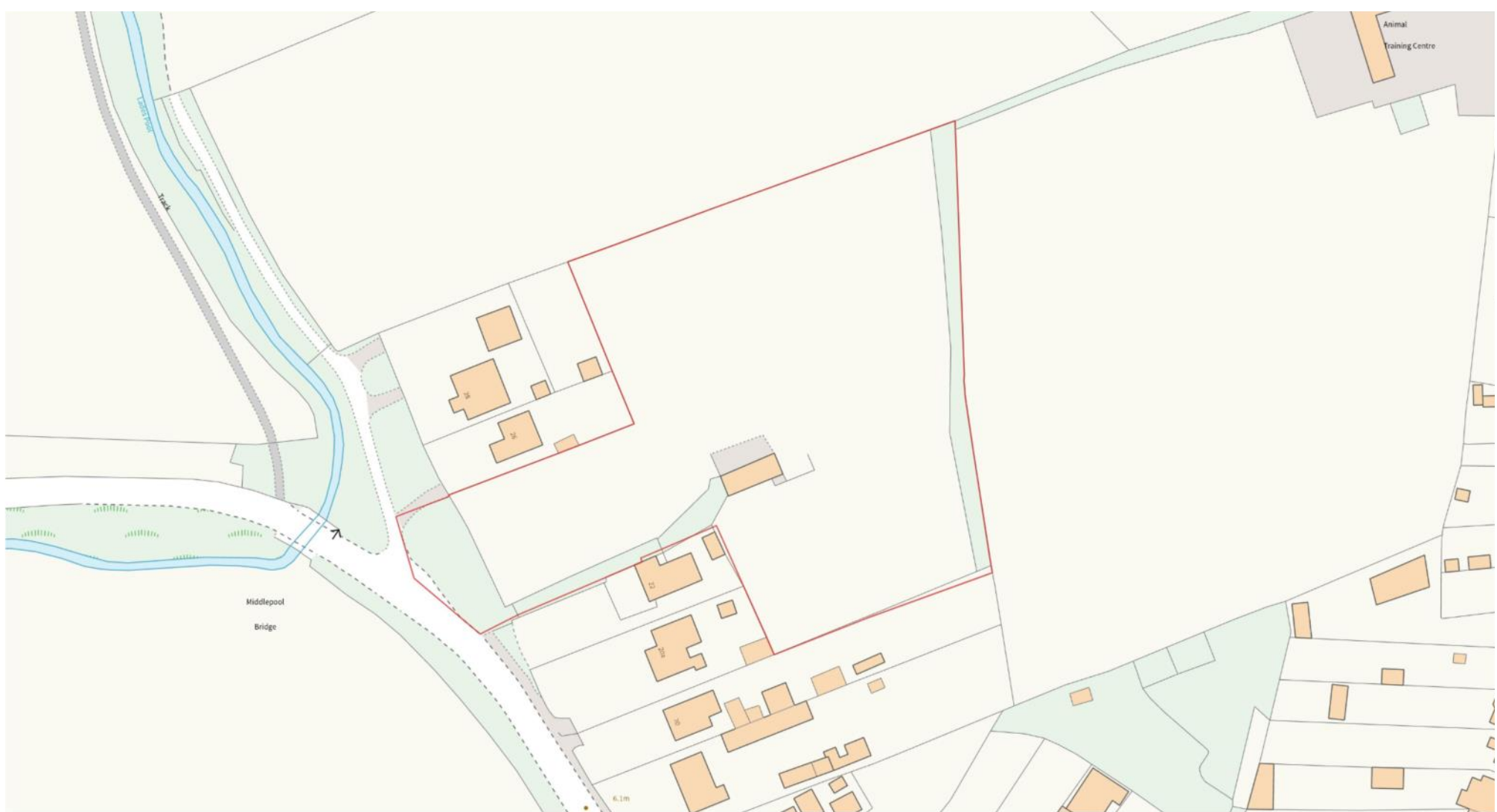
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers. FAO: Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA/ Grace Allan

SUBJECT TO CONTRACT

IMAGES TAKEN MAY 2026

What3words: [///dinner.fidelity.others](#)





50 m
Scale 1:1250 (at A4)



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.



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