



**Land off Goose Foot Lane,
Samlesbury, Preston, PR5 0RQ**

**OIRO
£160,000**



FOR SALE BY INFORMAL TENDER

12 noon, 30 October, 2026

- **Excellent block of 13.7 acres (5.54 hectares) of pasture and meadowland**
- **Two separate field parcels with direct roadside frontage and access**
- **For sale as a whole or in two lots**
- **Of interest to Agricultural, Equestrian & Amenity Users**

An excellent opportunity to acquire an attractive block of productive grassland extending to **13.7 acres (5.54 hectares)** OTA offered for sale by Informal Tender as a whole or in two lots. The land is currently down to permanent grassland, making it suitable for grazing livestock, silage production or a range of agricultural, environmental, equestrian or amenity uses. The land is ring-fenced and benefits from road frontage and access onto both Goose Foot Lane and Roach Road.

Lot 1- 6.98 acres (2.82 hectares) OTA: Offers in the region of £80,000

An excellent block of pasture and meadowland, with roadside frontage and access onto Roach Road. The land is classified as Grade 3 on DEFRA's Agricultural Land Classification Maps and comprises a single, level field enclosure, being an ideal parcel of land for agricultural, equestrian or amenity purposes.

Lot 2- 6.72 acres (2.72 hectares) OTA: Offers in the region of £80,000

An excellent block of pasture and meadowland, with roadside frontage and access onto Goose Foot Lane. The land is classified as Grade 3 on DEFRA's Agricultural Land Classification Maps and comprises a single, level field enclosure, being an ideal parcel of land for agricultural, equestrian or amenity purposes.

General Remarks

Services: It is understood that no mains services are connected.

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.

Restrictive Covenants: None known.

Easements / Right of way : It is understood that Stanley Coppice (neighbouring residential property) has a right of drainage over LOT 2 ONLY.

It is understood that there is an easement in relation to a mains gas pipeline that crosses the land in LOT 1 ONLY.

Agricultural Tenancies: The land is subject to two separate Farm Business Tenancy (FBT) Agreements. Both agreements can be terminated on 6th January 2028.

Boundary Responsibilities: Lot 1 will be responsible for the boundary between the separate Lots where the Lots are sold individually, as shown by the inward facing 'T' marks on the Site Plan.

Countryside Stewardship / Sustainable Farming Incentive: It is understood that the land is subject to two separate SFI

Agreements, both with approximately 12 months left to run. SFI options understood to include Herbal Leys and Hedgerow Management.

Footpaths / Bridleways: It is understood that a footpath crosses both Lots.

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.

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

Buyers information: Buyers should be aware that stamp duty may be payable on the purchase of a property. Please look at the HMRC Stamp Duty Calculator for further information.

Title & Tenure: The property is offered for sale Freehold. Please see the Agricultural Tenancies section regarding the current land occupation.

Local Authority: South Ribble Council

Viewings: Viewings of the land must be undertaken during daylight hours with a copy of the sales particulars.

What3words Location: //reap.houseboatejects

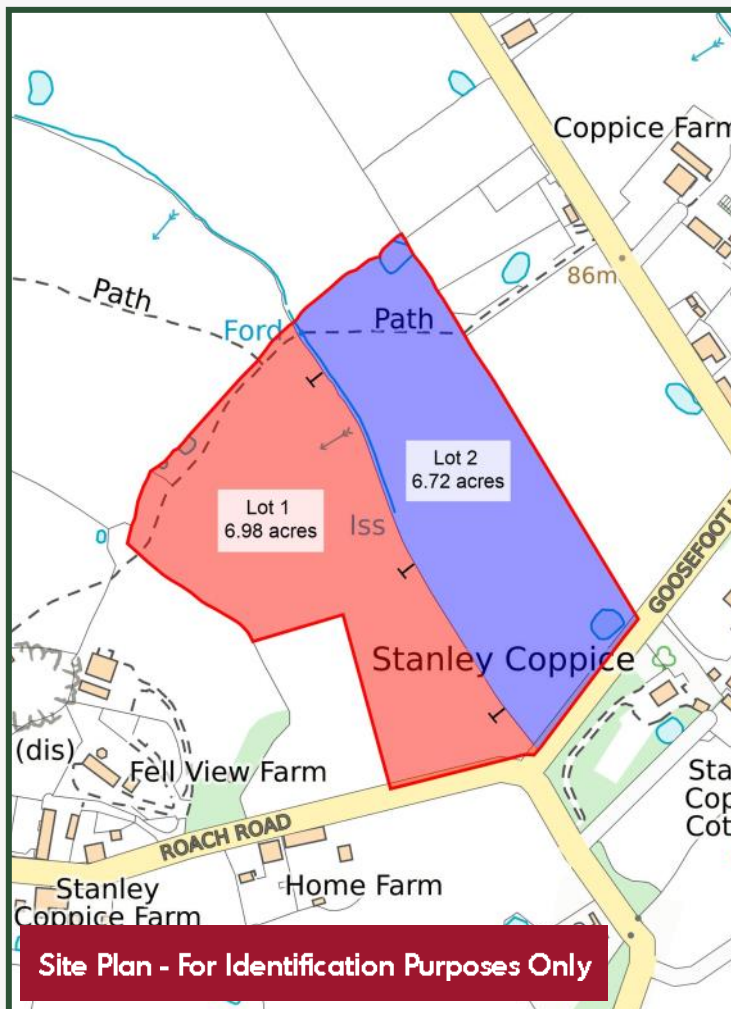
Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will 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 for sale by Informal Tender.

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 Goose Foot Lane, Samlesbury PR5 0RQ

To: Armitstead Barnett, 5 Church Street, Clitheroe BB7 2DD

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 Goose Foot Lane, Samlesbury, PR5 0RQ 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 as soon as possible 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 Goose Foot Lane, Samlesbury PR5 0RQ** MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN **12 NOON, 30 October, 2026** IN A PLAIN ENVELOPE STATING TENDER—**Land off Goose Foot Lane, Samlesbury PR5 0RQ**. WE REGRET THAT FAXED OR EMAILED OFFERS CANNOT BE ACCEPTED.

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
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

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.