

TO LET

Tender Deadline: 12 noon, Wednesday 4th March 2026

Land off Butt's Lane, Great Eccleston PR3 0YQ





58.82 Acres (23.80 Hectares) OTA Grassland available to Let

Tender Deadline: 12 noon, Wednesday 4th March 2026

- To be let as a Whole
- Sheep grazing and mowing land
- Available on a Licence Agreement from 9th March 2026 – 8th March 2027
- Access off Butt's Lane and Cartford Lane

General Description

An excellent opportunity to let **58.82 acres (23.80 hectares)** or thereabouts of permanent grassland encompassed in stock fencing, and shown on the plan shaded red.

The land is offered to let as a whole.

Permitted Use: The land is to be used for mowing in the summer and sheep grazing in the winter only.

Letting: The land is to be let on a Licence Agreement from 9th March 2026 to 8th March 2027.

Services: Natural watering is available by an in-field pond.

Rights of Access, Easements and Wayleaves: The land is accessed by a right of access off Cartford Land and Butt's Lane and shown shaded brown on the site plan. The land also includes a well-used public footpath running along the river embankment, and shown green on the site plan.

Plans: All plans are provided for identification purposes only.

Conditions of letting

- Mowing in the summer months
- Sheep grazing allowed from 2nd September
- No cattle grazing permitted
- No sheep grazing permitted after 16th May, and before 2nd September 2026
- Crops must be removed by no later than 16th May and again by 1st July and 26th August 2026 to facilitate show events
- Spreading of compound fertiliser only
NO Muck/Slurry.

Viewings: Viewings may be carried out during daylight hours with a copy of the letting particulars to hand. Please note that land and farms are extremely dangerous places and the following directions regarding health and safety should be noted:

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

- Please do not climb gates, fences or other ancillary equipment on the land.
- No children are to be allowed on site even if accompanied.
- Armitstead Barnett LLP as the agent acting on behalf of the Licensor accept no responsibility for loss or damage caused whilst viewing the land.

Licence Fee: The Fee should be tendered for on a **pounds per annum** basis payable in one instalment on 9th March 2026.

Letting Process: To Let by Informal Tender, with a tender deadline of 12 noon, Wednesday 4th March 2026.

Interested parties are requested to complete and return the tender form attached to Armitstead Barnett, Market Place, Garstang PR3 1ZA by:

12 noon on Wednesday 4th March 2026.

Letting Agent: Megan Metcalfe of Armitstead Barnett LLP, Market Place, Garstang PR3 1ZA
01995 603 180 / mmetcalfe@abarnett.co.uk





North Lancashire 01995 603 180
northlancs@abarnett.co.uk

South Lancashire 01704 895 995
southlancs@abarnett.co.uk

Cumbria 01539 751 993
cumbria@abarnett.co.uk

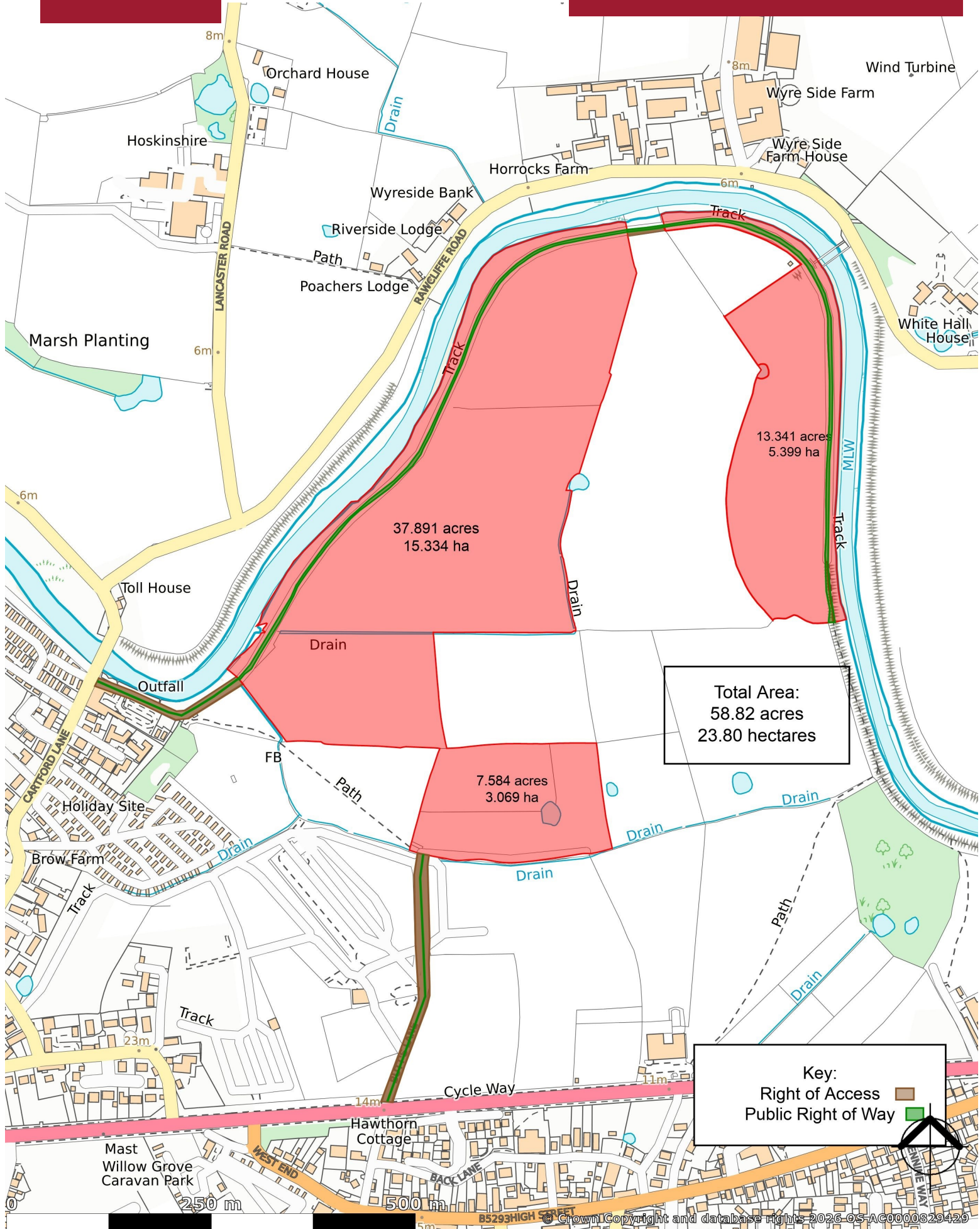
Ribble Valley 01200 411 155
ribblevalley@abarnett.co.uk

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Site Plan

For Identification Purposes Only





North Lancashire 01995 603 180
northlancs@abarnett.co.uk

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Cumbria 01539 751 993
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Ribble Valley 01200 411 155
ribblevalley@abarnett.co.uk

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**Access between 37.89 acre field
and 7.58 acre field**

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



Abarnett.co.uk

Stay in the loop!



Land off Butt's Lane, Great Eccleston PR3 0YQ

To: Armitstead Barnett LLP, Market Place, Garstang, Preston PR3 1ZA

Post Code	Contact Telephone No(s)/Mobile
Email:	

I/We hereby offer for the Land off Butt's Lane, Great Eccleston PR3 0YQ on a Licence Agreement as described in the Letting Particulars prepared by Armitstead Barnett:

Offer:
58.82 acres (23.80 ha) (9th March 2026 - 8th March 2027) £

(words)

We propose to utilise the land for the following:
(please provide details including any works you would like to carry out on the land and any comments or suggestions you wish to be considered, together with your tender)
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I/We understand and confirm as follows:
That in submitting this offer I am/we are deemed to have read and understood the Letting Particulars and inspected the property.
That the Landlord is not bound to accept the highest or any offer, or any combination of offers.

I / We agree to pay the rent payable on 9th March 2026.

Signed: _____.