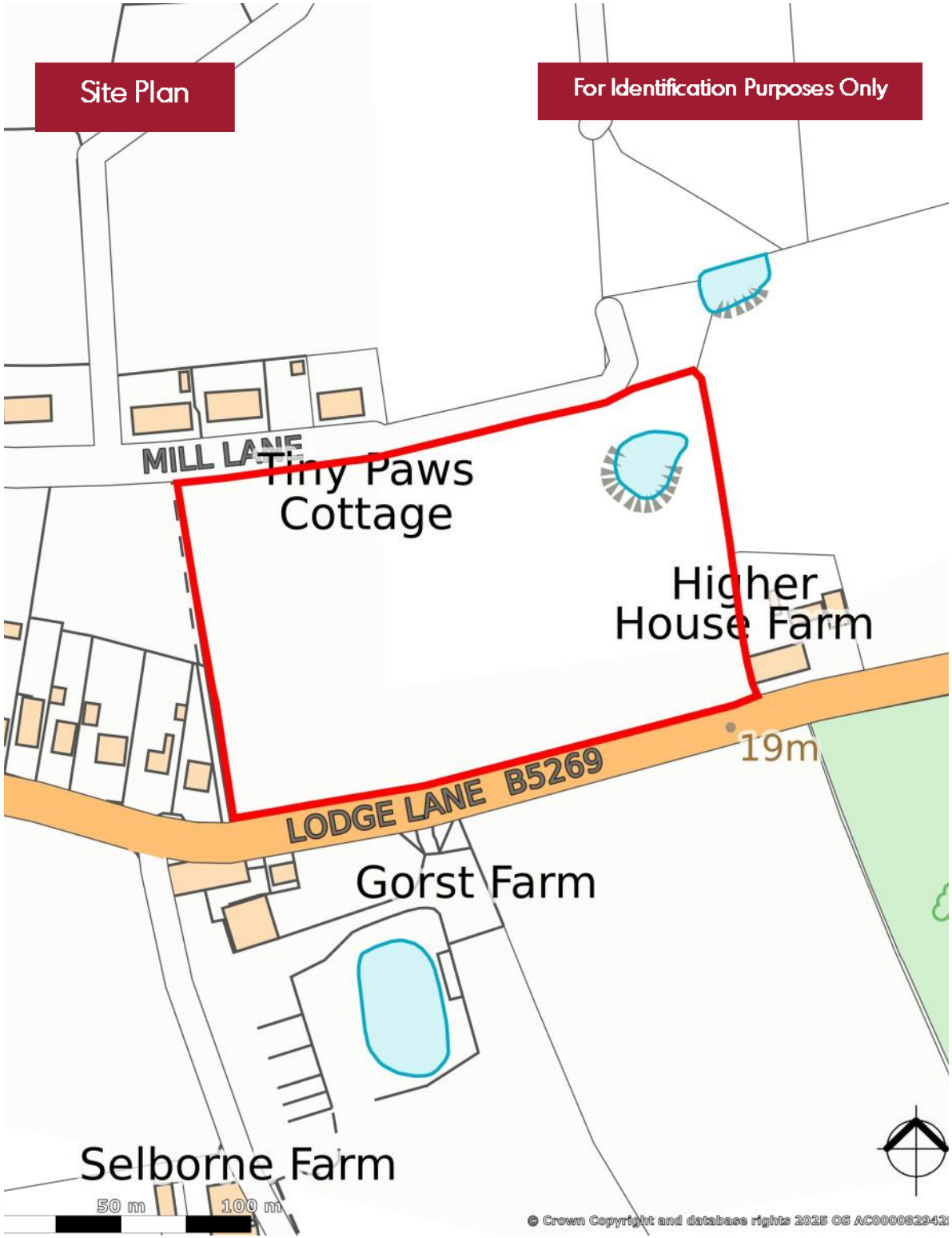


Land on the North Side of Lodge Lane, Elswick, Preston PR4 3ZH

Tender Deadline: 12 noon, Wednesday 4th February 2026



Land on the North Side of Lodge Lane, Elswick, Preston PR4 3ZH

For Sale By Informal Tender

Tender Deadline: 12 noon, Wednesday 4th February 2026

Offers in excess of £175,000

- **6.88 Acres (2.78 hectares)** OTA of Grade 2 permanent grassland
- Roadside frontage onto Lodge Lane and Mill Lane
- Double gated access onto Lodge Lane, and a single gated access onto Mill Lane
- Natural watering by pond
- Of interest to agricultural purchasers and investors





Access off Mill Lane

An excellent opportunity to purchase **6.88 acres (2.78 hectares)** or thereabouts of Grade 2 permanent grassland including an amenity pond by Informal Tender.

This property is strategically located on the edge of the rural village of Elswick, with roadside frontage and access off Lodge Lane and Mill Lane. Offering superb accessibility, the land provides a double gated access off Lodge Lane, and a single gated access off Mill Lane.

The land also benefits from a large amenity pond offering natural watering and amenity uses.

The land itself is flat in nature, and encompassed in hawthorn hedging. The soil type lies within soilscape 18, consisting of rich loamy and clayey soils with impeded drainage, best suited to grassland and some arable production.

Due to the lands position and accessibility, this property will be of interest to agricultural buyers and investors.



General Remarks

Services : The property benefits from natural watering by a pond although does not benefit from any mains services.

Overage Clause / Development Clawback : The Property is sold subject to an overage clause for a period of 25 years should the land gain residential or commercial development, reserving a payment to the Vendor of 35% of the uplift in value of the land following the change of use. The trigger event will be the sale of the land with the benefit of planning consent or the implementation of the planning consent whichever the sooner. For the avoidance of doubt equestrian use does NOT trigger the overage.

Conservation Area / AONB : The property is not situated in a conservation area or AONB.

Easement, and Wayleaves or Rights of Way : We are not aware of any easements, wayleaves or public rights of way affecting the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website, the property sits in flood zone 1meaning there is low chance of flooding.

Unimplemented Planning Consents : We are not aware of any unimplemented planning consents affecting the property.

Planning Consents affecting the property : We are not aware of any planning consents affecting the property.

Coal field / mining area : The property is not situated in a coal field / mining area.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Title & Tenure : The property is offered for sale Freehold with vacant possession upon completion. The property is registered under the title LA927619 on Land Registry.

Local Authority : Fylde Borough Council

Viewings : Viewings may be taken during daylight hours with a copy of the sales particulars.

What3words Location : miracle.claims.withdraws

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 - tender deadline 12 noon, Wednesday 4th February 2026.

SUBJECT TO CONTRACT

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



North Lancashire
Market Place, Garstang,
Lancashire PR3 1ZA
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
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Stay in the loop!

Abarnett.co.uk

Armitstead Barnett

TENDER FORM — DEADLINE 12 NOON WEDNESDAY 4TH FEBRUARY 2026

Land on the North Side of Lodge Lane, Elswick. Preston PR4 3ZH

To: Armitstead Barnett LLP, Market Place, Garstang, Preston, PR3 1ZA

Hereby offer the following fixed sum (s) to purchase (Subject to Contract) Land on North Side of Lodge Lane, Elswick, Preston PR4 3ZH as described in the Particulars of Sale herein.

I/We (insert full name(s)
Of (full postal address)
Post Code Contact Telephone No(s)/Mobile
Contact email

DESCRIPTION: Please note that this is for **Land on the North Side of Lodge Lane, Elswick, Preston PR4 3ZH**

	Amount	**Words**
Guide Price **OIEO £175,000**	£……	Words:……

I/We understand and confirm as follows:

That in submitting this offer I am/we are deemed to have read and understood the Particulars of Sale and inspected the property.

That the Vendor is not bound to accept the highest or any offer, or any combination of offers.

Proof of funds are enclosed.

That if this offer is accepted I/we will exchange unconditional contracts within **14 days of acceptance of tender** and complete the purchase no later than 28 days thereafter.

That in order to complete the purchase*:

Cash funds are available Yes / No

Mortgage funding will be required Yes / No

That our mortgage offer is subject to the following conditions

……

Subject to sale of existing property Yes / No

Armitstead Barnett

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 IS FOR : LAND ON NORTH SIDE OF LODGE LANE, ELSWICK, PRESTON PR4 3ZH

MUST BE RETURNED TO ARMITSTEAD BARNETT NO LATER THAN WEDNESDAY 4TH FEBRUARY 2026 AT 12 NOON IN A PLAIN ENVELOPE STATING:

TENDER – LAND ON NORTH SIDE OF LODGE LANE, ELSWICK, PRESTON PR4 3ZH

***** PLEASE ENSURE YOUR PROOF OF IDENTITY IS SUPPLIED WITH YOUR OFFER *****

AS REQUIRED BY MONEY LAUNDERING REGULATIONS WHICH CAME INTO EFFECT ON 26TH JUNE 2017. FULL DETAILS OF THE MONEY LAUNDERING REGULATIONS ARE INCLUDED IN THE SALES PARTICULARS AND WE DRAW YOUR ATTENTION SPECIFICALLY TO THESE

CONDITIONS RELATING TO TENDER

Please bear in mind the following when preparing the tender document for the property enclosed within these particulars.

Armitstead Barnett and their clients reserve the right not to accept the highest or indeed any offer in relation to this tender.

Submission of a tender document does not constitute any part of a contract.

We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.

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.