



Land & Buildings at Quarry Meadow, Caton Green, Lancaster, LA2 9JG

Offers Over £350,000 - For Sale by Informal Tender





Land & Buildings at Quarry Meadow, Caton Green, Lancaster, LA2 9JG

For Sale by Informal Tender

Deadline: 12 noon Wednesday 14th October
2026



7.36 Acres (2.9 Hectares)

- 7.36 acres (2.9 hectares) of productive agricultural land.
- Useful range of agricultural buildings, yard and handling areas.
- Direct road access off Caton Green Road.
- Set in sought-after location, of interest to local landowners, amenity interest and smallholders.



Comprising a single block of excellent meadow land extending to 7.36 acres (2.9 hectares) together with a yard area and agricultural buildings.

Set within a highly accessible location in Caton Green, within the heart of the Lune Valley, the holding sits approximately 5 miles northeast of Lancaster. The Land is accessed via the A683, providing excellent links to Lancaster, Kirkby Lonsdale and the surrounding Lune Valley villages. Despite its rural setting, the Land is particularly well placed for access to the M6 motorway, making this attractive to a wide range of purchasers.

This block of land provides excellent meadow ground which is in good heart with stockproof boundaries, mains water and a direct roadside access point. Situated to the southeast boundary is an area of yard and buildings comprising of 2 steel portal frame agricultural buildings set around a concrete yard area, together with a midden area and open silage clamp. The access to the buildings leads directly from Caton Green Road, providing an excellent single roadside access point.

Building 1

45ft x 45ft – being a three bay steel portal frame constructed an open fronted livestock building, with concrete panelled walls, Yorkshire boarding above and concrete flooring.

Building 2

90ft x 45ft – being a 6 bay steel portal frame building of concrete panel walls and Yorkshire boarding and concrete flooring. The building is access via a sliding door to the front and separate sliding door to the side. The building currently provides livestock housing, general storage and workshop space, with mezzanine floor area above.





Set to one side of the yard is a midden area and an open silage clamp. The yard area benefits from effluent tank storage and drainage and is ideally laid out for livestock handling.

The combination of 7.36 acres together with substantial agricultural buildings, hard standing and excellent roadside access makes this an attractive opportunity for a range of purchasers.

The lands immediate appeal is likely to be to neighbouring farmers and local agricultural businesses, however it will also strongly appeal to those with equestrian or smallholding interests. With a sought-after acreage and valuable buildings and accommodation, this is an ideal standalone unit



General Remarks

Services: Mains water supply, electricity is available to the buildings via a generator, which would remain on site.

Mine & Mineral Rights: Included in the sale in so far as they are owned.

Sporting Rights: Included in the sale in so far as they are owned.

Environmental Schemes: The Land is free of any Environmental Stewardship Schemes.

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

Restrictive Covenants: None known.

Fixtures and fittings: Please note that the internal fitments within the building are not included in the sale. These may be available by separate negotiation

Access, Easements & 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, easement 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. The Land is accessed directly from Caton Green Road.

Footpaths & Bridleways: We are not aware of any public footpaths or bridleways crossing the subject property.

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

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

Unimplemented Planning Consents: None known.

Conservation Area: The Land is located within the Forest of Bowland Protected Landscape.

What3Words: [///soon.wipe.loom](#)

Flooding: According to the Environment Agency's website, the Land sits within Flood Zone 1.

Viewings: Strictly via appointment only.

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.

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.

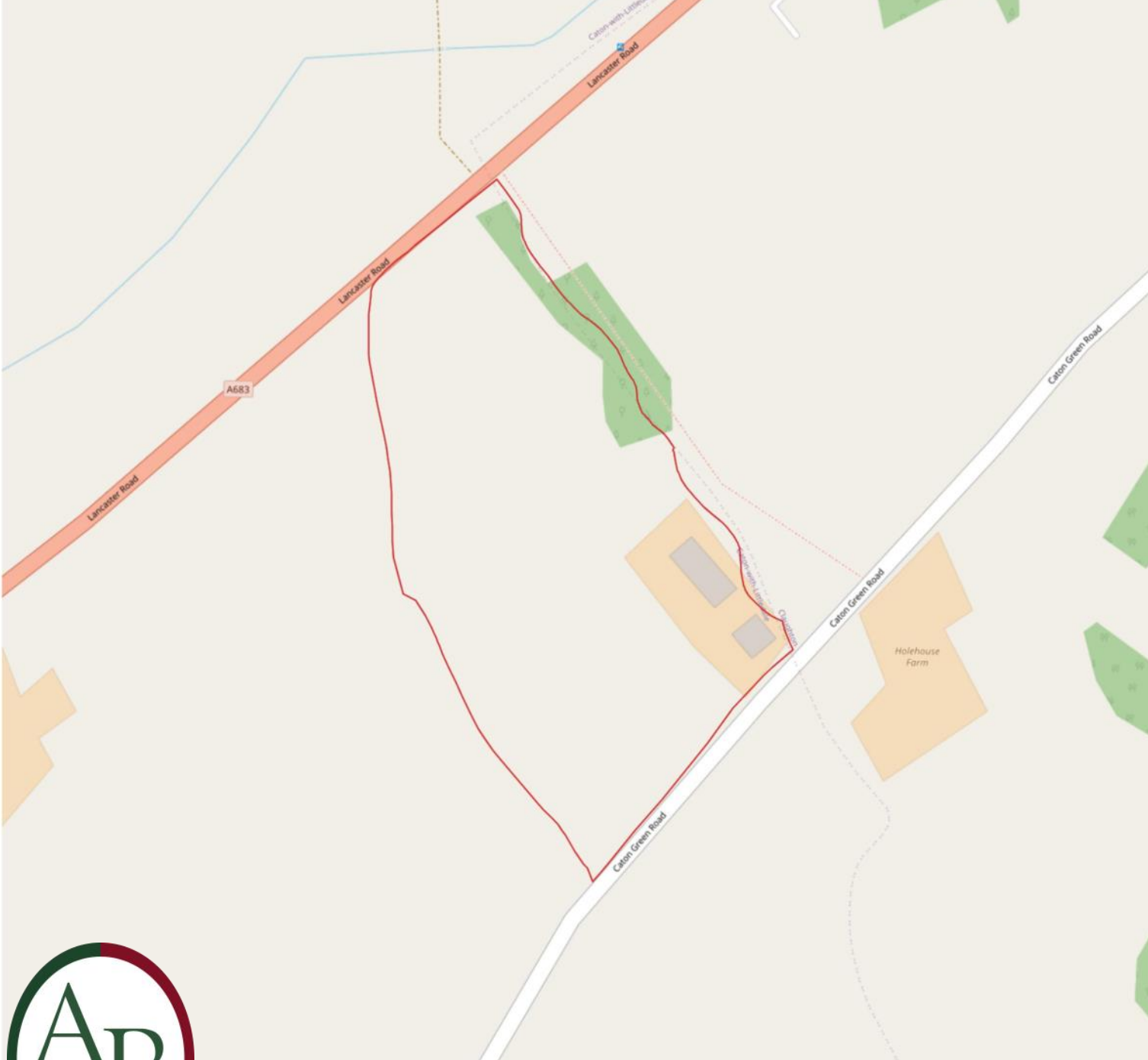
Method of Sale: The property is offered for sale by Informal Tender. The Vendor has reserved the right to amalgamate, withdraw or exclude any part of the property shown at any time or to generally amend the particulars of order of sale. Parties wishing to offer should complete the Tender form at the rear of the sales particulars and return to Armitstead Barnett Lane Farm, Milnthorpe, Cumbria LA7 7NH by **12 noon Wednesday 14th October 2026**. FAO: Emma Hodgkinson

SUBJECT TO CONTRACT



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. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 03. 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. 04. 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



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
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



Abarnett.co.uk

Stay in the loop!



TENDER FORM

Land & Buildings at Quarry Meadow, Caton Green, Lancaster, LA2 9JG

Tender Date: 12 noon Wednesday 14th October 2026

To: Armitstead Barnett LLP Lane Farm, Milnthorpe, Cumbria LA7 7NH

I/We (insert full name(s))	
Of (full postal address)	
Post Code	Contact Telephone No(s)/Mobile
Contact Email(s)	

Hereby offer the following fixed sum to purchase (Subject to Contract) Land & Buildings at Quarry Meadow, Caton Green, Lancaster, LA2 9JG or such part thereof as detailed below as described in the Particulars of Sale prepared by Armitstead Barnett.

£(Figures)
.....(Words)

I/We understand and confirm as follows:

- That in submitting this offer I am/we are deemed to have read and understood the Particulars of Sale and inspected the property.
- That the Vendor is not bound to accept the highest or any offer, or any combination of offers.
- Proof of funds are enclosed.
- That if this offer is accepted I/we will exchange unconditional contracts between 6-8 weeks. Completion will take place by mutual agreement
- That in order to complete the purchase*:

- | | |
|--|--------|
| • Subject to sale of existing property | Yes/No |
| • Cash funds are available | Yes/No |
| • Mortgage funding will be required | Yes/No |

- That our mortgage offer is subject to the following conditions

.....
.....
.....

Solicitors Details	
Of (full postal address)	
Post Code	Contact Telephone No(s)/Mobile
Contact Email(s)	

Signed:

Dated:

PLEASE NOTE THAT THIS OFFER FOR MUST BE RETURNED TO ARMITSTEAD BARNETT NO LATER THAN 12 NOON ON WEDNESDAY 14TH OCTOBER 2026 IN A PLAIN ENVELOPE STATING 'Land & Buildings at Quarry Meadow, Caton Green, Lancaster, LA2 9JG'

***** PLEASE ENSURE YOUR PROOF OF IDENTITY IS SUPPLIED WITH YOUR OFFER *****

AS REQUIRED BY MONEY LAUNDERING REGULATIONS WHICH CAME INTO EFFECT ON 26th JUNE 2017. FULL DETAILS OF THE MONEY LAUNDERING REGULATIONS ARE INCLUDED IN THE SALES PARTICULARS AND WE DRAW YOUR ATTENTION SPECIFICALLY TO THESE. MORE PARTICULARLY 2 FORMS OF IDENTIFICATION MUST ACCOMPANY ANY TENDER SUBMITTED.

CONDITIONS RELATING TO TENDER

Please bear in mind the following when preparing the tender document for the property enclosed within these particulars.

- Armitstead Barnett and their clients reserve the right not to accept the highest or indeed any offer in relation to this tender.
- Submission of a tender document does not constitute any part of a contract
- We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.
- 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.

North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlanes@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
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