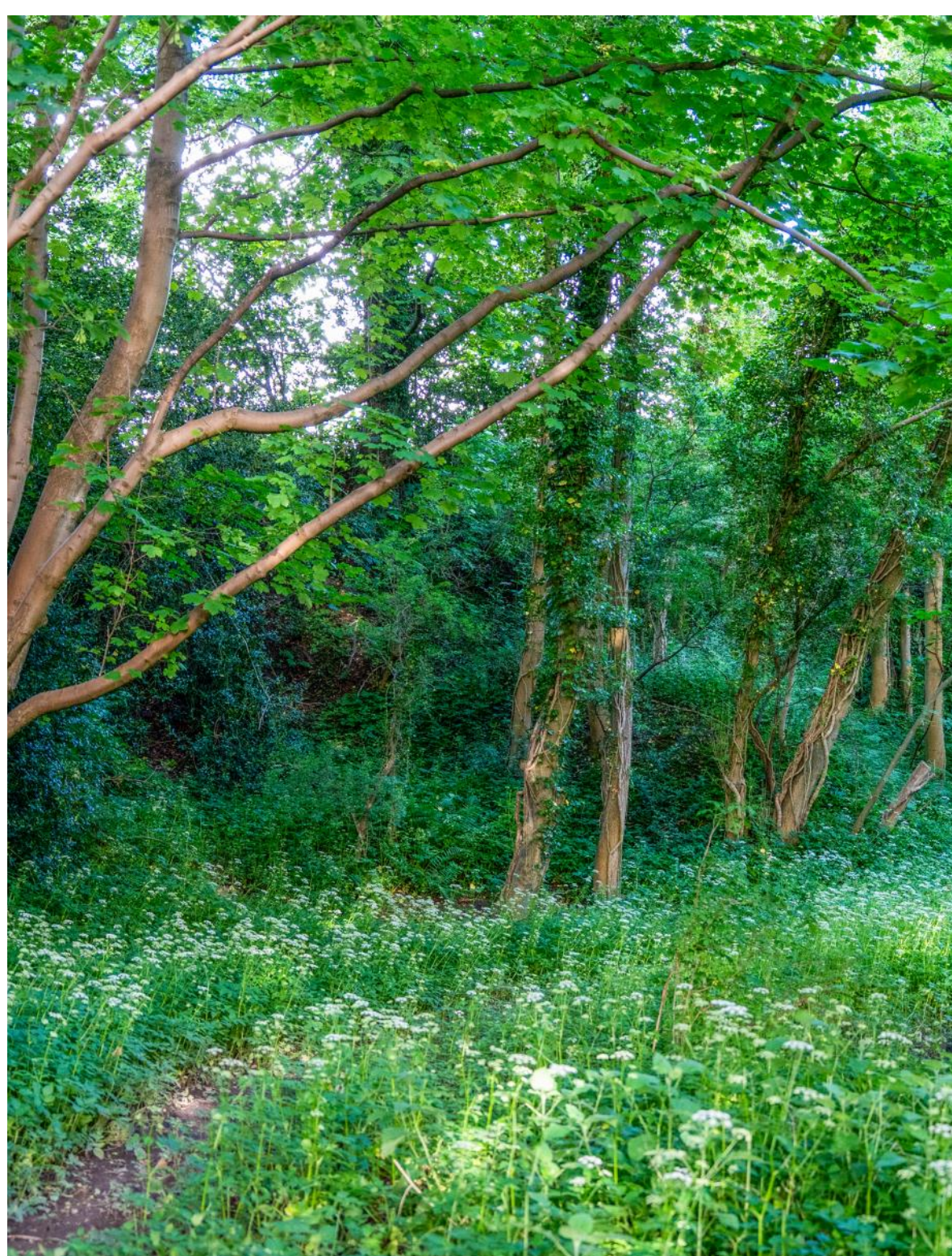




**Land and Former Quarry at Melling, Carnforth, Lancashire LA6 2RE**

Offers Over £20,000 - For Sale by Informal Tender





**Land and Former Quarry at Melling  
Carnforth  
Lancashire  
LA6 2RE**

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For Sale by Informal Tender

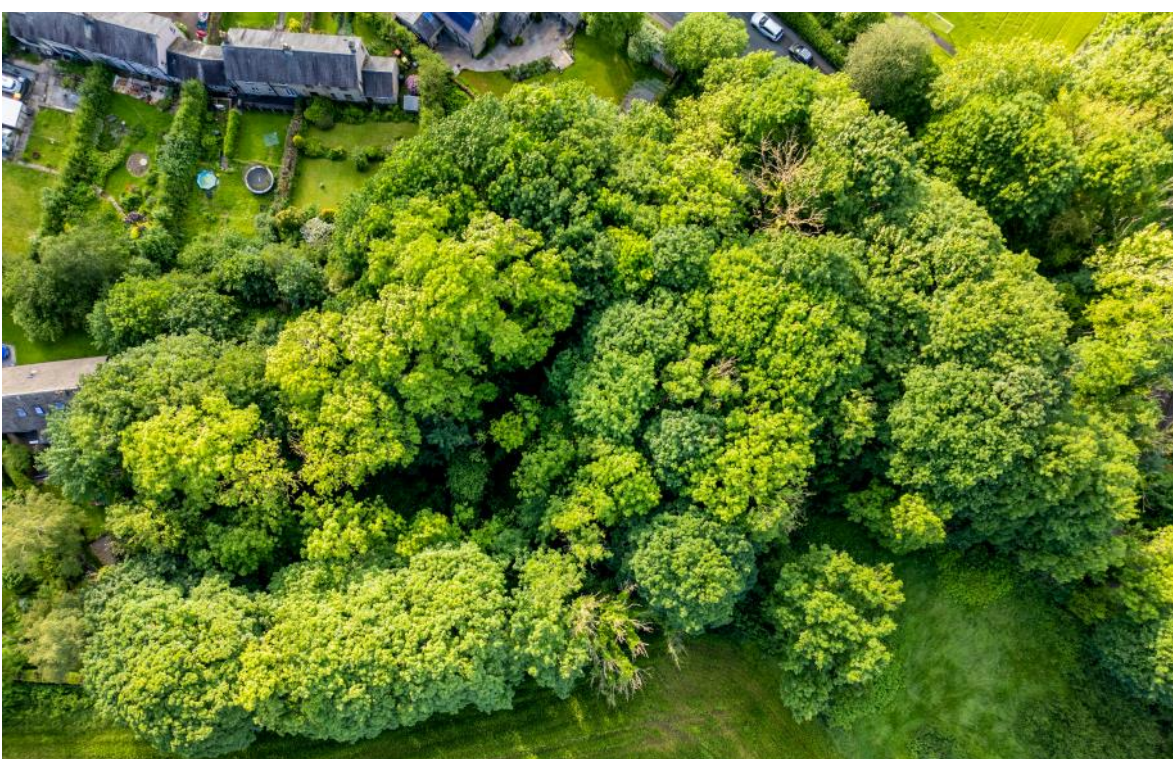
Deadline: 12 noon Wednesday 29th July 2026

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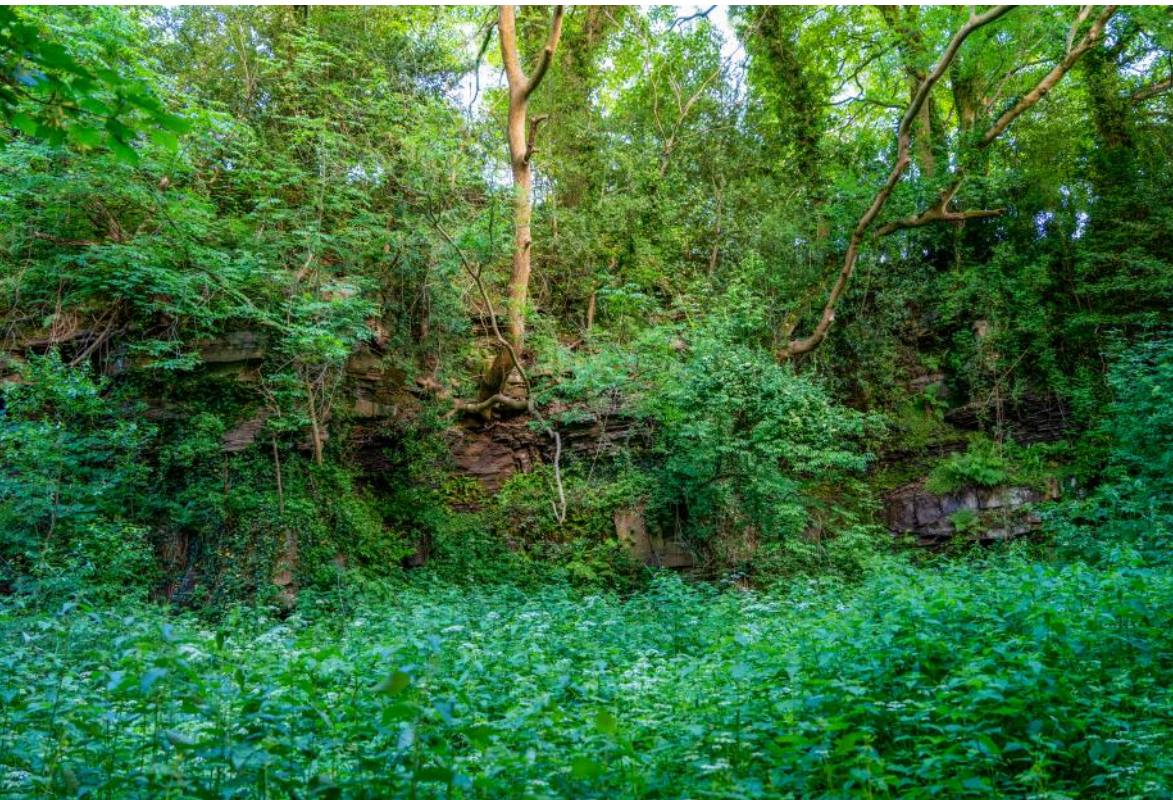
1.31 Acres (0.53 Hectares)

- 1.31 acres (0.53 hectares) of woodland and former quarry with mature trees, a grass understory and rockface.
- High value landscape ideal for amenity and environmental interests.
- Direct roadside access onto Lodge Lane.



Situated to the east of the village of Melling, this desirable parcel of land extending to approximately 1.31 acres (0.53 hectares) presents a unique opportunity to acquire an attractive area of woodland and former quarry. The land comprises mature trees, a grass understory and exposed rock faces. The woodland hosts a variety of mature species, seasonal displays of bluebells and provides habitat for an abundance of wildlife.

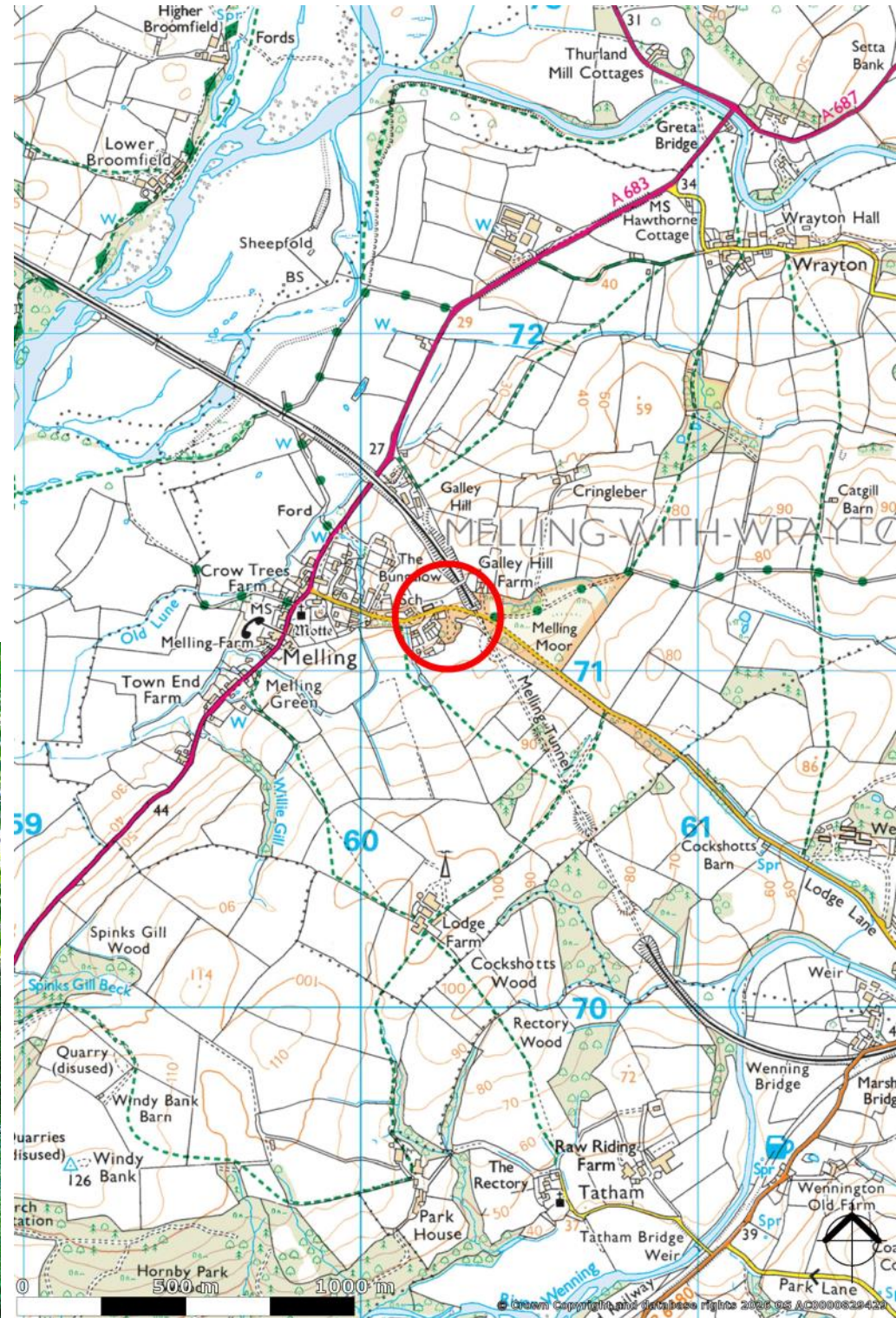
The land benefits from roadside access directly onto Lodge Lane, with convenient links to the A683. The market town of Kirkby Lonsdale lies approximately 5 miles to the north, whilst Junction 34 of the M6 motorway near Lancaster lies approximately 8 miles to the south.



Occupying an excellent position within the heart of the Lune Valley, the land is likely to appeal to a wide range of purchasers, including those seeking amenity woodland, conservation opportunities, biodiversity enhancement or simply a private and attractive parcel of the Lune Valley countryside.

The property is registered Common Land and further details in this regard are available from the Selling Agents.

The property offers a rare opportunity to acquire unique parcel of woodland in a sought after rural location.



## General Remarks

**Services:** None.

**Title & Tenure:** The property is offered for sale Freehold 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 or Woodland schemes.

**Restrictive Covenants:** None insofar as we are aware.

**Conservation Area / National Landscapes:** The land is located within the Melling Conservation Area but is not located within a National Landscape or National Park.

The land is registered as Common Land under Commons Register number CL180. We understand that the vendors hold the associated common rights, which will be transferred to the successful purchaser on completion of the sale. A copy of the Commons Register is available upon request.

**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, 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 are no footpaths or bridleways running through the land.

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

**Unimplemented Planning Consents:** None insofar as we are aware.

**Local Authority:** Lancaster City Council, Lancaster Town Hall, Dalton Square, Lancaster, LA1 1PJ

**Viewings:** To be at any reasonable daylight hours when in receipt of the sales particulars.

**Health & Safety:** Care should be taken when accessing the land. Amitstead 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:** ///upholding.replenish.basher

**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.

**Method of Sale:** The property is offered for sale by Informal Tender. 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 Amitstead Barnett Lane Farm, Milnthorpe, Cumbria LA7 7NH by **12 noon Wednesday 29th July 2026**. FAO: Oliver Bateman BSc (Hons) MRICS FAAV / Sophie Barker

**SUBJECT TO CONTRACT**

**IMAGES TAKEN JUNE 2026**

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. No person in the employment of Amitstead 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 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 Amitstead 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](http://Abarnett.co.uk)

## TENDER FORM

**Land and Former Quarry at Melling, Carnforth, Lancashire LA6 2RE**

**Tender Date: 12 noon Wednesday 29th July 2026**

To: Armitstead Barnett LLP Lane Farm, Milnthorpe, Cumbria LA7 7NH

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

Hereby offer the following fixed sum to purchase (Subject to Contract) Land and Former Quarry at Melling, Carnforth, Lancashire LA6 2RE 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\*:
 

<ul style="list-style-type: none"> <li>• Subject to sale of existing property</li> <li>• Cash funds are available</li> <li>• Mortgage funding will be required</li> </ul>	<ul style="list-style-type: none"> <li>Yes/No</li> <li>Yes/No</li> <li>Yes/No</li> </ul>
---	--

- 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 29TH JULY 2026 IN A PLAIN ENVELOPE STATING 'LAND AND FORMER QUARRY AT MELLING, CARNFORTH, LANCASHIRE LA6 2RE'

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

**AS REQUIRED BY MONEY LAUNDERING REGULATIONS WHICH CAME INTO EFFECT ON 26<sup>th</sup> 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.

**North Lancashire**

Wyre House, Cartmell Lane,  
Nateby PR3 0LU  
northlanes@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  
southlanes@abarnett.co.uk  
01704 895 995

**Ribble Valley**

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