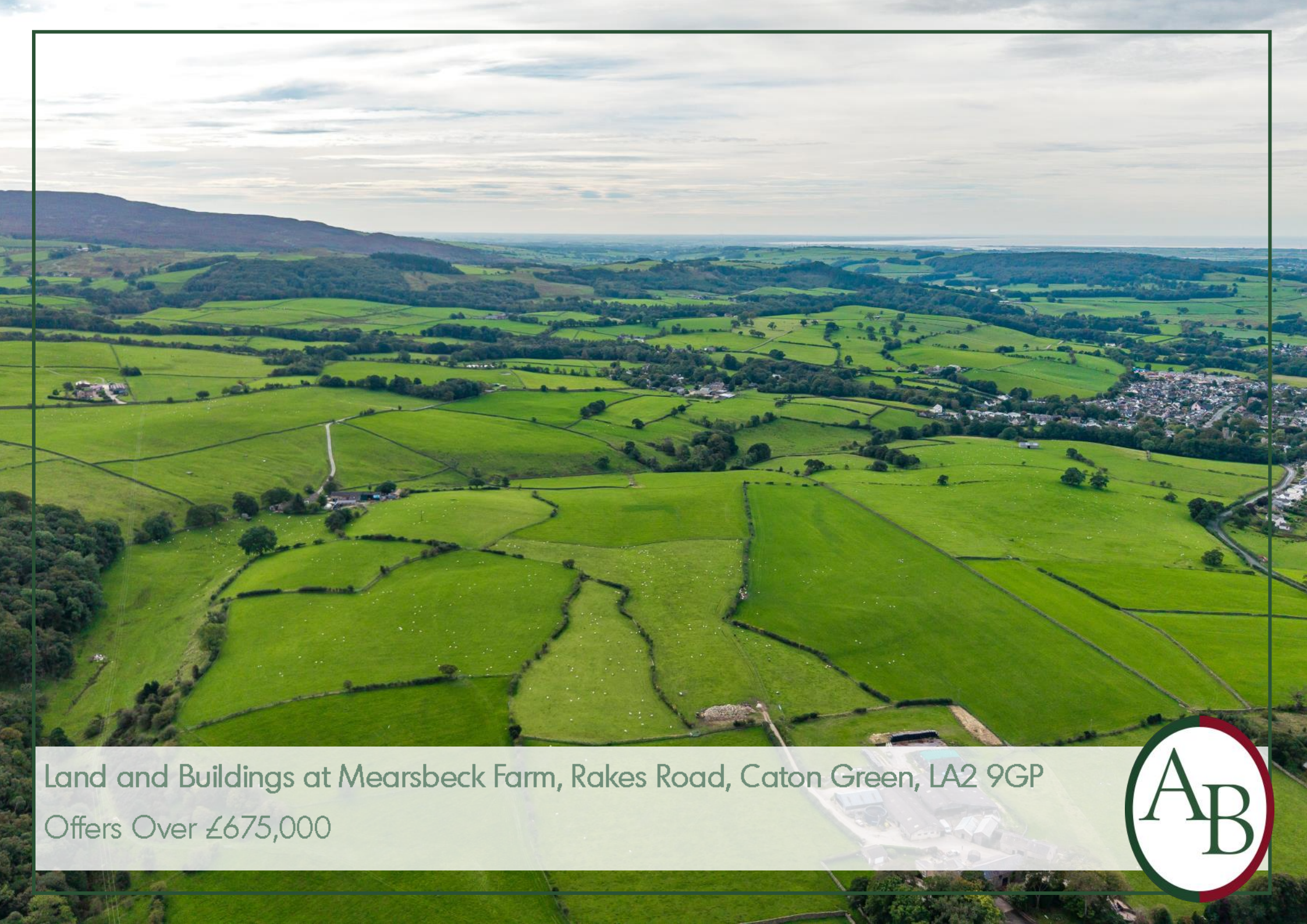




Land and Buildings at Mearsbeck Farm, Rakes Road, Caton Green, LA2 9GP

Offers Over £675,000





Land and Buildings at Mearsbeck Farm, Rakes Road, Caton Green, Lancaster LA2 9GP

Offers Over £675,000

For sale by Informal Tender
Deadline: Wednesday 25th November 2026
at 12pm noon

-
- 36.72 (14.86 hectares) of productive agricultural land together with a useful range of agricultural buildings.
 - Set around a yard area – ideal as a standalone or additional holding.
 - Access from Caton Green road, via Mearsbeck Farm.
 - Set in sought-after location, of interest to local landowners, amenity interest and smallholders.



A superb opportunity to acquire an attractive agricultural holding comprising approximately 36.72 acres (14.86 hectares) of productive grassland, together with an extensive range of traditional and modern agricultural buildings, enjoying a rural setting in the highly sought-after Lune Valley.

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 standalone holding provides a block of excellent meadow ground which is in good heart with stockproof boundaries and mains water. The land expands over five field enclosures with access from the yard area, and field to field thereafter. At the approach, is a yard area together with an excellent range of modern agricultural buildings providing livestock housing, workshop as well as a slurry tower and planning permission for a silage clamp which has the concrete base in place.

The buildings provide a range of modern buildings of set around a yard area and comprise;



Building 1 and 2

45ft x 75ft – being a five bay steel portal frame constructed agricultural building, open fronted with concrete floor. To one side is a mono pitch extension extending to 75ft x 45 ft of steel portal frame construction with concrete panel walls with Yorkshire boarding above, providing livestock housing, together cubicles to one side, slatted floor and a central feed passage.





Building 3

45ft x 100ft – being a 6 bay steel portal frame building of concrete panel walls and Yorkshire boarding and concrete flooring. Providing livestock housing together with inspection pit and feed through. To the front of the building is the former dairy, currently used as a workshop space.

The yard area at the rear provides an excellent storage space together with a 3-ring Howard slurry tower, an open silage clamp and planning permission in place for an additional silage to be erected. The planning permission is extant as concrete base has been installed.

With approximately 36.72 acres of grassland, and a good range of buildings offering practical facilities all set within the Lune Valley, this represents a rare opportunity to acquire a versatile and attractive holding which is likely to appeal to local farmers and agricultural businesses, as well as those with equestrian or





TENDER FORM

Land and Buildings at Mearsbeck Farm, Rakes Road, Caton Green, LA2 9GP

Tender Date: 12 noon Wednesday 25th November 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 and Buildings at Mearsbeck Farm, Rakes Road, Caton Green, LA2 9GP 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 25TH NOVEMBER 2026 IN A PLAIN ENVELOPE STATING Land and Buildings at Mearsbeck Farm, Rakes Road, Caton Green, LA2 9GP

***** 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
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 LA0 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

General Remarks

Services : Private shared water supply, electricity is available.

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.

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.

Footpaths & Bridleways : There is a public footpath which crosses the land.

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.

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

Method of Sale : The land is to be sold by Public Auction and is being Sold as Seen. For the attention of [Emma Hodkinson](#)

Tender Date : Wednesday 25th November 2026 at 12pm noon, for attention of Emma Hodkinson.

What3Words : [///astounded.mintanimate](#)

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.

Easements, Wayleaves and Rights of Way : 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. The Land is accessed via Mears Beck Farm via a right of way over third party property.

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of [Emma Hodkinson BSc \(Hons\) MRICS FAAV MNAEA tel: 01539 751 993](#) . Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings

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.

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.

PHOTOS TAKEN SEPTEMBER 2026

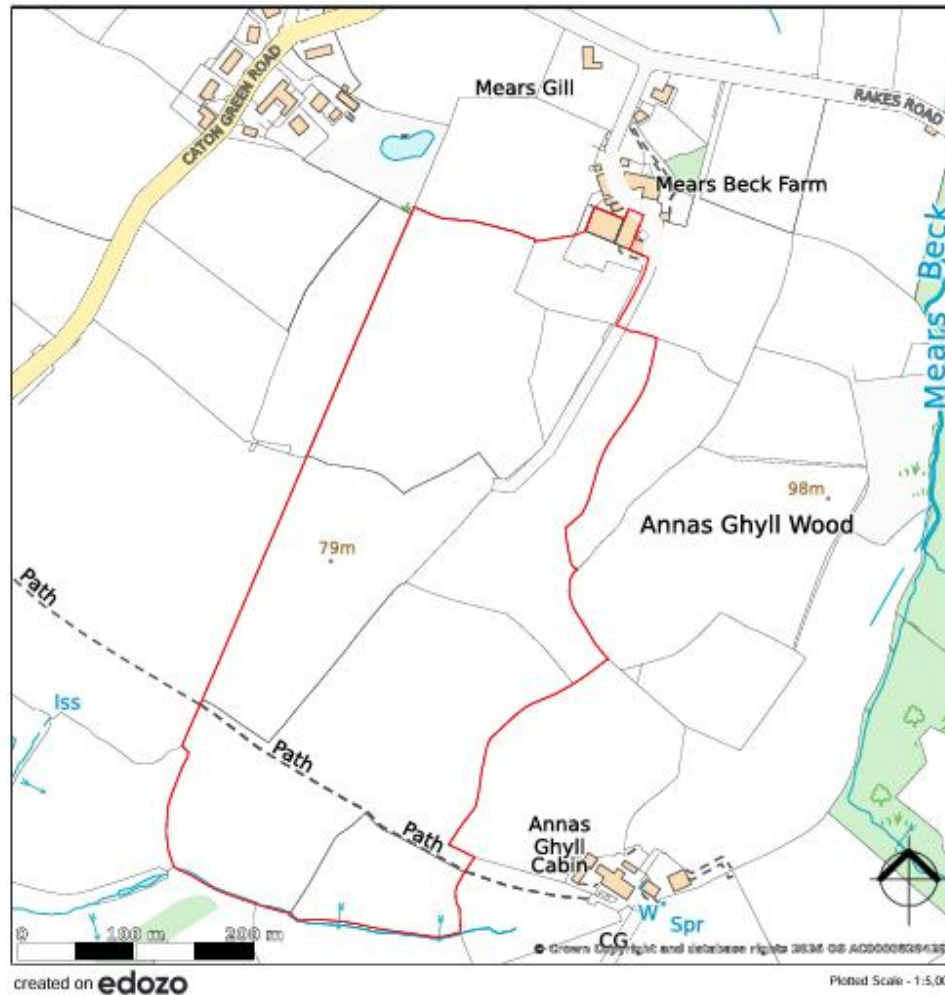




Land and Buildings at Mears Beck Farm, Rakes Road, Caton Green,
Lancaster, LA2 9GP

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. 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.







North Lancashire

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01995 603 180

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01704 895 995

Ribble Valley

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01200 411 155



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