



Land off Staining Road,
Blackpool FY3 0AZ



FOR SALE BY INFORMAL TENDER
12 noon Wednesday 25th March 2026

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- Excellent block of 17.05 acres (6.89 hectares) of pasture and meadow land
 - Located close to the village of Staining
 - Excellent Roadside frontage
 - Interest for Amenity, Equestrian, Agricultural and Lifestyle purchasers.
 - For sale as a whole or in two lots
 - Useful livestock handling pen in lot 2



General Description

An excellent opportunity to acquire a useful block of pasture and meadow land, in total extending to 17.05 acres as a Whole or in 2 Lots, all having road-side frontage which will appeal to a range of purchasers to include Agricultural, Equestrian, Lifestyle and Amenity.



Lot 1-10.69 acres (4.32 hectares) ota, as edged Red on the site plan

A block of pasture and meadow land, set within a ring fence of four separate field enclosures, with access and frontage onto Staining Road. The land has mains water connected and is also serviced by an amenity pond. The land also has the advantage of frontage onto Staining Road.



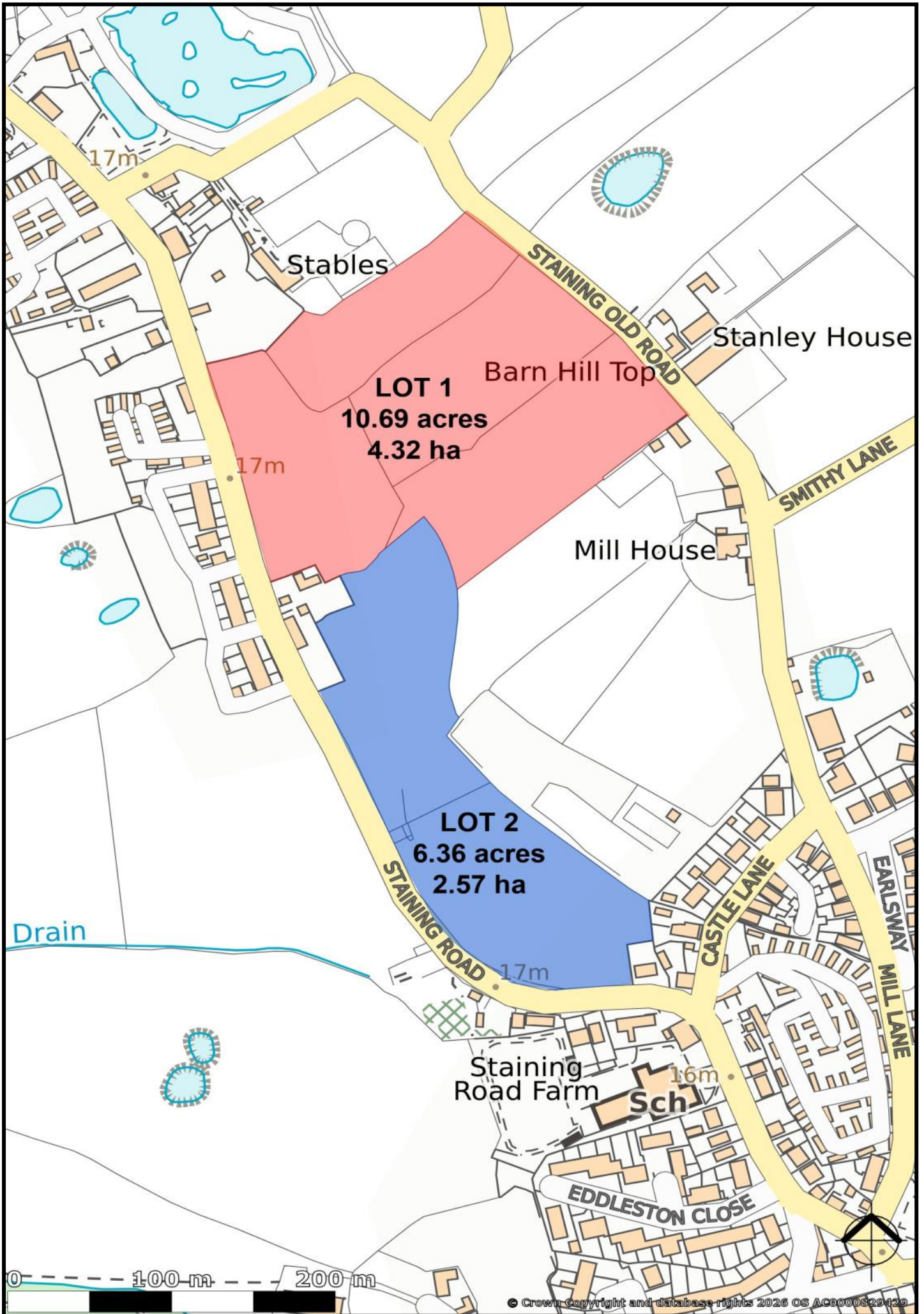
Lot 1

Guide price: Offers in Excess of £130,000



Parcel ID No.	Hectares
5473	0.80
6072	1.12
6462	1.19
4963	1.10
Ponds	0.12
Total	4.30 (10.69 Acres)





Lot 2



Lot 2—6.36 acres (2.57 hectares) ota,
as edged Blue.

An excellent and interesting small block of pasture land, with access and frontage onto Staining Road, in total extending to 6.36 acres (2.57 hectares) OTA, with the added advantage of a substantial livestock handling facility located close to the gateway. Mains water available and connected.

Lot 2

Guide price: Offers in Excess of:
£80,000

As a Whole:

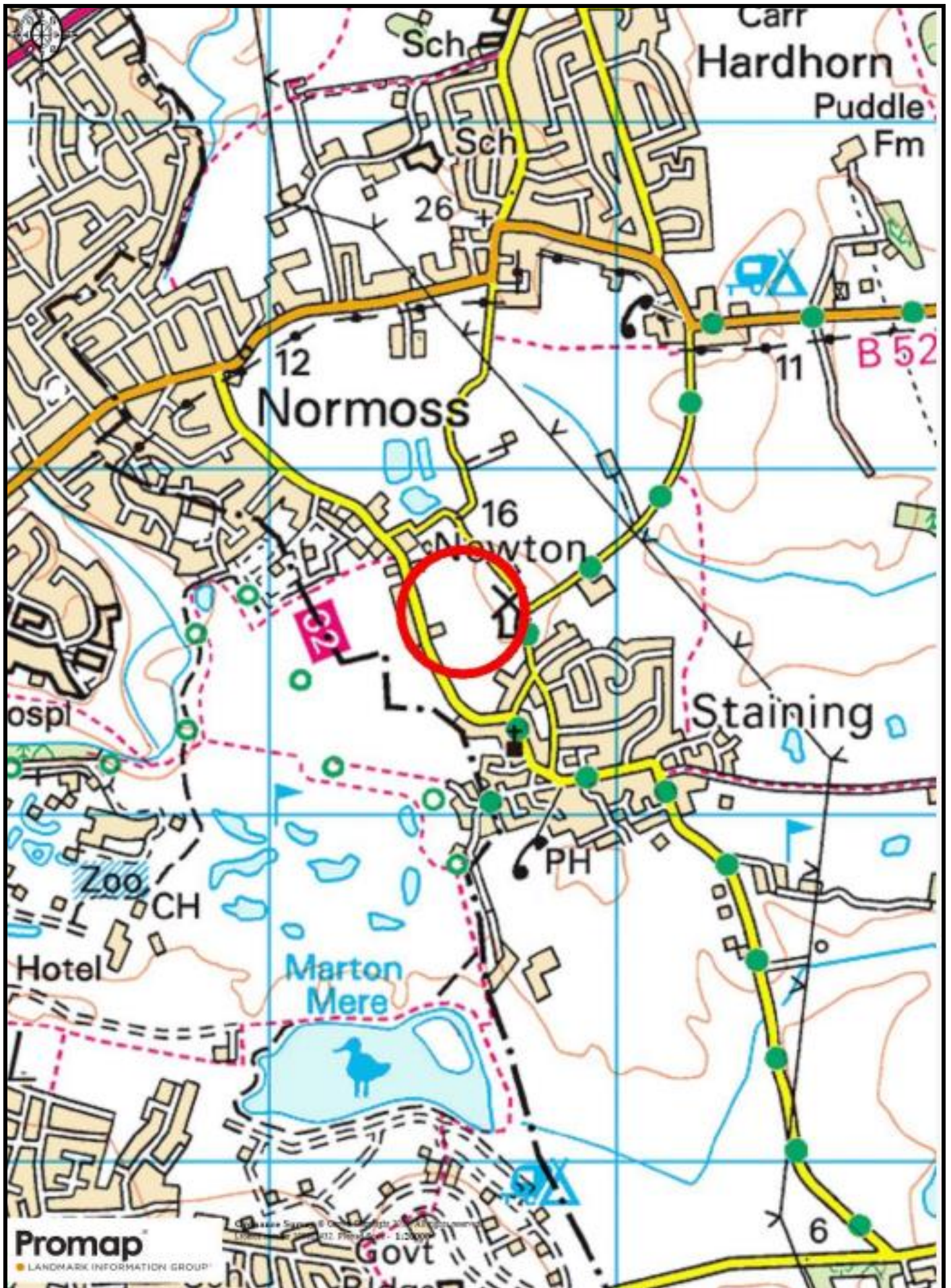
Guide price: Offers in Excess of
£210,000

Lot 2



Lot 1





General Remarks

Rights of Way, Easement & Wayleaves: The land is sold to and with the benefit of all rights, including Rights of Way whether public or private, light, support or drainage, telephone and electricity supplies and other rights and obligations, Easements and Quasi Agreements, restricted covenants and all existing and proposed Wayleaves, masts, pylons, stays, cables, drains and water, gas and other Planning scheme of Local Authorities without obligation on part of the Vendor or the Agents to specify them.

Title & Tenure: The land is to be offered for sale Freehold and will be sold with Vacant Possession upon completion.

Plans, Area & Schedules: these are based on Ordnance Survey Plans. The information provided is for reference purposes only. The purchasers shall have deemed to have satisfied themselves to the description of the land and any error or mistake shall annul the sale or entitle any party to compensation in respect thereof. No warranty for the accuracy or any information can be given.

Local Authority: Fylde Borough Council, Town Hall, St Annes Road West, St Annes FY8 1LW Tel 01253 658658, www.fylde.gov.uk

Services: We understand that mains water is connected to both Lot No's 1 & 2. If the water troughs are on the same main line, the responsibility will for Lot No. 2 to install a sub-meter within their water supply.

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.

Sporting & Shooting Rights: All Sporting and Shooting Rights are held in hand and included within the sale of the land.

RPA Agreements: the land is subject to a current SFI agreement as part of a larger agreement, The agreement will be transferred from the land upon completion

Overage Clause/Development Clawback: the land is sold with an existing Overage Clause for a period of 25 years, reserving 50% uplift in value to the Vendors upon a Change of Use to residential and commercial usage. Please note that equestrian usage will not fall within the Overage trigger. Expiry of the overage in 2044

Viewings: viewings for the land may be undertaken during daylight hours with a copy of the Sales Particulars.

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

- Please do not climb gates, fences or other ancillary equipment on the land.
- Please do not enter fields with livestock present.
- No children are to be allowed on site even if accompanied.
- Armitstead Barnett LLP as the agent accepts no responsibility for any loss or damage caused when viewing the land.

For the attention of

Richard D. Furnival BSc (Hons) MRICS FAAV

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, solicitor's contact details and two 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 for sale by Informal Tender.

SUBJECT TO CONTRACT



Tender Form : Land off Staining Road, Staining, Blackpool FY3 0AZ

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

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

I/We hereby offer the following to purchase, subject to Contract, Land off Staining Lane, Staining, Blackpool FY3 0AZ described in the Particulars of Sale prepared by Armitstead Barnett.

As a Whole £.....	(Figures)
.....	(Words)
Lot 1 £.....	(Figures)
.....	(Words)
Lot 2 £.....	(Figures)
.....	(Words)

I/We understand and confirm as follows:

1. That in submitting this offer I am / we are deemed to have read and understood the Particulars of the Sale and inspected the property.
2. That the Vendor is not bound to accept the highest or any offer, or any combination of offers.
3. Proof of funds are enclosed.
4. Identification is enclosed in the form of passport/driving licence and utilities bill confirming address.
5. That if this offer is accepted I/We will exchange unconditional contracts within **4 calendar weeks** of receipt of the Tender and complete the purchase as soon as possible after exchange of Contracts.
6. That in order to complete the purchase:
 - (a) cash funds are available? **Yes/No**
 - (b) Mortgage funding will be required **Yes/No**
 - (c) That our mortgage offer is subject to the following conditions
 - (d) Subject to sale of existing property **Yes/No**

The Solicitor who will be acting on my/our behalf is

Name:
Firm:
Full Postal Address:

Signed:

Dated:

PLEASE NOTE THAT THIS OFFER FOR **LAND OFF STAINING ROAD, STAINING, BLACKPOOL FY3 0AZ** MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN **12 NOON ON WEDNESDAY 25th MARCH 2026** IN A PLAIN ENVELOPE STATING TENDER—LAND OFF STAINING ROAD, STAINING, BLACKPOOL FY3 0AZ. WE REGRET THAT FAXED OR EMAILED OFFERS CANNOT BE ACCEPTED.

***** PLEASE ENSURE PROOF OF IDENTITY IS SUPPLIED WITH YOUR OFFER** PLEASE SEE “MONEY LAUNDERING REGULATIONS AND COMPLIANCE” UNDER GENERAL REMARKS PAGE 6.*****

CONDITIONS RELATING TO TENDER

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

1. Armitstead Barnett and their clients reserve the right not to accept the highest or indeed any offer in relation to this Tender.
2. Submission of a Tender document does not constitute any part of a Contract.
3. We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.
4. 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
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

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.