

Land at Ringstonhalgh Farm, Rishton Road, Clayton le Moors, BB5 5PN

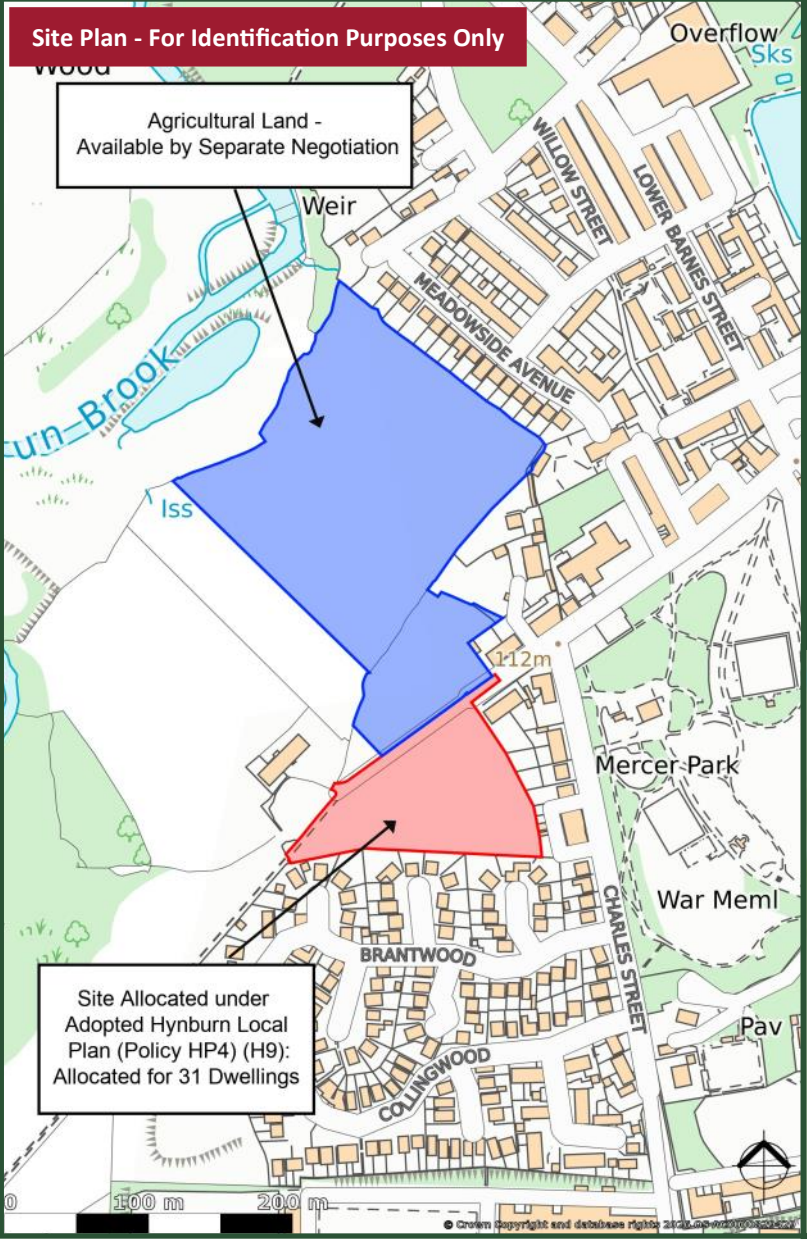
Offers in Region of £500,000

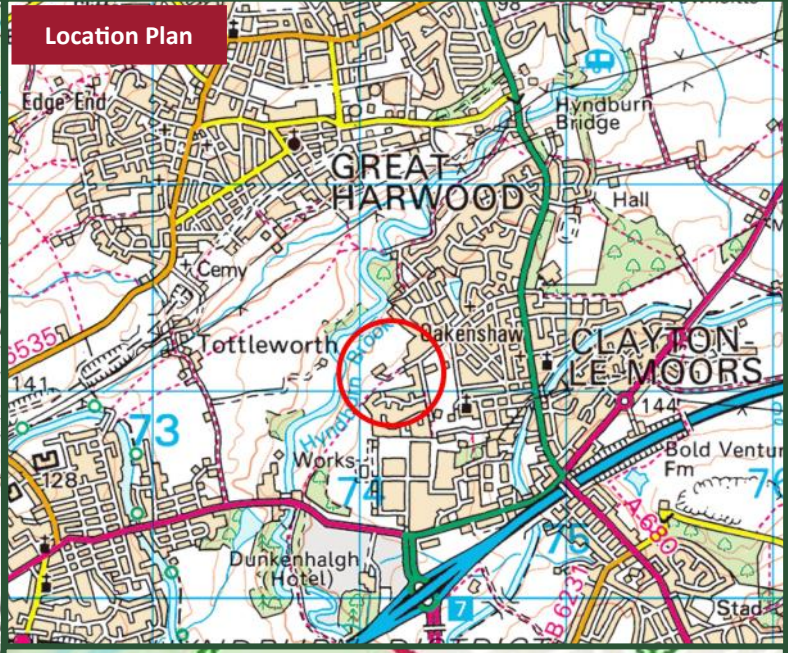
- Potential Residential Development Land
- Approximately 2.79 acres (1.13 hectares) allocated under Adopted Hyndburn Local Plan 2040 Policy HP4 (H9)
- Potential indicative allocation for circa. 31 units
- Attractive infill location on the edge of Clayton le Moors
- Appeal to housebuilders and strategic land investors
- Potential to acquire up to a further 9 acres of agricultural grassland by separate negotiation
- Unconditional Offers sought

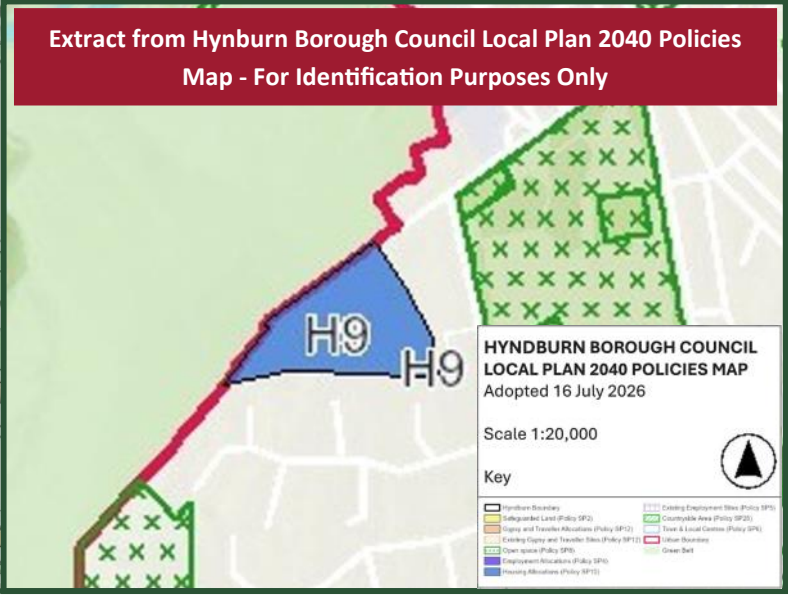
The land represents an opportunity to acquire strategic potential residential development land in Clayton le Moors, subject to the relevant planning requirements.

The property extends to approximately 2.79 acres (1.13 hectares) and is shown as allocated for residential development under the adopted Hyndburn Borough Council Local Plan 2040, specifically Policy HP4: Ringstonhalgh Farm (H9), with an indicative allocation for potentially 31 units.

The land presents an appealing prospect for residential developers and strategic land investors seeking to secure a site within an identified residential growth location.







The property comprises a triangular parcel of grassland extending to approximately 2.79 acres (1.13 hectares) or thereabouts, occupying an infill position on the edge of Clayton le Moors, between existing residential development.

Its location and adopted residential allocation provide an opportunity for prospective purchasers to explore the delivery of a new residential scheme, subject to the necessary planning requirements, technical assessments and approvals.

The site is expected to appeal to housebuilders seeking short term development opportunities, as well as investors looking to acquire land with longer-term residential development potential.

The site is identified within the Hyndburn Borough Council Local Plan 2040 under Policy HP4: Ringstonhalgh Farm (H9). The adopted allocation provides for residential development comprising 31 units.

Any proposed scheme will be subject to detailed planning considerations, including site capacity, access and highways arrangements, infrastructure provision, environmental constraints and the requirements of the local planning authority etc.

Prospective purchasers are advised to undertake their own due diligence and satisfy themselves as to the suitability of the site for their intended proposals.

Additional Land Opportunity

In addition to the principal development land, there is an opportunity to acquire up to an approx. 9 acres of adjoining agricultural grassland by separate negotiation.

The additional land may be of particular interest to strategic land investors, neighbouring landowners and developers seeking to explore wider landholding opportunities in the area.

The additional acreage is offered separately and does not benefit from the same residential development allocation as the principal site. This additional land will not be sold as a standalone block of land.

General Remarks

Services: The property does not include any mains service connections. It is understood that mains services are located within close proximity.

Restrictive Covenants: None Known

Conservation Area / National Landscapes: The property is not located within a Conservation Area./ National Landscape.

Easement, and Wayleaves or Rights of Way: The owners of Ringstonhalgh Farmhouse benefit from a Right of Access over the stone access track to the property. The vendor will retain a Right of Access over the stone access track to access their retained land.

It is understood that United Utilities benefit from an easement for the provision of an underground mains water pipeline.

It understood that Electricity North West Ltd benefit from wayleaves for the siting of poles and overhead wires across the property.

Footpaths / Bridleways: We understand that a Public Right of Way travels over the stone access track.

Flooding: The property has not flooded within the last 5 years. According to the Environment Agencys website the property sits In flood zone 1.

Unimplemented Planning Consents: None known.

Planning: The property has been allocated for residential development under the adopted Hyndburn Borough Council Local Plan 2040, specifically policy HP4: Ringstonhalgh Farm (H9), with an indicative allocation for 31 units. Interested parties should complete their own investigations regarding planning permission prior to submitting any offer and prior to exchanging contracts on the property.

Coal field / mining area: Property located within a Coal Mining Reporting Area. Information obtained from the Local Authority and British Geological Survey

Land Occupation: The land is occupied under a Grazing Licence. Vacant possession will be obtained prior to completion.

Plans, Area and Schedules: These are based on ordinance survey plans. Any information provided is for reference purposes only. The purchasers should have deemed to have satisfied themselves to the description of the land and any error or mistake should not annul the sale and entitlement any party to compensation in respect of thereof. No warranty for the accuracy of any information given.

Additional Land: An additional area of land extending up to approximately 9 acres may be available by separate negotiation. This area is shown Blue on the illustrative site plan. The additional area of agricultural land will not be sold separately to the main property (edged Red). Where the agricultural land is included, the land will be sold subject to an Overage Clause for a period of 25 years, reserving a payment to the vendors should the land gain any development (excluding agricultural or equestrian). This reserves a payment to the vendor of 50% of the uplift in the increase in value of the land following the change of use. The trigger event will include the sale of the land following a grant of planning permission or the commencement of the development, whichever be sooner.

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.

Local Authority: Hynburn Council

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Simon Wells. 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.

What3words Location: ///count.plans.froze

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

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.

Date photographs taken: October 2026

SUBJECT TO CONTRACT



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

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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