

For Sale by Informal Tender

Tender Deadline: 12 Noon Wednesday 16th September 2026

Land Forming Part of Cross Farm, Mairscough Lane, Downholland L39 7HT
Offers Over £280,000





Site Plan

For Identification Purposes Only



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Mairscough Lane, Downholland

L39 7HT

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- 23.23 Acres / 9.40 Hectares OTA of Grade 1 arable land
- Superb roadside frontage off Mairscough Lane
- Three land parcels available for sale as a whole
- Versatile land suited to a wide range of cropping
- Located in one of Lancashire's most productive farming areas



Extending to 23.23 Acres (9.40 Hectares) or thereabouts, this exceptional block of productive arable land presents a rare opportunity to acquire high-quality agricultural land in the heart of South West Lancashire, an area renowned for its fertile soils and strong agricultural heritage.

Shaded red on the site plan, the property comprises three blocks of land separated by Mairsough Brook and classified as Grade 1 under the Agricultural Land Classification Maps for England and Wales.

The land falls within Soilscape 15 under the Cranfield Soil and Agrifood Soils Maps, comprising naturally wet acid sandy soils which are highly productive and well suited to both arable cropping and field vegetable production.

The land has been farmed to a high standard and its recent cropping rotation has included winter barley, potatoes, wheat, and carrots demonstrating the versatility and productivity of the land and its suitability for a wide range of cropping.

The land is level in its disposition and benefits from excellent roadside access off Mairsough Lane. It also adjoins the Leeds and Liverpool Canal, providing the potential advantage of a readily available water source for irrigation, subject to the purchaser obtaining the necessary abstraction licence.

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.

General Remarks

Services : The property has no services.

Restrictive Covenants : N/A

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : The land may be accessed through a double gated access shown shaded brown on the site plan.

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

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

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Coal field / mining area : The property is not located within 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 the title numbers with vacant possession upon completion. The property is registered under the title numbers LAN84537, LAN81395 and LAN215424.

Local Authority : West Lancashire Borough Council.

What3words Location : ///divided.revamping.sleeper

Viewings : The viewing of the land may be carried out in daylight hours when in possession of the sales particulars. For the attention of Rachel Webster. 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.

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.

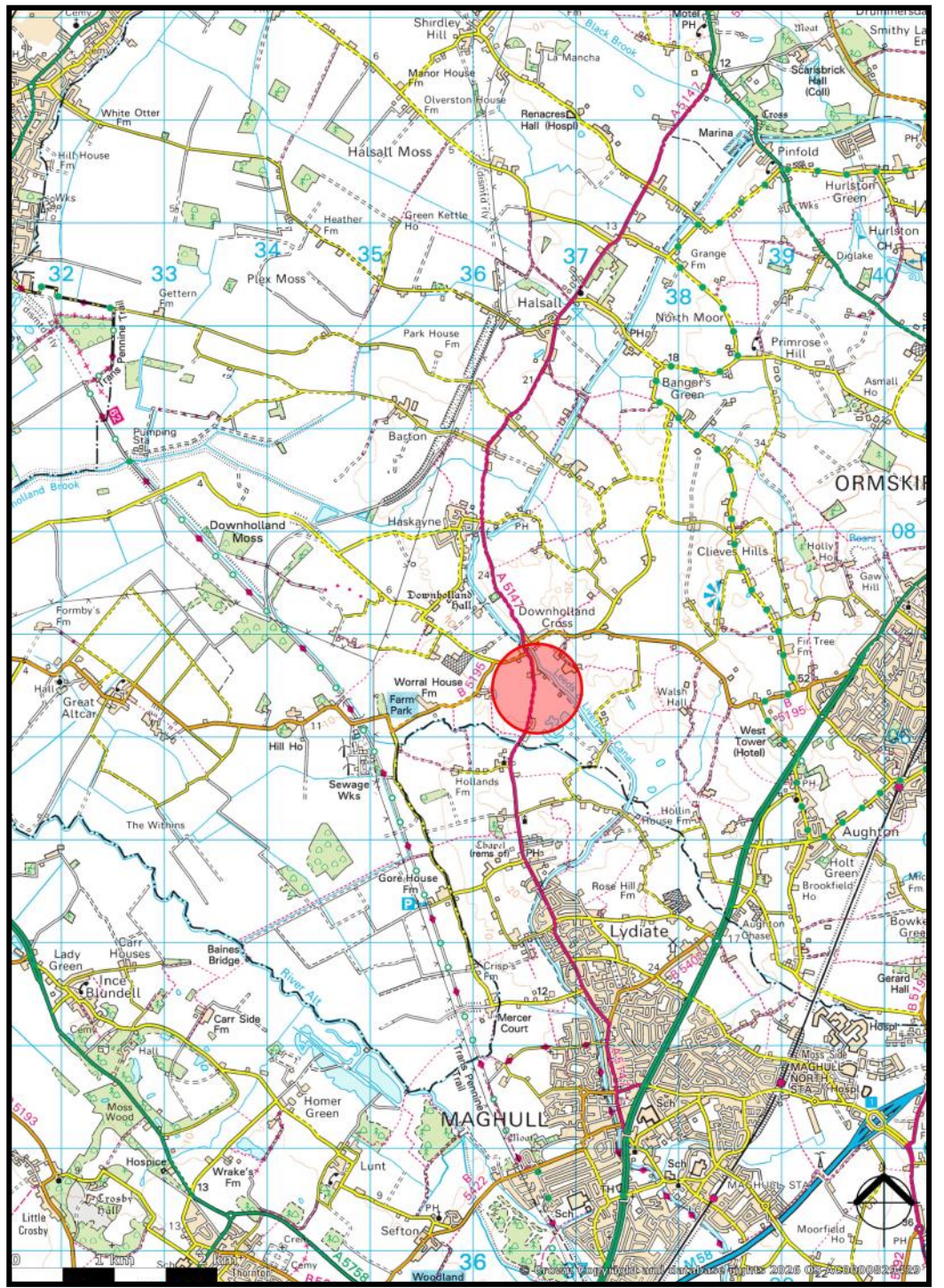
Method of Sale : The property is for sale by Informal Tender with a **Tender Deadline of 12 Noon Wednesday 16th September 2026**. Please see enclosed Tender Form.

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 Forming Part of Cross Farm, Maiscough Lane, Downholland L39 7HT

To: Armitstead Barnett LLP, 59 Liverpool Rd N, Burscough, Ormskirk 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 Forming Part of Cross Farm, Maiscough Lane, Downholland L39 7HT 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 FORMING PART OF CROSS FARM, MAIRSCOUGH LANE, DOWNHOLLAND L39 7HT MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN 12 NOON ON WEDNESDAY 16TH SEPTEMBER 2026 IN A PLAIN ENVELOPE STATING TENDER—Land Forming Part of Cross Farm, Mairscough Lane, Downholland L39 7HT. 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 5.*****

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.