

For Sale by Informal Tender

Offers Over £50,000



Armitstead
Barnett

Land off Ribchester Road, Ribchester PR3 3YA
Tender Deadline: 12 noon, Wednesday 29th October 2025





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Access

- Grass paddock and woodland extending to **1.94 Acres (0.79 Hectares)** ota
- Roadside frontage and access off Ribchester Road
- Natural watering available
- Extremely accessible location
- Vacant possession available upon completion



We are pleased to bring to market this superbly located, and accessible parcel of grassland and woodland in the heart of Ribchester. Its diverse nature and accessibility suits a range of uses and will be of interest to equestrian and amenity purchasers.

The Property extends to **1.94 acres (0.79 hectares)** or thereabouts and includes a 1.07 acre (0.43 hectare) paddock and 0.87 acre (0.36 hectare) woodland.

The grass paddock is accessed directly off Ribchester Road through a single wooden field gate. The land is encompassed in Hawthorn hedging and a post and wire fence to part, and a post and wire fence separating the woodland to the east.

The land also benefits from natural watering from a watercourse that runs along the southern boundary.

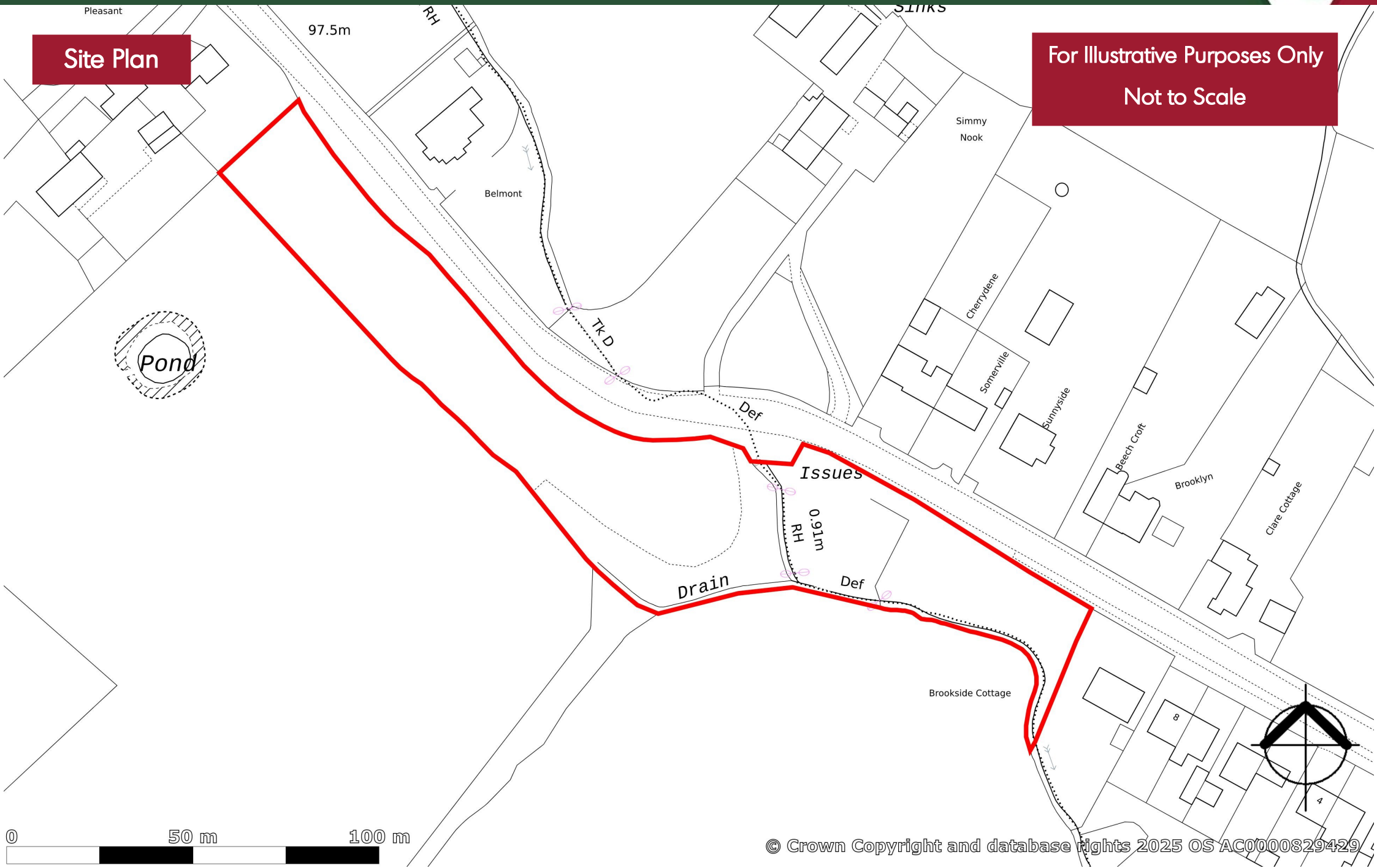
This Property is excellently located to suit a range of uses, with the villages of Longridge and Ribchester just a short drive away offering an array of local amenities, and with good transport connections just a short distance from the M6 Motorway.

Historically, the woodland did occupy a residential dwelling known as Wellfield House, and the remnants of the footings remain on site.

The vendor did apply for planning consent for six holiday cottages under application **3/2024/0268**, which was refused at appeal.

Site Plan

For Illustrative Purposes Only
Not to Scale





North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire

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

Cumbria

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

Ribble Valley

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

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General Remarks

Services : We are not aware of any services connected to the property, however understand mains services are available in proximity.

Overage Clawback : The Property is sold subject to a 50 year overage clawback commencing 4th November 2022, with 47 years remaining. The Overage reserves 50% of the uplift in value to the previous owner following residential development, exceeding three additional dwellings. We understand the current vendor has erected two dwellings on the wider area, with one dwelling outstanding before the overage is triggered.

Restrictive Covenants : We are not aware of any restrictive covenants affecting the property.

Conservation Area / National Landscapes : We understand the Property does not sit in a conservation area or national landscape.

Easement, and Wayleaves or Rights of Way : We understand the Property is subject to a Deed of Grant dated 29th April 1982, with Electricity North West.

Footpaths / Bridleways : We understand that there are no footpaths or bridleways affecting the Property.

Flooding : The Property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : We understand there are no unimplemented planning consents affecting the property.

Planning Consents affecting the property : We understand there are no planning consents affecting the property. However, potential purchasers should be aware that the vendor previously submitted a planning application for 6 holiday cottages under application 3/2024/0268, which was refused at appeal.

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

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

Please note: Amitstead 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.

Title & Tenure: The Property is offered for sale Freehold under part title number LAN268151 with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council.

Viewings: Viewings are to be undertaken during daylight hours with a copy of the sales particulars.

What3words Location : [///customers.devotion.decking](https://www.what3words.com/#!/customers/devotion/decking)

Money Laundering Regulations Compliance : Please bear in mind, that Amitstead 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 Informal Tender with a tender date of 12 noon on Wednesday 29th October 2025 - see enclosed tender form.

Reservation Fee: The successful purchaser will be required to provide an upfront payment of 5% of the agreed sale price, to reserve the property prior to contracts becoming legally binding. This reservation fee will be required within 24 hours of the offer being accepted.

SUBJECT TO CONTRACT

Amitstead 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 to 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 Amitstead 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 Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

TENDER FORM — DEADLINE 12 NOON WEDNESDAY 29th OCTOBER 2025**Land off Ribchester Road, Ribchester PR3 3YA****To: Armitstead Barnett LLP, Market Place, Garstang, Preston, PR3 1ZA**

Hereby offer the following fixed sum (s) to purchase (Subject to Contract) Land off Ribchester Road, Ribchester PR3 3YA as described in the Particulars of Sale prepared by Armitstead Barnett.

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

DESCRIPTION: Please note that this is for **Land off Ribchester Road, Ribchester PR3 3YA****Amount****Words****Offers Over £50,000****£.....**

Please note, your offer should include the reservation fee at 5%. The successful purchaser will be required to pay the reservation fee upfront, within 24 hours of their offer being accepted.

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 within **14 days of acceptance of tender** and complete the purchase no later than 28 days thereafter.

That in order to complete the purchase*:

Cash funds are available Yes / No

Mortgage funding will be required Yes / No

That our mortgage offer is subject to the following conditions

.....
Subject to sale of existing property Yes / No

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 IS FOR :

LAND OFF RIBCHESTER ROAD, RIBCHESTER PR3 3YA

MUST BE RETURNED TO ARMITSTEAD BARNETT NO LATER THAN WEDNESDAY 29th OCTOBER 2025
AT 12 NOON IN A PLAIN ENVELOPE STATING:

TENDER – LAND OFF RIBCHESTER ROAD, RIBCHESTER PR3 3YA

***** 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**

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.