



Land Part of Baldwins Farm, Moss Lane,
Burscough L40 4AZ



FOR SALE BY INFORMAL TENDER
12 noon Wednesday 28th October 2026

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- **138.54 acres (56.07 hectares) of Grade 1 productive land.**
 - **Available for sale as a whole or in up to 9 Lots.**
 - **Excellent roadside frontage.**
 - **Irrigation rights to two lots.**

An excellent opportunity to acquire some of the most fertile and productive land within the area. The land has extensive roadside frontage onto Meadow Lane and access off Moss Lane with a total of 9 individual Lots amounting to 138.54 acres (56.07 hectares) in various plot sizes ranging from 1.33 acres to 40.15 acres which will be of significant interest to amenity, horticultural and agricultural buyers.

The land is predominantly Grade 1, excellent free-draining sandy soil, suitable for horticultural, multi-cropping root and vegetable ground and has grown a variety of crops in the recent years to include maize, brassicas, leeks and arable rotation.

Lot 1 – 3.94 acres (1.60 hectares) edged and shaded red

Guide Price: Offers in excess of £80,000

A single rectangular plot, access off Meadow Lane, extending to 3.94 acres, ideal amenity and equestrian interest. Fenced to the majority of the boundaries, level land.

Lot 2 – 1.33 acres (0.54 hectares) edged and shaded blue

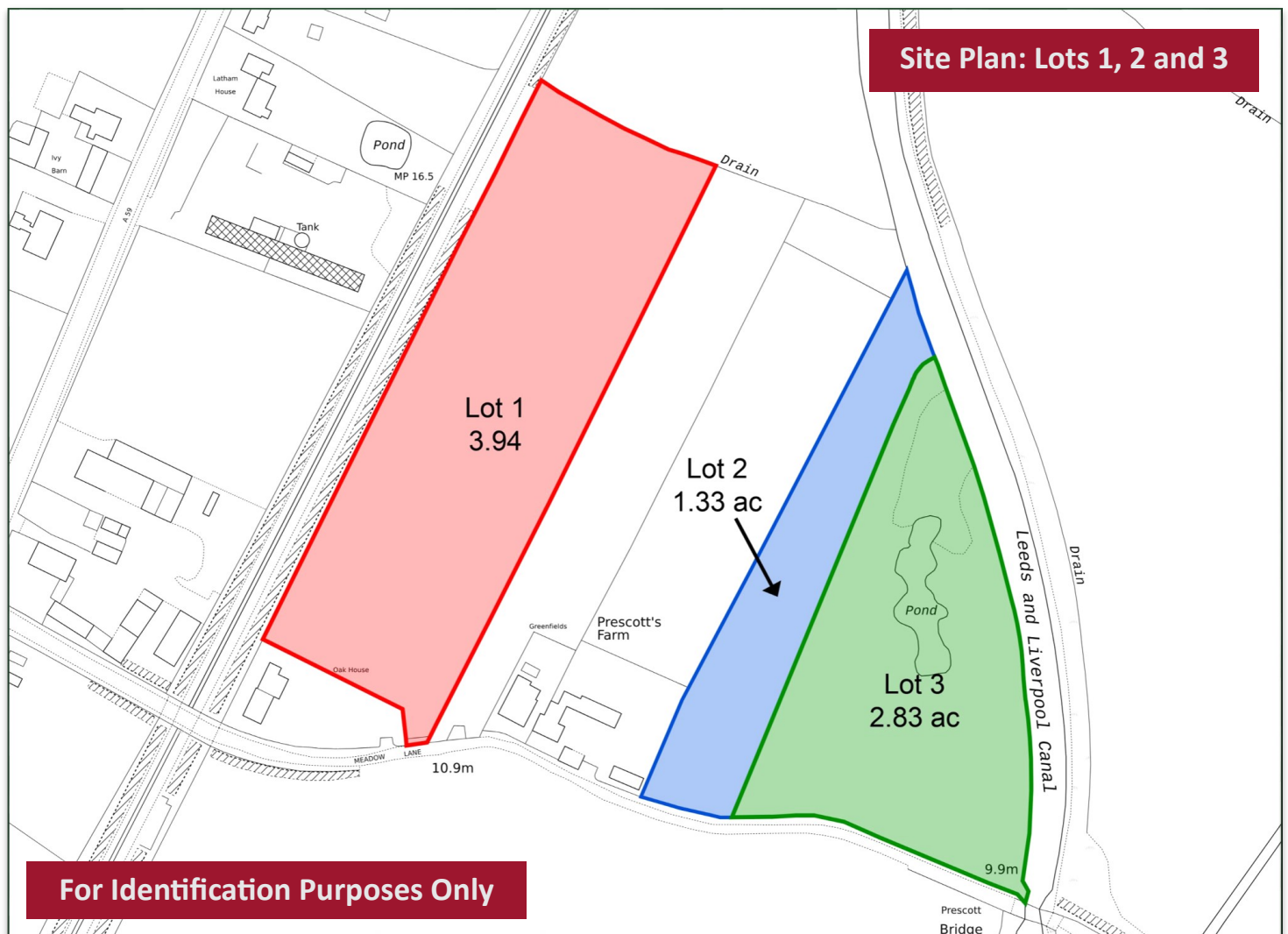
Guide Price: Offers in excess of £30,000

Single shared access off Meadow Lane, rectangular shape, four rectangular parcels of land, part enclosed. Purchaser to erect a suitable stockproof fence on the eastern boundary. Ideal equestrian and amenity interest.

Lot 3 – 2.83 acres (1.15 hectares) edged and shaded green

Guide Price: Offers in excess of £40,000

Amenity parcel with self-sown woodland, pond, frontage onto Leeds/Liverpool Canal. Ideal amenity parcel.



Lots 1, 2 and 3



Lot 4



Lot 4 – 40.15 acres (16.25 hectares) edged and shaded purple

Guide Price: Offers in excess of £425,000

Total block of land extending to 40.15 acres, access off Moss Lane shown blue together with access off Leeds/Liverpool Canal bridge. There is 30.72 acres in arable and horticultural production, 9.43 acres east of canal in set-aside. Irrigation rights included – *See general remarks.*

Lot 5 – 23.37 acres (9.46 hectares) cross-hatched red

Guide Price: Offers in excess of £300,000

Single field, recently re-sown to temporary grassland, level by nature, access points off Meadow Lane adjoining Eller Brook. Extending to 23.37 acres with irrigation rights off Eller Brook – *See general remarks.*

Lot 6 – 17.16 acres (6.94 hectares) cross-hatched green

Guide Price: Offers in excess of £215,000

Single enclosure extending to 17.16 acres, frontage to Meadow Lane, currently in maize cropping. Located between Eller Brook and Wham Ditch with irrigation rights off Eller Brook.– *See general remarks.*

Lot 7 – 7.60 acres (3.08 hectares) cross-hatched blue

Guide Price: Offers in excess of £100,000

Single enclosure, access off meadow Lane, adjoining field 6, currently in maize cropping.

Lot 8 – 13.58 acres (5.49 hectares) cross-hatched brown

Guide Price: Offers in excess of £175,000

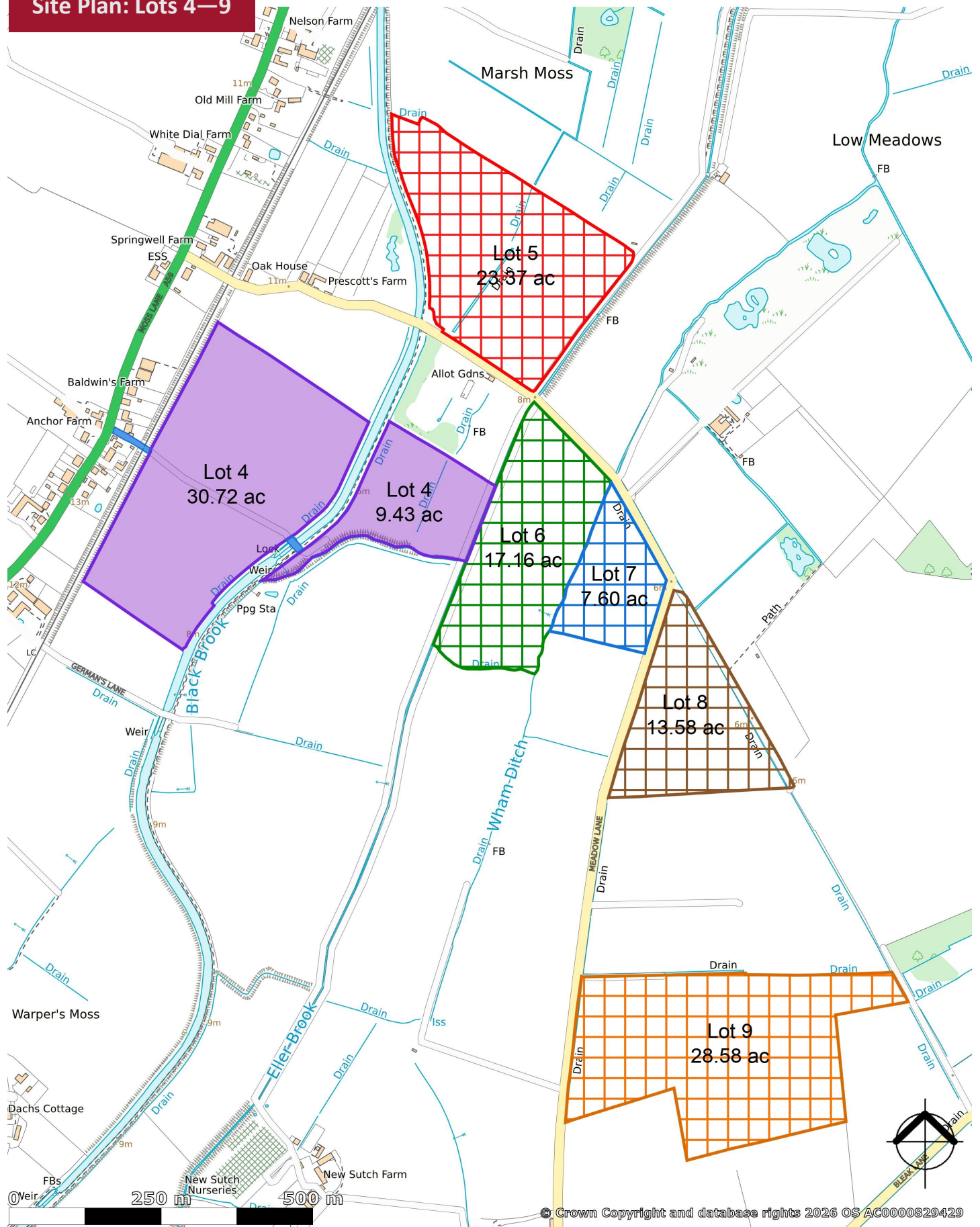
Single field enclosure extending to 13.58 acres, currently down to maize, with various access points off Meadow Lane. A bridleway runs along the northern boundary, beyond the adjoining ditch. An ethylene pipeline runs across the field and continues into Lot 9.

Lot 9 - 28.57 acres (11.56 hectares) cross-hatched orange

Guide Price: Offers in excess of £375,000

Single enclosure with various access points off Meadow Lane, currently used for arable and salad cropping. An excellent, level block of multi-cropping sandy soils. Electricity North West Limited (ENWL) benefits from a wayleave for telegraph poles along the southern boundary. An ethylene pipeline runs across the land.

Site Plan: Lots 4—9



For Identification Purposes Only

Lot 5



Lot 8

Lot 7

Lot 6



Lots 4, 6, 7, 8 and 9



Lot 9



Location Plan

The map displays the Rufford and Burscough area in Merseyside, England. Key features include the River Douglas, the Leeds & Liverpool Canal, and the Rufford Old Hall. A large red circle highlights a specific area in the center, near the Rufford Old Hall and the New Sutch House Farm. The map includes various landmarks such as Rufford, Burscough, Lathom, and Newburgh. It also shows roads like A59, A5209, and B5240. A scale bar at the bottom left indicates distances up to 2 km. A north arrow is located in the bottom right corner. The map is titled 'Location Plan' in a red box at the top left.



General Remarks

Services : We are not aware of any mains water or mains electricity available however mains water and electricity are located within the vicinity.

Boundary Responsibilities : Boundary responsibilities are shown with an inward facing "T" mark where known. If Lots 2 and 3 are split the purchaser of Lot 2 will be responsible for the erection and maintenance thereafter of a stockproof fence along the eastern boundary.

Restrictive Covenants : None known.

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

Easement, and Wayleaves or Rights of Way : Electricity North West Limited (ENWL) benefits from a wayleave for telegraph poles along the southern boundary of Lot 9. We understand Lots 8 and 9 have easements for two separate underground ethylene pipelines.

Footpaths / Bridleways : Public footpaths along the embankment of Eller Brook adjacent to Lots 4, 5 and 6. There is also a bridleway across the ditch to the north side of Lot 8. We are not aware of any other rights of access affecting the land.

The land is sold with the benefit of all rights including rights of way whether public or private, other support or drainage, telephone and electricity supplies or other rights and obligations, easements and quasi agreement, restrictive covenants and also existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas and other planning schemes for the Local Authority obligations on part of the vendor or the agents to specify them.

Flooding : According to the Environment Agency's website the majority of the land is contained within Flood Zone 3.

Unimplemented Planning Consents : None known.

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey indicate there are no former mining activities.

Sporting and Shooting Rights : It is understood that all sporting and shooting rights where relevant are held with the property and included with the sale.

Countryside/Stewardship/Sustainable Farming Incentive: None known.

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 with vacant possession upon completion. Please note completion to occur not later than 1st February 2027.

Local Authority : West Lancashire Borough Council, 52 Derby Street, Ormskirk L39 2DF (www.westlancs.gov.uk)

What3words Location : [///crank.blacken.composes](https://www.what3words.com/#!/crank.blacken.composes)

Lotting : All Lots are individual however there are options to amalgamate to include Lots 2 & 3, Lots 5, 6, 7, 8 and 9.

Viewings : Viewings of the land may be undertaken during daylight hours with a copy of the Sales Particulars to hand. 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.

Photographs : Photographs were taken September 2026.

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. If there are high levels of interest we may seek best and final offers.

Irrigation Rights : Lot 4 has irrigation rights from the Leeds/Liverpool Canal, spray irrigation between 1st April to 30 September: Maximum quantity authorised to be taken 2.77 mega litres. Maximum rate of abstraction 45.46 cubic metres per hour 999.20 cubic metres per sat. Lots 5 and 6 have irrigation rights from the Eller Brook, spray irrigation between 1st April and 30th September with a maximum quantity authorised to be taken 8.22 megalitres per annum. *Copies of the abstraction agreements are available at the agent's office.*

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 Part of Baldwins Farm, Moss Lane, Burscough L40 4AZ

To: Armitstead Barnett LLP, 59 Liverpool Road North, Burscough, Lancashire 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 Part of Baldwins Farm, Moss Lane, Burscough L40 4AZ described in the Particulars of Sale prepared by Armitstead Barnett.		
	Figure	In words
Lot 1	£	
Lot 2	£	
Lot 3	£	
Lots 2 and 3 combined	£	
Lot 4	£	
Lot 5	£	
Lot 6	£	
Lot 7	£	
Lot 8	£	
Lot 9	£	
Lots 5, 6, 7, 8, 9 combined	£	

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

(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 PART OF BALDWINS FARM, MOSS LANE, BURSCOUGH L40 4AZ** MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN **12 NOON ON WEDNESDAY 28TH OCTOBER 2026** IN A PLAIN ENVELOPE STATING TENDER—LAND PART OF BALDWINS FARM, MOSS LANE, BURSCOUGH L40 4AZ. 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 10.*****

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.

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

Cumbria
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Milnthorpe LA7 7NH
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South Lancashire
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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

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 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.