



Land off Abbeystead Road, Abbeystead, Lancaster LA2 9BD

Offers in excess of £170,000





FOR SALE BY INFORMAL TENDER

Tender Deadline:

12 noon Wednesday 24th June 2026

Offers in excess of £170,000

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- Excellent block of **20.13 Acres** (8.15 hectares) of productive grade 3 meadowland.
  - Located Within the Forest of Bowland
  - Roadside Frontage and access off Abbeystead Road
  - Stone track running centrally
  - Well drained.
  - Natural water via brook
  - For sale as a whole

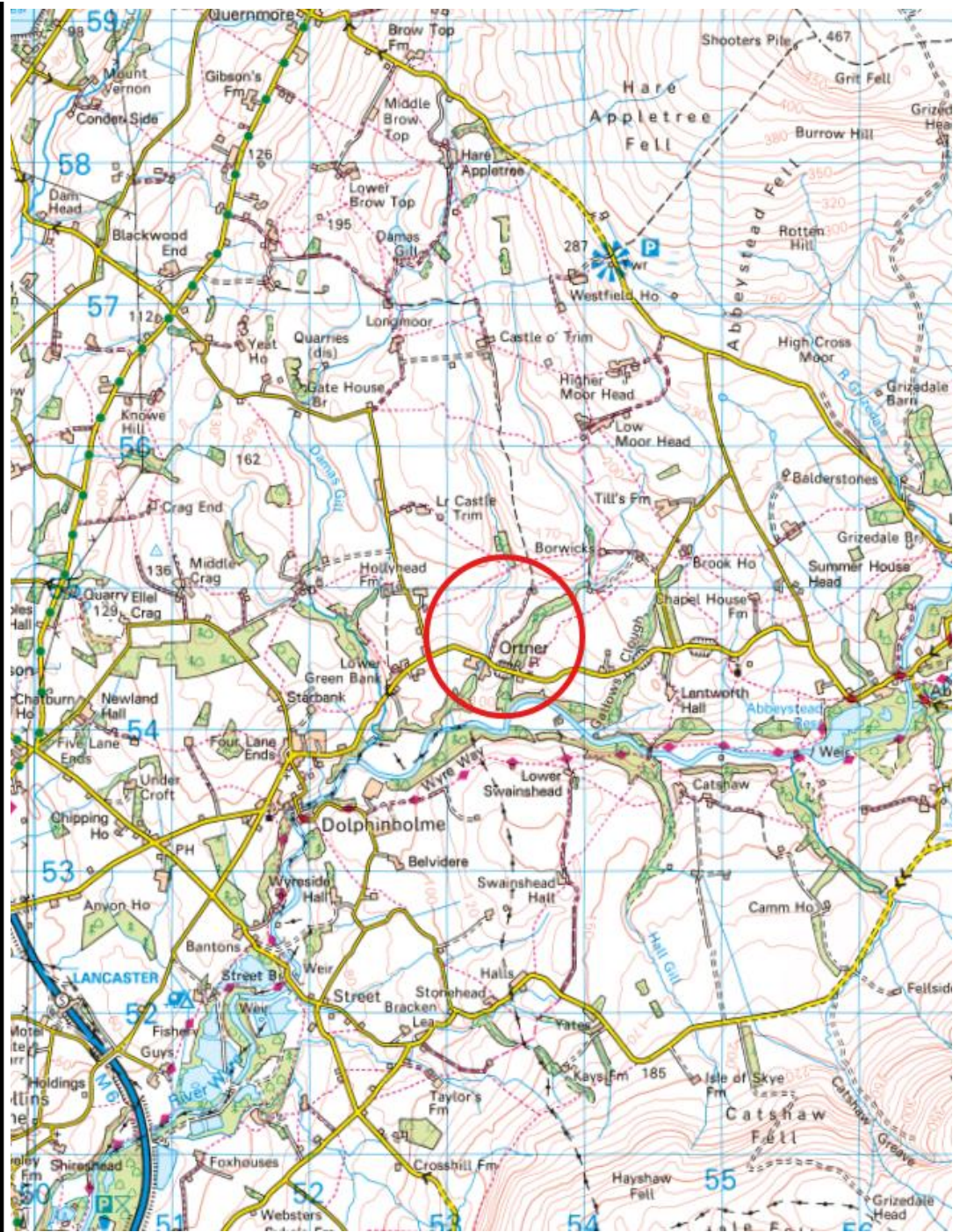
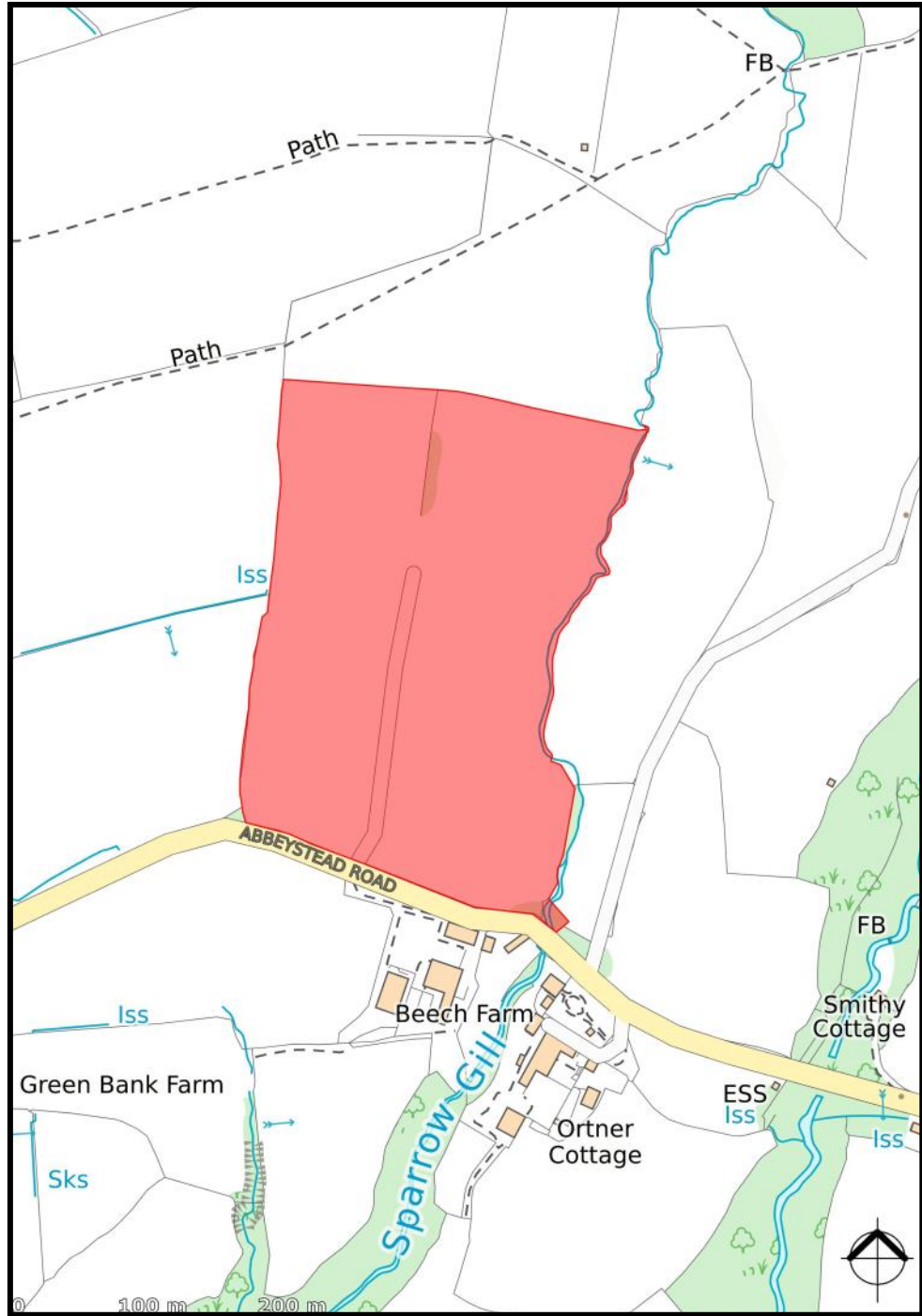


An excellent block of productive grade 3 meadowland with extensive road frontage off Abbeystead Road. The land is level by nature and has been used for silage over the last few years and benefits from a well maintained private track which runs for almost the entire length.

There is a natural water source to the field, this runs along the eastern boundary, known as Sparrow Gill.

The external field boundaries are in good condition being a mix of predominantly sheep netting with wire and some dry stone walling on the northern boundary, the southern boundary is a well stocked hedgerow.

An excellent shaped field, in good very good heart and condition which will appeal to agricultural and amenity buyers.



## General Remarks

**Services:** Whilst not connected, we believe mains water is available close by for connection. Natural watering is available via open brook to the East boundary.

**Please note:** Amitstead 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:** All sporting and Shooting Rights are held in hand and included within the sale of the land.

**Restrictive Covenants:** None known to the seller.

**Conservation Area / AONB:** The land is within the National Landscape of Forest of Bowland.

**Easement, and Wayleaves or Rights of Way:** there are no known rights of way over the land, we are not aware of any easements. A wayleave in favour of United Utilities for the provision of a mains water pipe runs along the southern boundary.

**Footpaths / Bridleways:** None. known

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

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

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

**What three Words Location :** ///balanced.honestly.hiring

**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.

**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 on Wednesday 24th June 2026 – see enclosed tender form.

**For the attention of Richard D. Furnival BSc (Hons) MRICS FAAV**

**Guide Price:** offers in excess of £170,000

**SUBJECT TO CONTRACT**

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. 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 Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced





## 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



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**Tender Form : Land off Abbeystead Road, Abbeystead, Lancaster LA2 9BD**

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	

<b>I/We hereby offer the following to purchase, subject to Contract, Land off Abbeystead Road, Abbeystead, Lancaster LA2 9BD described in the Particulars of Sale prepared by Armitstead</b>	
<b>As a Whole</b> £.....	<b>(Figures)</b>
.....	.....

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?	<b>Yes/No</b>
(b) Mortgage funding will be required	<b>Yes/No</b>
(c) That our mortgage offer is subject to the following conditions .....	
(d) Subject to sale of existing property	<b>Yes/No</b>
(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 OFF ABBEYSTED ROAD, ABBEYSTED, LANCASTER LA2 9BD MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN 12 NOON ON WEDNESDAY 24TH JUNE 2026 IN A PLAIN ENVELOPE STATING TENDER—LAND LAND OFF ABBEYSTED ROAD, ABBEYSTED, LANCASTER LA2 9BD . 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 bare 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.

<p><b>North Lancashire</b> Wyre House, Cartmell Lane, Nateby PR3 0LU northlancs@abarnett.co.uk 01995 603 180</p>
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<b>Cumbria</b>	<b>South Lancashire</b>	<b>Ribble Valley</b>
Lane Farm, Crooklands, Milnthorpe LA7 7NH cumbria@abarnett.co.uk 01539 751 993	59 Liverpool Road North, Burscough, Lancashire L40 0SA southlancs@abarnett.co.uk 01704 895 995	5 Church Street, Clitheroe, Lancashire BB7 2DD ribblevalley@abarnett.co.uk 01200 411 155

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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 of 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 Contractis 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.