

For Sale by Informal Tender

Tender Deadline: 12 Noon Wednesday 30th September 2026

Land off Meadow Lane, Croston PR26 9JP

O.I.R.O. £45,000





Land off Meadow Lane, Croston PR26 9JP

Offers In The Region Of £45,000

Tender Deadline:

12pm - Wednesday 30th September 2026



- 3.50 acres (1.41 ha) or thereabouts of Grade 1 permanent grassland
- Roadside frontage and stoned gated access off Meadow Lane
- Conveniently located between the desirable villages of Croston and Rufford
- Separate paddock, and established apple orchard
- Useful small timber outbuilding



Extending to approximately **3.50 acres (1.41 hectares)** or thereabouts, this property offers a versatile and superbly located and accessible parcel of Grade 1 land suitable for a wide range of uses.

Conveniently located between the popular rural villages of Croston and Rufford, the property offers an extremely accessible, yet peaceful setting. The land itself is accessed directly off Meadow Lane, bordered by a thick hawthorn hedge providing privacy from the main road and accessed through a stoned, and gated entrance.



Leading through the gated entrance is a small fenced paddock, consisting of a useful timber shed and well-established apple orchard - ideal for amenity and equestrian buyers wanting to separate the land from the productive grassland.

Beyond, the property offers a well-proportioned, and stock fenced block of grassland accessed through a further gate providing greater security. Cottage Land Brook meanders along the southern boundary, enhancing the attractive rural setting.

With its manageable size, excellent access and attractive setting, the land presents an appealing opportunity for amenity, equestrian or agricultural buyers.



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

Stay in the loop!



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General Remarks

Services : The property has no services.

Restrictive Covenants : We understand there are no restrictive covenants on the property.

Conservation Area / National Landscapes : The property lies within a Nitrate Vulnerable Zone.

Easement, and Wayleaves or Rights of Way : We understand there are no easements, wayleaves or rights of way affecting the land.

Footpaths / Bridleways : We understand that there are no footpaths or bridleways affecting the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 3, being an area identified as having a high probability of flooding. There are nearby flood defences in Croston village.

Unimplemented Planning Consents : There are no unimplemented planning consents affecting the land.

Planning Consents affecting the property : There are no planning consents affecting the property.

Coal field / mining area : The property is not located in a coal field / 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.

Buyers information : Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

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.

Title & Tenure : The property is offered for sale Freehold under title LAN246012 with vacant possession upon completion.

Local Authority : Chorley Borough Council

What3words Location : ///marzipan.outdoor.mobile

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.

Viewings : The viewing of the land may be carried out in daylight hours when in possession of the sales particulars. For the attention of Megan Metcalfe. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that land and farms are extremely dangerous places and the following directions regarding health and safety should be noted:

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

- Please do not climb gates, fences or other ancillary equipment on the land.
- No children are to be allowed on site even if accompanied.
- Armitstead Barnett LLP as the agent acting on behalf of the vendor accept no responsibility for loss or damage caused whilst viewing the land.

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. The tender deadline is 12 Noon Wednesday 30th September 2026. please see enclosed Tender Form.

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT



Tender Form

Land off Meadow Lane, Croston, Preston PR26 9JP

To: Armitstead Barnett LLP, 59 Liverpool Rd N, Burscough, Ormskirk L40 0SA

I/We (insert full name(s))	
Post Code	Contact Telephone No(s)/Mobile

I/We hereby offer the following to purchase, subject to Contract, Land off Meadow Lane, Croston, Preston PR26 9JP as described in the Particulars of Sale prepared by Armitstead Barnett.	
As a Whole £	(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 | |

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 MEADOW LANE, CROSTON PR26 9JP MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN 12 NOON WEDNESDAY 30TH SEPTEMBER 2026 IN A PLAIN ENVELOPE STATING TENDER— Land off Meadow Lane, Croston PR26 9JP. 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.