

Land to the north of Coote Lane
Whitestake, Preston PR4 4LJ



FOR SALE BY INFORMAL TENDER
12 noon Wednesday 6th May 2026

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- Strategic block of 4.00 Acres (1.62 hectares) of agricultural land
 - Set within the latest Central Lancashire Local Plan (2023-2041) as forming part of the SS6 Pickering Farm allocation area. (reference: Policy SS6 (A+B): Strategic Site Allocation – Pickering’s Farm, Penwortham)
 - Will be of strong Interest to Developers, Speculators and Investors
 - For sale as a whole
 - Roadside Frontage and access off Coote Lane



General Description

An excellent opportunity to acquire a strategic block of 4.00 acres (1.62 hectares) of agricultural land which is strategically located on the south of the well known "Pickering's Farm" development proposals which forms a major circa 195-acre residential development site in south Penwortham area of South Ribble which has been approved for approximately 1,100 homes and associated facilities, the Pickering's site has been promoted and developed by Taylor Wimpey and Homes England and being one of the largest strategic allocations in the South Ribble area during the plan period.

The land itself is clearly shown within the latest Central Lancashire Local Plan (2023-2041) as forming part of the SS6 Pickering Farm allocation area. (reference: Policy SS6 (A+B): Strategic Site Allocation – Pickering's Farm, Penwortham)

The land immediately adjoins the West Coast mainline to the eastern boundary, and to the north is bordered by hawthorn hedging. To the west is partially unfenced with the ownership of the blue hatched area being held for a full right of way for the adjacent land owner. Gated access onto Coote Lane.

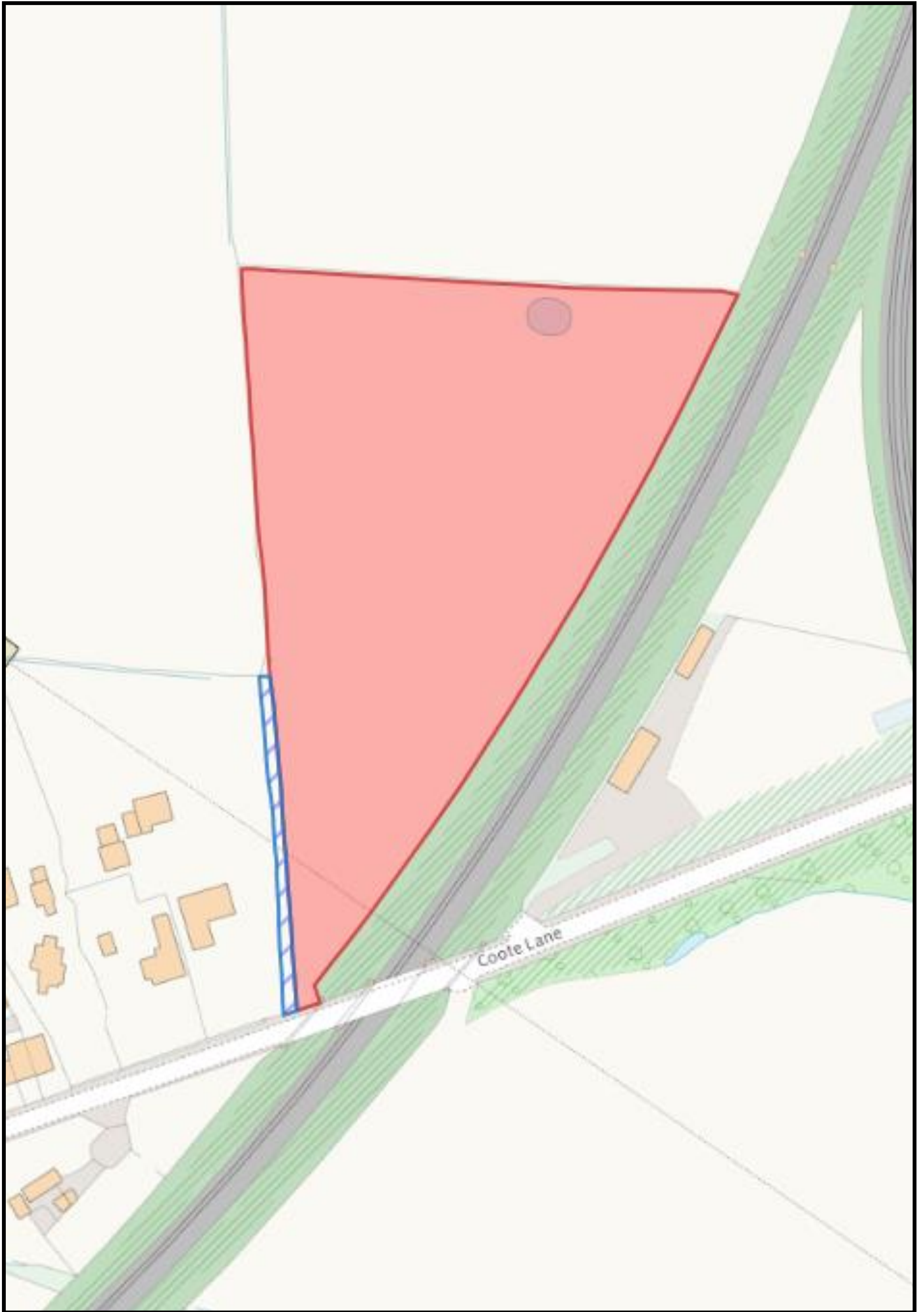
The land is strategically located with obvious alternative use potential in time subject to planning consent. The land would suit strategic land investors, developers and speculators

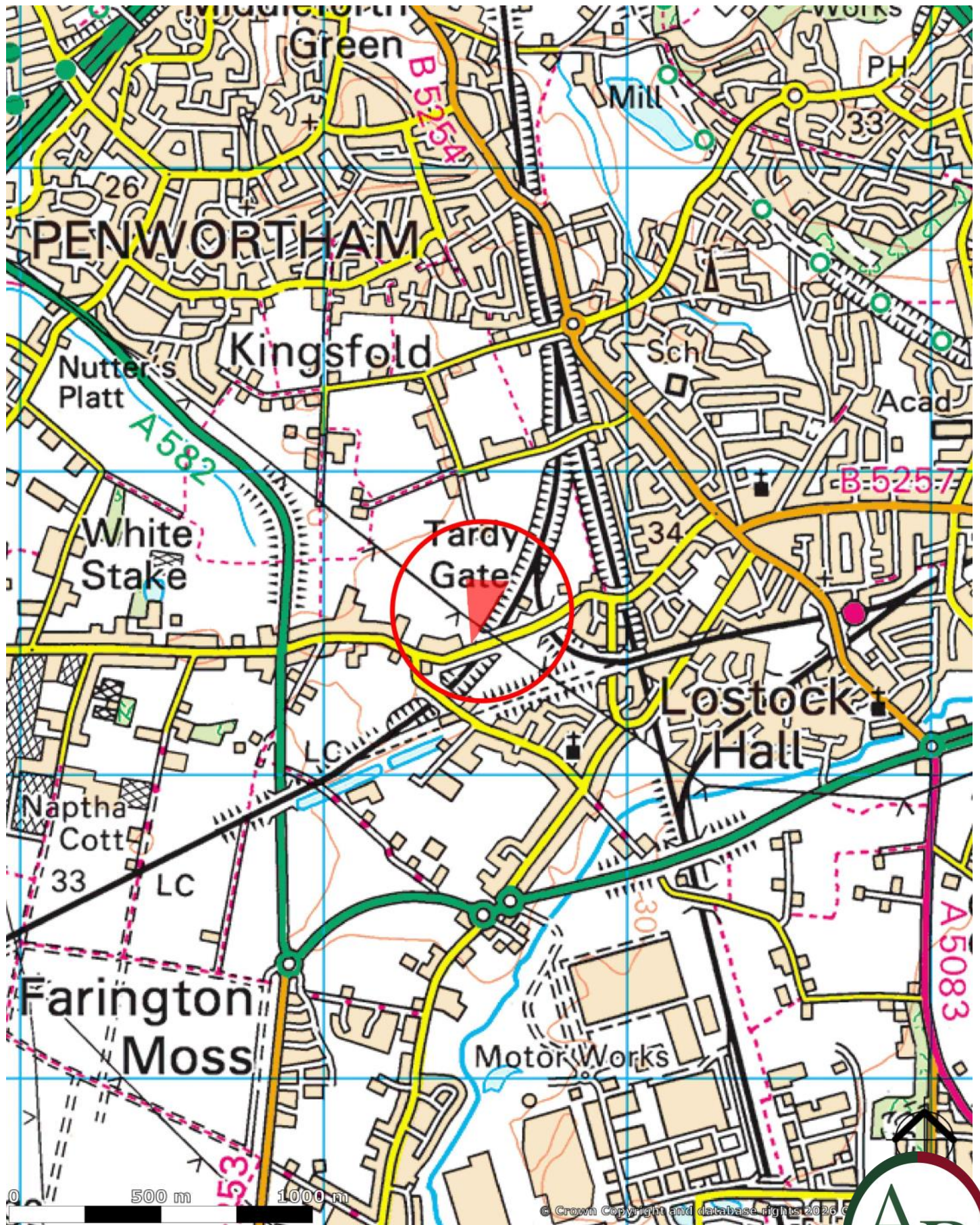
Basis of Offers:

The Vendors will consider offers on based upon a freehold purchase without an Overage Clause/Development Clawback or with a suitable clause with the trigger being change of use for Residential or Commercial usage. Please see general remarks for further details.

PLEASE CLEARLY STATE YOUR PREFERNCE AND OFFER WITHIN THE TENDER FORM









General Remarks

Rights of Way, Easement & Wayleaves: As shown on the site plan, the **blue hatched** area is contained within third party ownership, currently unfenced and incorporated in the field. There is an easement in favour of Electricity North West and National Grid for overhead wires and across over the south of the land.

We are not aware of any public or permissive rights of way however 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. Title Reference LAN94405 and LAN252286

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: South Ribble Borough Council, West Paddock, Leyland PR25 1DH Tel 01772 625625 www.southribble.gov.uk

Services: We understand that mains water is connected.

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: we are not aware of any RPA Agreements affecting the subject property.

Overage Clause/Development Clawback: if the land sold with a clause (vendor open to consideration without clause depending on sale price) the expected Overage Clause would be for a period of **25 years** from the date of completion, reserving **% 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. The % is open to discussion the preference being a rate of **50%**

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.
- 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.

Guide Price: The vendor is open to consideration of a sale with or without an overage dependant on offer levels.

SUBJECT TO CONTRACT



Tender Form : Land off Coote Lane, Whitestake, Preston PR4 4LJ

To: Armitstead Barnett LLP, Wyre House, Cartmell Lane, Nateby, Nr Preston, Lancs, PR3 0LU

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 Coote Lane, Whitestake, Preston PR4 4LJ described in the Particulars of Sale prepared by Armitstead Barnett.	
As a Whole £.....	(Figures)
.....	(Words)
With out without Overage...Y/N.....	
% Rate of Overage	

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**
 - (e) Any other matter
7. 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 FOR **LAND TO THE NORTH OF COOTE LANE, WHITESTAKE, PRESTON PR4 4LJ** MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN **12 NOON ON WEDNESDAY 6th MAY 2026** IN A PLAIN ENVELOPE STATING TENDER—LAND TO THE NORTH OF COOTE LANE, WHITESTAKE, PRESTON PR4 4LJ. 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
Wyre House, Cartmell Lane,
Nateby PR3 0LU
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.