

For Sale by Informal Tender

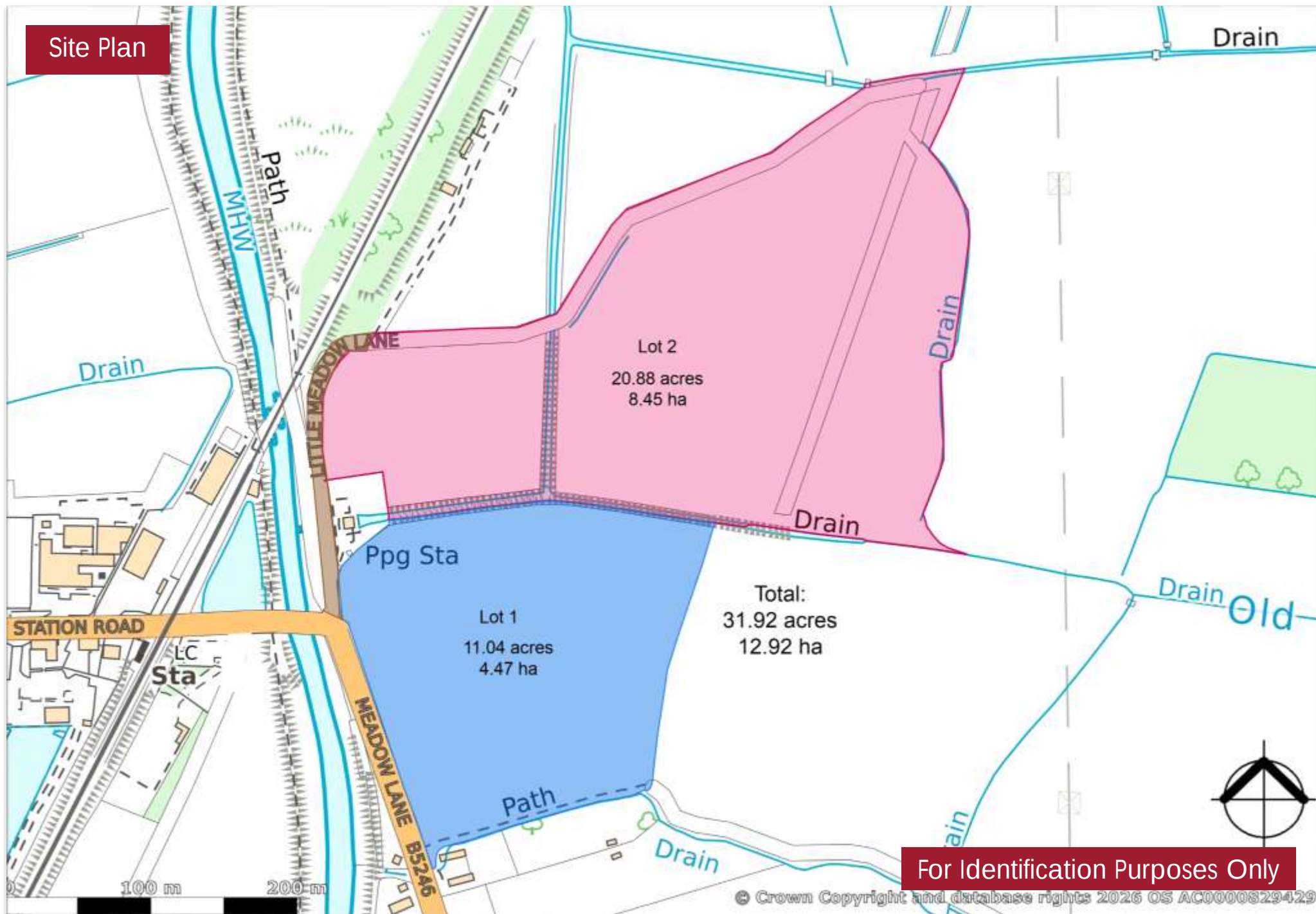
Tender Deadline: 12 Noon Wednesday 30th September 2026

Land Off Little Meadow Lane, Rufford, Ormskirk L40 1TB

Guide Price: Lot 1- £150,000, Lot 2 - £200,000



Site Plan



For Identification Purposes Only



Land Off Little Meadow Lane, Rufford, Ormskirk L40 1TB

Tender Deadline:

12pm - Wednesday 30th September 2026

Guide Price:

Whole: £350,000

Lot 1: £150,000, Lot 2: £200,000

-
- For sale as a whole, or in two lots
 - 31.92 acres (12.92 hectares) OTA in total of Grade 3 former arable and pastureland
 - Roadside frontage and double gated access off Little Meadow Lane
 - **Lot 1:** 11.04 acres (4.69 ha) of permanent grassland
 - **Lot 2:** 20.88 acres (8.45 ha) of former arable land
 - *Lot 1 is sold subject to a tenant, due to vacate 1st October 2027*



Lot 1



Extending to **31.92 acres (12.92 hectares)** or thereabouts in total, this attractive block of Grade 3 land is superbly located on the edge of Rufford village with direct access off Little Meadow Lane, a shared access track offering a private location.

The land consists of productive grassland and former arable land now lying fallow and is split over three field parcels with The Sluice acting as a natural boundary between all field parcels. The lands versatility and accessibility makes it well-suited to a range of agricultural uses, although its desirable village location and private setting also suits equestrian or amenity use.

Lot 1

Lot 1 extends to **11.04 acres (4.69 hectares)** or thereabouts of permanent grassland and benefits from roadside frontage and access off Little Meadow Lane through a set of galvanised field gates, ideal for agricultural machinery, livestock and vehicles.

The land is flat in nature and bordered by stock fencing and open ditches.

Lot 1 is sold subject to a tenant due to vacate 1st October 2027. The current rent is £700 per annum.





Lot 2



Lot 2

Lot 2 extends to **20.88 acres (8.45 hectares)** or thereabouts of former arable land now lying fallow, and set over two field parcels extending to 4.38 acres, and 16.50 acres. The land is privately located down Little Meadow Lane and offers no formal boundary off the track, meaning access can be taken directly from the access track. A mature treeline runs north to south, and encases a gas pipeline.



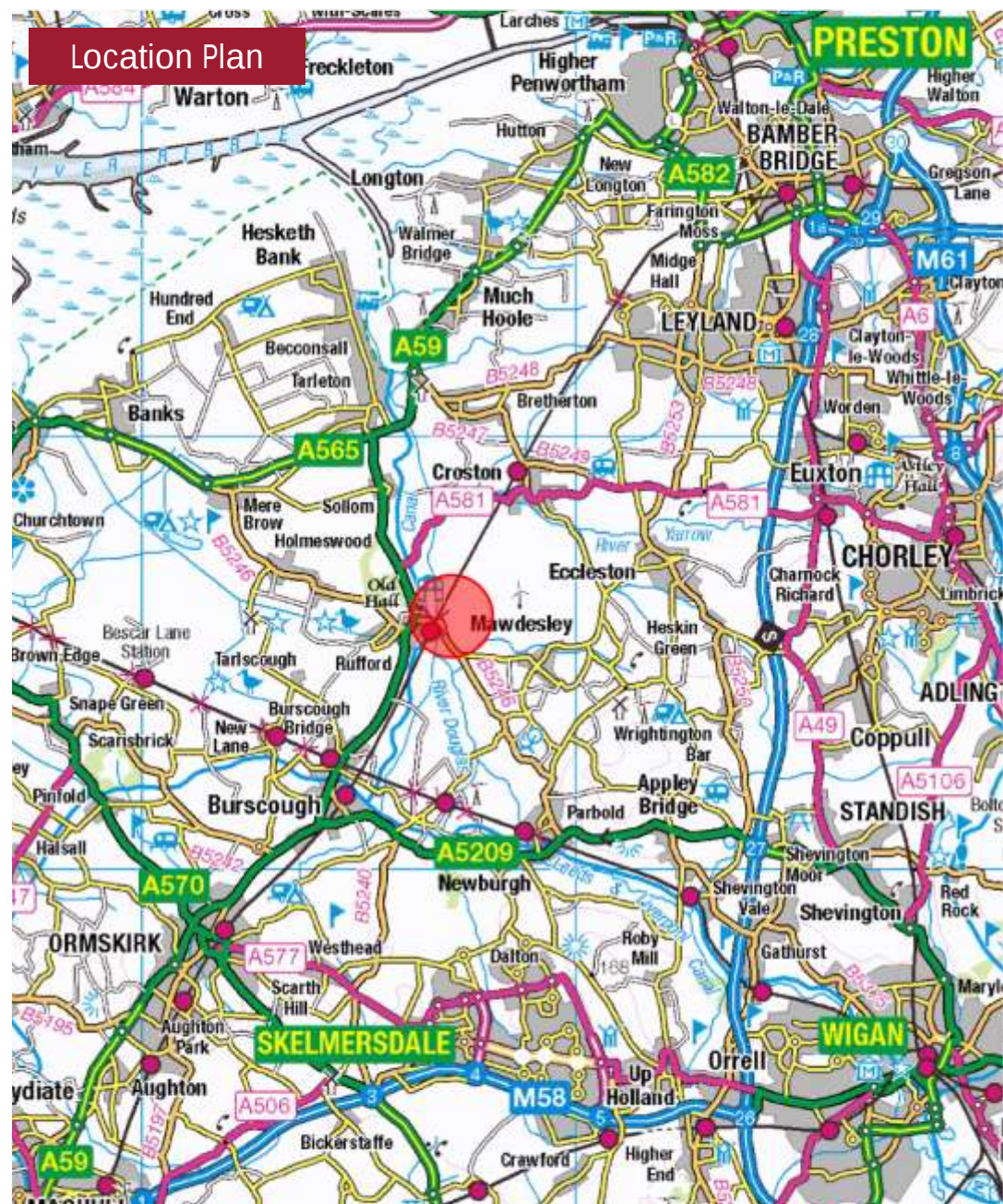
Notwithstanding the lands Grade 3 classification, it is considered to be of excellent cropping quality, offering great potential for a range of agricultural uses. Its private yet accessible location also makes the land of interest to equestrian and amenity purchasers.



Access track to Lot 2



Location Plan



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

General Remarks

Services : The property has no services.

Restrictive Covenants : We understand the property is not affected by any restrictive covenants.

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

Easement, and Wayleaves or Rights of Way : We understand Lot 2 is subject to an easement for a gas pipeline, running between the established treeline. The land is accessed by a shared right of access shaded brown on the site plan.

Footpaths / Bridleways : We understand that there is a public footpath along Little Meadow Lane.

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 due to the sluice forming part of the boundary of Lot 1 and Lot 2.

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

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

Coal field / mining area : The property is not situated 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 LAN230653 with vacant possession upon completion. Please note, a small portion of Lot 2 is unregistered on Land Registry and will be registered by the current vendors ahead of completion.

Local Authority : West Lancashire Borough Council

What3words Location : ///emblem.slave.reinstate

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 Little Meadow Lane, Rufford, Ormskirk, Lancashire L40 1TB

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 off Little Meadow Lane, Rufford, Ormskirk, Lancashire L40 1TB described in the Particulars of Sale prepared by Armitstead Barnett.	
As a Whole	(Figures)
	(Words)
Lot 1	(Figures)
	(Words)
Lot 2	(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 LITTLE MEADOW LANE, RUFFORD, ORMSKIRK, LANCASHIRE L40 1TB MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN 12 NOON ON WEDNESDAY 30TH SEPTEMBER 2026 IN A PLAIN ENVELOPE STATING TENDER—Land Off Little Meadow Lane, Rufford, Ormskirk, Lancashire, L40 1TB

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.