

Land at Old Wennington, Wennington, Lancaster LA2 8NZ
For Sale by Public Auction – 28th July 2026





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For Sale by Public Auction:

7:30pm on Tuesday 28th July 2026 at
Bentham Golf Club, Robin Lane,
High Bentham LA2 7AG

Guide Price: £9,000 per acre



93.93 Acres

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- Productive block of 93.93 acres (38.01ha).
 - Excellent roadside frontage and access.
 - Of interest to local landowners, and agricultural investment purchasers.
 - Accessible Lune Valley location.
 - Available as a whole and or in up to 3 lots.





An excellent opportunity to purchase approximately 93.93 acres (38.01 hectares) of productive agricultural land situated in an attractive rural location close to the village of Wennington in the Lune Valley. The property comprises a useful block of productive grade 3 and 4 grassland, together with an area of established woodland, offering an attractive combination of farming and environmental appeal.

The land is situated on the edge of the village of Wennington, within the picturesque Lune Valley, enjoying a convenient yet rural setting. The property benefits from direct frontage onto the public highway, providing excellent access for agricultural vehicles and livestock.

The surrounding area is renowned for its productive farmland and attractive countryside, whilst remaining conveniently located for the market towns of Kirkby Lonsdale, Bentham and Lancaster. The nearby road network provides straightforward access throughout North Lancashire and into North Yorkshire, making the holding well positioned for both local farming businesses and those seeking additional land within the district.

The land has been well maintained and is predominantly laid to grass, making it suitable for livestock grazing and mowing. Benefiting from extensive roadside frontage, good accessibility and reliable water supplies from mains and/or natural sources, the holding is well suited to both owner-occupiers and investment purchasers.

The property is offered for sale by Public Auction either as a whole or in three lots, providing purchasers with flexibility to acquire individual parcels or the entire holding.





Lot 1 – Edged Red

Lot 1 comprises a productive parcel of grassland extending to 16.49 acres with roadside frontage and access from Ringers Brow. The land is level to gently undulating and is well suited to grazing and mowing purposes. The fields are enclosed by well-maintained stockproof fencing and benefit from a reliable natural water supply. This lot presents an excellent opportunity for those seeking a manageable block of land.



Lot 2 – Edged Blue

Lot 2 extends to an attractive block of productive grassland extending to 47.76 acres, providing quality grazing and mowing land. The parcel benefits from good roadside and frontage on to Back Lane, sound boundary fencing and a mains water supply. The land can support a range of agricultural practises and offers flexibility for both livestock and conservation interests.



Lot 3

Lot 3 – Edged Green

Lot 3 comprises 29.86 acres of productive grassland pasture together with an attractive area of established woodland, providing shelter, biodiversity and amenity value. The woodland enhances the appeal of the holding while complementing the agricultural land. Benefiting from roadside frontage, good access and reliable mains water, this lot offers an appealing combination of productive farmland and natural habitat



Whole



Location Plan



General Remarks

Services: Mains or natural water is available to each lot. Purchasers should satisfy themselves as to the adequacy of the supply for their needs. Armitstead Barnett have not tested any of the above services, and Purchasers should satisfy themselves as to the presence and working condition prior to exchange of contracts.

Sheep Pens: For the avoidance of doubt the pens are **not** included in the sale and will be removed prior to completion.

Title & Tenure: The property is offered for sale freehold with the benefit of vacant possession from 22nd September 2026 or earlier by agreement.

Mine, Mineral and Sporting Rights: Included in so far as they are owned. All fallen and dead timber is reserved and will be removed prior to completion.

Subsidy and Environmental Schemes: We are aware that fencing works and gates have been installed under countryside stewardship agreements and therefore must remain in situ for a minimum of five years. Part of the land is covered by GS2 – low input on grassland until 31 December 2028. It is requested as part of the sale the purchaser takes on the existing agreements and indemnifies the vendor against any losses for the duration of the scheme.

Restrictive covenants: None known.

Access, easements and wayleaves: The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

We are aware that there is a mains gas pipe which crosses Lot 1 in an east to west direction and can be seen by the on site markers. We are also aware that there are overhead lines affecting Lot 1, 2 and 3.

Lot 1 is access via Ringers Brow, via a right of way through the gate way to the land. There is also an area of land on the western boundary and along the wood that is excluded from the sale but not currently fenced on the ground.

Public footpaths: We are aware that there is a public footpath which crosses Lot 2 and 3 to the southern boundary and crosses east to west.

Local authority: Lancaster City Council

Planning: All planning enquiries are to be directed to the local planning authority as above.

Unimplemented planning consents: We are not aware of any unimplemented planning consents.

Conservation area / AONB – The land is not located within a conservation area.

Flooding – So far as we are aware, the land is not liable to significant flooding, and sits within Flood Zone 1.

Viewings To be at any reasonable daylight hours when in receipt of the sales particulars.

Health & Safety: Care should be taken when accessing the land. Armitstead Barnett accept no responsibility for any loss or damage caused when viewing the land. Please do not:

- Climb gates, fences or any other ancillary equipment.
- No children to be allowed on site.

Method of sale: The land is to be sold by public auction. For the attention of Emma Hodgkinson.

Auction Process: Those persons wishing to bid at Auction should have carried out all checks, valuations, enquiries, surveys and procedures that are required prior to the sale. The successful bidders at the sale will be required to sign the Contracts of Sale which are legally binding on both parties and at the same time, pay over a 10% deposit which becomes payable. Completion will be set for four weeks after exchange (or may be sooner, by mutual arrangement).

The Contracts of Sale and search documentation will be available either at the Solicitors and Auctioneers offices for a period of 14 days prior to the Auction.

The Vendor reserves the right to accept any offers should they wish prior to the auction date.

Bidder information: Parties wishing to bid at the auction will need to register to bid and will need a bidding number. Bidders can complete either of the following:

- Pre registration – complete the registration form in advance and supply us with the identification prior to the auction, before receiving a bidding number on the night.
- Registration on the day of the auction – complete the registration form at the time of the auction and bring identification with you.

Please see the Bidder Registration Form to the rear of the particulars for further information.

Note: Armitstead Barnett will complete an electronic address check and this will leave a soft ID print, but will not affect your credit rating.

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.

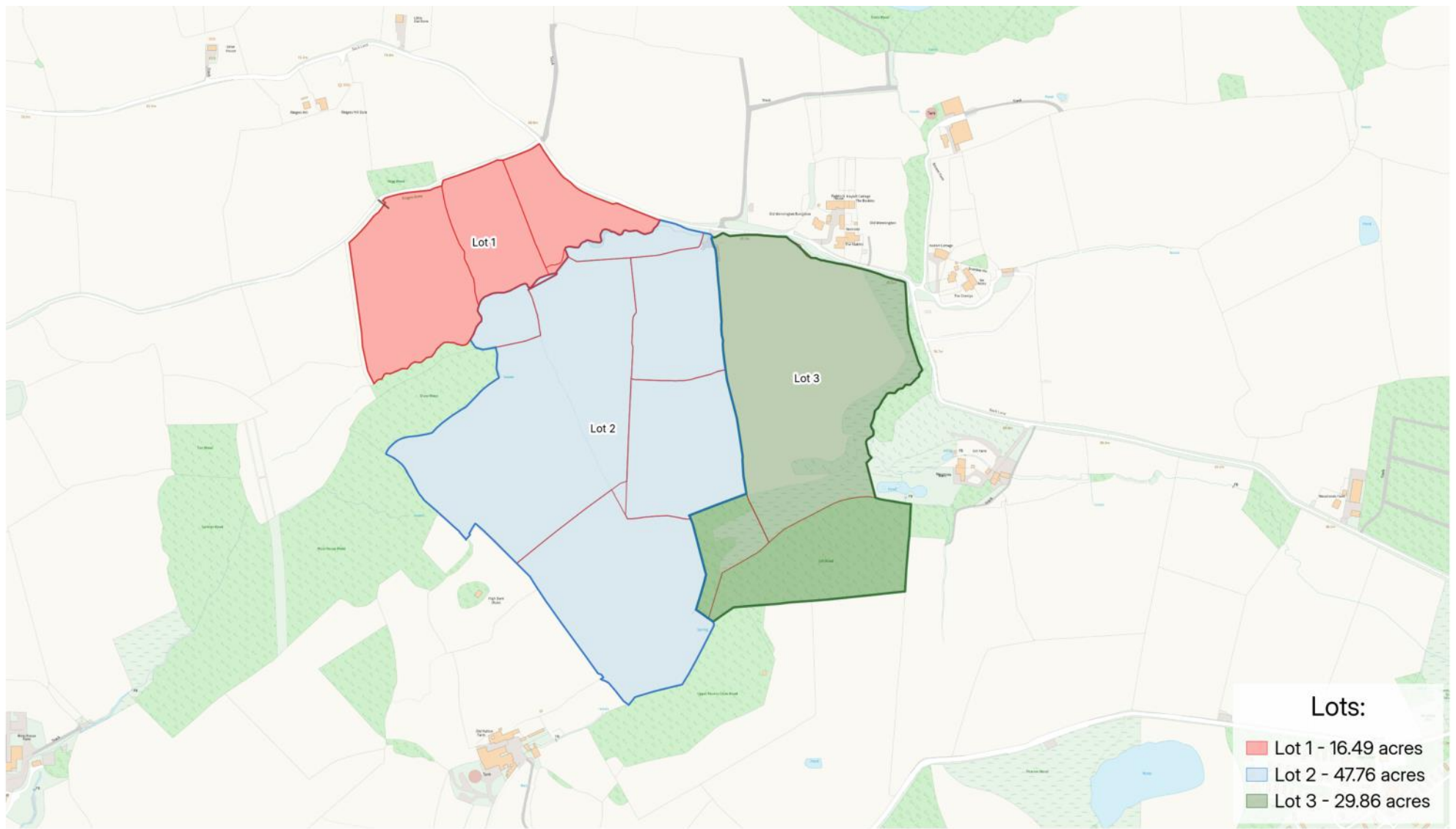
Please note: Interested parties must register to bid for the Land using the form at the rear of these Particulars.

Auctioneers Details: Paul D Dennis FRICS FAAV c/o Armitstead Barnett, Lane Farm, Crooklands, LA7 7NH

Solicitors Details: Cartmell Shepherd Solicitors, Rosehill, Carlisle CA1 2RW

IMAGES TAKEN JUNE 2026





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 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.



Abarnett.co.uk

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Ribble Valley

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Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!





BIDDER REGISTRATION FORM

Each bidder is required to complete a Bidder Registration Form and supply **2 FORMS OF IDENTIFICATION** to receive a bidding number.

NO BIDS WILL BE TAKEN FROM A PERSON WITHOUT A BIDDING NUMBER.

Please Tick: Buying as Individual:
(Complete Option A)

Buying as an Agent or Company:
(Complete Options A & B Overleaf)

Please complete the following details in full and **IN BLOCK CAPITALS**. Please ensure you are able to produce **2 FORMS** of identification prior to registering to bid; you are required to supply **1 FROM LIST A** and **1 FROM LIST B** as below.

OPTION A

Bidder Details:

First Name(s)..... Surname.....

Address.....

Postcode..... Tel No.

DOB: Mobile No.

Email.....

Company Details (if applicable):

Company Name..... Company Registration No.

Address.....

Postcode..... Tel No.

Data Protection: The information provided on this form and the identification documents requested are required under the Money Laundering Regulations 2017 for identification purposes. Armitstead Barnett will retain these details for a period of 6 years from the above date. We would also like to send you information about other Armitstead Barnett products and services that might be of interest to you. We will always treat your personal details with the utmost care and will never share your information with other companies for marketing purposes without your permission. Please let us know if you would like us to contact you by selecting one of the options below:

Yes, I would like to hear about products and services

No, I don't want to hear about products and services

Bidder's Signature..... Date.....

A bidding number will not be supplied if identification is not provided before the auction.

FOR OFFICE USE ONLY:

List A – Photographic Evidence	ID Seen
Current signed Passport	
Current Full UK/EU Photo Card Driving Licence	
Valid Identity Card (e.g. HM Forces, Police Warrant,	
Firearms or Shotgun Certificate	
Residence permit issued by the Home Office to EEA	
National Identity Card bearing a photograph of the	

List B – Photographic Evidence	ID Seen
Utility bill issued within the last 3 months	
Bank/building society/mortgage or credit card state-	
Inland Revenue self assessment or tax demand	
Local Authority Council Tax bill for current tax year	
Council or Housing Association rent card or Tenancy	
Electoral Register Entry	



OPTION B

(Delete as appropriate)

I can confirm that I am a Director of the company

I can confirm that I have written consent from the buyer stating they give me authority to bid and sign on their behalf

Legal Structure	Corporate ID required	Individual ID required
A company (including a UK LLP) which is not listed on a regulated market such as the London Stock Exchange	Copy of Certificate of Incorporation Details of current Company Officers (i.e. directors and company secretary) and shareholders	Identity evidence for a) the individual dealing with the transaction and b) all other individuals or entities with 25% or more of the shares or voting rights in the company
A company (including a UK LLP) which is listed on a regulated market such as the London Stock Exchange	Copy of a dated page from the website of the relevant stock exchange	Identity evidence for the individual dealing with the transaction
A partnership of non-regulated professionals (except an LLP) with five or less partners	None (see the separate checklist for individuals)	Identity evidence for a) the individual responsible for the transaction and b) all other individual partners
A partnership of non-regulated professionals (except an LLP) with six or more partners	Name of partnership Trading address Registered address (if any)	Identity evidence for a) the partner responsible for the transaction and b) one other partner and c) all other individuals who (directly or indirectly) are entitled to, or control 25% or more of the capital, profits or voting rights
A partnership of regulated professionals (except an LLP) such as a firm of solicitors	Entry of details held by a relevant professional body	Identity evidence for a) the lead partner, b) one other partner, and c) all other individuals who (directly or indirectly) are entitled to, or control, 25% or more of the capital, profits or voting rights
A Trust	List of trustees List of beneficiaries or class of beneficiaries Copy of the Trust document	Identity evidence for a) the trustee with responsibility for the transaction, and b) one other trustee, and c) all individuals or entities who: 1) have a specific interest in 25% or more of the capital of the trust property, or 2) have control over the trust, or 3) belong to a class of person whose main interest benefits under a trust which does not entirely operate for the benefit of specific individuals
Other legal structures set up by law We will require at least 2 forms of identification from the Bidder prior to you being notified from Option B Bidder's Signature	Any document which establishes, manages or regulates the structure A list of any individuals who benefit (if applicable) or a list of the classes of beneficiaries By the Bidder	Identity evidence for all individuals or entities who 1) are beneficiaries of 25% or more of the property where the individual beneficiaries have been determined, or 2) fall into a class of person whose main interest benefits under the trust, or 3) control 25% or more of the structure of the property under the structure Date.....