

**Land at Top O'th Lane, Denham Lane,
Brindle, Chorley PR6 8PB**



FOR SALE BY INFORMAL TENDER
12 noon Wednesday 19th August 2026

- **36.94 acres (14.95 hectares) of pasture and meadowland**
- **Useful livestock handling pen in Lot 2.**
- **For sale as a whole or in two Lots.**

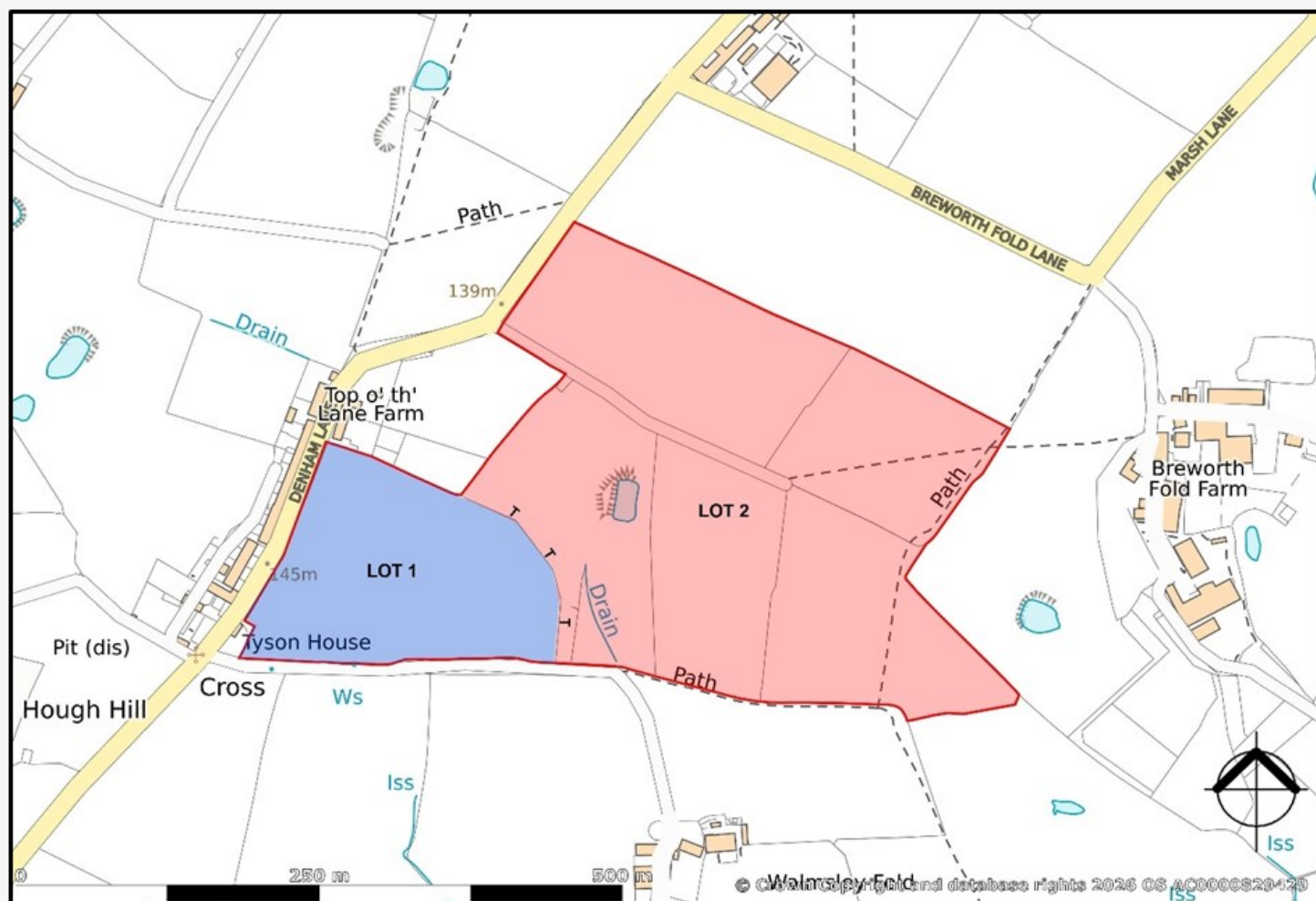
An excellent opportunity to acquire an attractive block of productive permanent pasture and meadowland extending to **36.94 acres (14.95 hectares)** OTA offered for sale by Informal Tender as a whole or in two Lots. The land is currently all laid down to permanent pasture making it suitable for grazing livestock, mowing or a range of agricultural, environmental and amenity uses. The land is ring fenced and benefits from excellent accessibility with vehicular access off Denham Lane.

Lot 1 – 8.45 acres (3.42 hectares) OTA. Offers In Excess of £100,000

An excellent block of pastureland, set within a ring fence with gated frontage onto Denham Lane opposite High Cop, south facing, level land, an ideal parcel of land for agricultural, equestrian or amenity purposes.

Lot 2 – 28.44 acres (11.51 hectares) OTA. Offers In Excess of £285,000

An excellent block of meadow and pastureland, located within a ring fence with access off Denham Lane and a very useful stoned track leading down the central block in addition to a handy livestock handling pen. The land is made up of six individual field enclosures, the majority being meadowland with a block of pasture with pond and natural watering.



Tender Form

Land at Top O'th Lane, Denham Lane, Brindle, Chorley PR6 8PB

To: Armitstead Barnett LLP, 59 Liverpool Road North, Burscough, Lancashire, L40 0SA

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 at Top O'th Lane, Denham Lane, Brindle, Chorley PR6 8PB 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
 - (e) Any other matter

6. 7. Our suggested completion date is

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 AT TOP O'THE LANE, DENHAM LANE, BRINDLE, CHORLEY PR6 8PB MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN **12 NOON ON WEDNESDAY 19TH AUGUST 2026** IN A PLAIN ENVELOPE STATING TENDER—LAND AT TOP O'TH LANE, DENHAM LANE, BRINDLE, CHORLEY PR6 8PB. 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 .*****

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.



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.

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are