

Land off Garstang Road, Chipping, Preston, PR3 2QH

Offers Over £160,000



Site Plan

Land off Garstang Road Chipping, Preston PR3 2QH

For Sale by Informal Tender

Tender Deadline: 12 noon 28th May 2026

Offers Over £160,000

- Excellent block of 14.74 acres 5.96 hectares or thereabouts of meadow and pastureland.
- Road frontage and access onto Garstang Road.
- Located within village of Chipping.
- Interest to Amenity, Equestrian, Agricultural, Lifestyle and longer term Investor Purchasers.





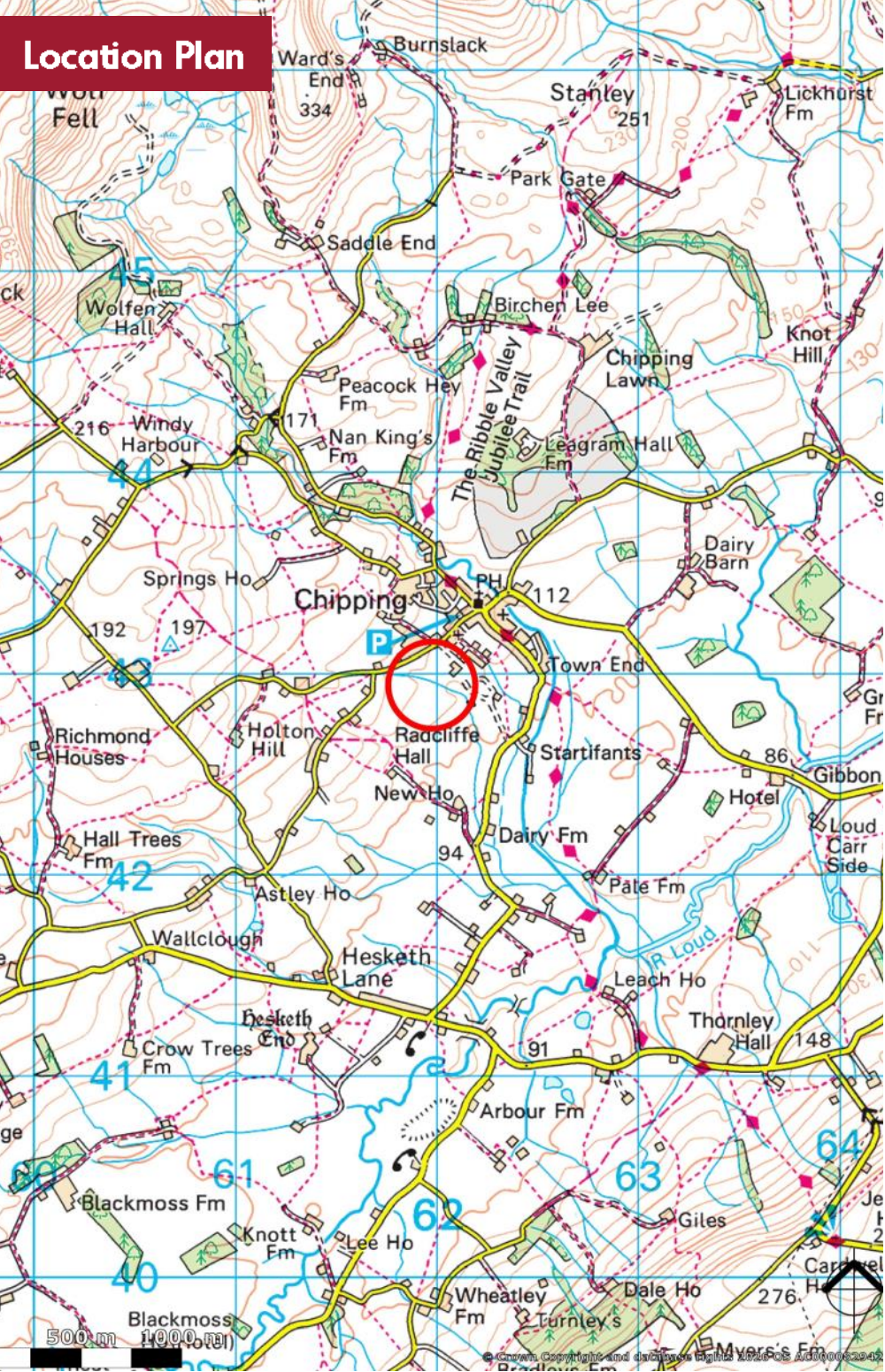
A superb opportunity to acquire 14.74 acres (5.96 hectares) or thereabouts of grassland meadow. The land benefits from road frontage and a double gated access point directly onto Garstang Road. The land will appeal to a range of purchasers to include amenity, equestrian, agricultural, longer term investors and lifestyle users.

The land is positioned within Chipping Village and within close proximity to the market towns of Longridge and Clitheroe. Under the Agricultural Land Classification Maps for England and Wales the land is part Grade 3 and part Grade 4, being generally level by nature. The land has previously been utilised for high quality forage production and livestock grazing being highly suitable for agricultural, equestrian, or lifestyle farming purposes.



The land is ringfenced and utilised as a single field enclosure, however could be sub divided into separate fields or paddocks as required.

For more information on location, please see location and site plan with the property edged red.



General Remarks

Services: We understand the land is not connected to mains services.

All purchasers should satisfy themselves as to the presence (or not) of services prior to exchange of contracts.

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 and Shooting Rights: It is understood that all sporting and shooting rights are held with the property and included with the sale of the land.

Overage Clause: The sale of the Land will include the provision of an overage clause for a period of 25 years should the Land gain residential or commercial development (excluding agricultural or equestrian), reserving a payment to the Vendor of 40% of the uplift in the increase in value of the Land following the change of use. The trigger will include the sale of the Land following the grant of planning permission or the commencement of the development, whichever be sooner.

Restrictive Covenants: None known to the seller.

Listed building: The property is not listed.

Conservation Area / AONB: The property is situated within the Forest of Bowland National Landscape.

Easement, and Wayleaves or Rights of Way: It is understood that Electricity North West Ltd benefit from a wayleave for the provision of electricity poles and wires crossing over the land.

Footpaths / Bridleways: It is understood that there are no public rights of way crossing over the land.

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

Unimplemented Planning Consents: None.

Planning Consents affecting the property: The vendors have not made us aware of any planning consents they feel affect the property.

Coal field / mining area: The property is not situated in a coal field or mining area. Information obtained from the Local Authority and British Geological Survey.

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

Boundaries: A boundary fence will be erected between the points marked A, B & C on the site plan.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council

Viewings: Viewings may be undertaken during day light hours with a copy of the sale particulars.

What3words Location: theme.firework.curbed

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, 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 deadline of **12 noon 28th May 2026** – see enclosed tender form. Potential purchasers will be expected to sign unconditional contracts within 28 days of receipt of contracts.

SUBJECT TO CONTRACT

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 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 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.





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

Stay in the loop!



TENDER FORM — DEADLINE 12 NOON 28th May 2026

Land off Garstang Road, Chipping, Preston, PR3 2QH

To: Armitstead Barnett LLP, 5 Church Street, Clitheroe, BB7 3BG

Hereby offer the following fixed sum (s) to purchase (Subject to Contract) Land off Garstang Road, Chipping, PR3 2QH 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 Garstang Road, Chipping, PR3 2QH**

Amount **Words**

Land off Garstang Road £..... 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 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 Garstang Road, Chipping, Preston, PR3 2QH

MUST BE RETURNED TO ARMITSTEAD BARNETT NO LATER THAN 28TH MAY 2026 AT 12 NOON IN A PLAIN ENVELOPE STATING:

TENDER – LAND OFF GARSTANG ROAD, CHIPPING, PRESTON, PR3 2QH

***** 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.