

Land at Charity Farm, Lower Road, Longridge PR3 2YN

Offers in Region of £45,000

FOR SALE BY INFORMAL TENDER

12 noon, Tuesday 8th December 2026

- **Excellent block of 2.17 acres (0.88 hectares) of grassland**
- **Located close to the market town of Longridge**
- **Roadside access off Lower Road into both field parcels**
- **Of interest to Agricultural, Equestrian & Amenity Users**

An excellent opportunity to acquire a useful block of grassland, in total extending to 2.17 acres, which will appeal to Agricultural, Equestrian and Amenity purchasers. A block of Grade 4 land comprising pasture, being divided into two parcels split by a natural stream. The land also has the advantage of road frontage and gated access points onto Lower Road, giving strong access to Longridge, Ribchester and Clitheroe.

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 / Wayleaves: There is a B4RN wayleave for the fibre optic cable that runs through the land.

Agricultural Tenancies: None known.

Boundary Responsibilities: It is believed that the purchaser is responsible for all the boundaries.

Countryside Stewardship / Sustainable Farming Incentive: None know.

Footpaths / Bridleways: None known.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys 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.

Local Authority: Ribble Valley Borough Council

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

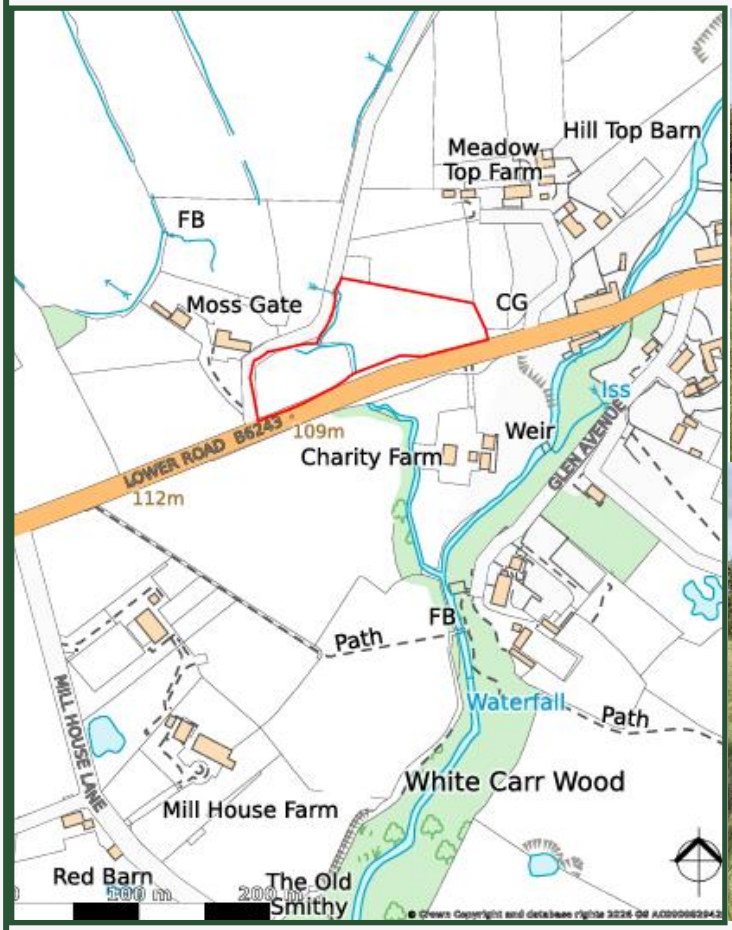
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Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact 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.







Site Plan - For Identification Purposes Only

Armitstead Barnett

Tender Form

Land at Charity Farm, Lower Road, Longridge PR3 2YN

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 at Charity Farm, Lower Road, Longridge PR3 2YN, described in the Particulars of Sale prepared by Armitstead Barnett.	
	(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 AT CHARITY FARM, LOWER ROAD, LONGRIDGE PR3 2Y** MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN **12 NOON, Tuesday 8th December 2026** IN A PLAIN ENVELOPE STATING TENDER—**LAND AT CHARITY FARM, LOWER ROAD, LONGRIDGE PR3 2YN.** 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.